

**EXHIBIT A**

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LPA RX 851 WD

Rev. 06/09

Ver. Date 01/23/2017

PID 95570

**PARCEL 36-WD  
FRA-SR317-10.63  
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE  
IN THE FOLLOWING DESCRIBED PROPERTY  
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS  
IN THE NAME AND FOR THE USE OF THE  
CITY OF COLUMBUS , FRANKLIN COUNTY, OHIO**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

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**[Surveyor's description of the premises follows]**

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Situated in Half Section 49, Township 12, Range 21 of the Refugee Lands within the City of Columbus, County of Franklin, and the State of Ohio and being part of an 8.310 acre tract which is part of an original 11.644 acre tract as described in a deed to Eastland Centre L.P., an Ohio limited partnership in Instrument Number 199909300246484 (all records are on file at the Recorder's Office, Franklin County, Ohio), said parcel being more fully described as follows:

Commencing at a standard highway monument set at the intersection of the centerline of survey of Hamilton Road (S.R. 317) having a Station of 47+64.72 and centerline of survey of Kimberly Parkway having a Station of 85+00 and shown on right of way plans for FRA-SR317-10.63 prepared by ms consultants, inc. for the City of Columbus, Franklin County, Ohio, said monument being on the Half Section Line between Sections 49 and 50;

Thence South 04° 22' 11" West, following the centerline of survey of Hamilton Road, for a distance of 35.17 feet to station 47+29.56;

Then South 85° 37' 49" East, leaving the centerline of Hamilton Road perpendicular to the previous course and passing through dedicated right of way of Hamilton as described in a deed to the City of Columbus in Deed Volume 2721 page 269 and a portion that is dedicated in Glasshouse Addition in Plat Book 41 page 60, for a distance of 134.48 feet to an iron pin set on the right of way return of Hamilton Road and Kingsland Avenue and on a common line with said 8.310 acre tract and being the **True Place of Beginning** of the parcel here in described;

Thence following said right of way return and the northerly line of said 8.310 acre tract along the arc of a curve to the right, having a radius of 20.00 feet, a delta of 51° 07' 42", a chord bearing of

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North 68° 48' 20" East, a chord distance of 17.26 feet, for an arc length of 17.85 feet to a 3/4" iron pin found at the southwesterly corner of a 1.013 acre tract as described in a deed to the City of Columbus in Deed Book 3093 page 454 for the dedication of Kingsland Avenue;

Thence South 85° 37' 49" East, along the southerly right of way of Kingsland Avenue, the southerly line of said 1.013 acre tract and the northerly line of said 8.310 acre tract, for a distance of 71.70 feet to an iron pin set;

Thence North 89° 27' 06" West, passing through said 8.310 acre tract, for a distance of 30.41 feet to an iron pin set;

Thence South 88° 55' 46" West, continuing through said 8.310 acre tract, for a distance of 57.19 feet to the **True Point of Beginning**, and containing within said bounds 265 square feet or 0.0061 acres of land, more or less in Franklin County Auditor Parcel Number 010-118450-00, of which the present road occupied is 0.000 acres of land.

All iron pin(s) set in the description above are 5/8" x 30" rebar with a yellow plastic cap stamped "MS CONS INC".

The bearings for this description are based on the Ohio State Plane Coordinate System, South Zone, North American Datum 1983 (2011). With an established bearing of N 4° 22' 11" E between a monument set at the intersection of Refugee Rd. (C.R. 14) and Hamilton Rd. (S.R. 317) at Sta. 10+00.00 as shown in FRA-SR317-10.63 right of way plans prepared by ms consultants, inc. for the City of Columbus, Franklin County, Ohio and a monument set at the intersection of Groves Rd. and Hamilton Rd. (S.R. 317) Sta. 63+52.59 as shown in said right of way plans with a distance of 5352.59' between them. The above description was prepared by ms consultants, inc. from an actual field survey (2014-2017) and existing records.

JAMES P. VILLACRES  
Professional Surveyor No. 7912