

EXHIBIT A

LPA RX 851 WD

Page 1 of 3

Rev. 06/09

Ver. Date 03/17/15

PID 90406

**PARCEL 17-WD1
FRA/DEL-LAZELLE ROAD
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).

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Quarter-Township 2, Township 2 North, Range 18 West, United States Military Lands, being a part of Lot 51 of the Partition Plat of the Scioto Land Company, Deed Book "A", page 194 (destroyed by fire), as demonstrated in Survey Plat Book 3, pages 136-137 (on file at the Franklin County Engineer's Office), descriptions of said partition lots are recorded in Deed Book "A", pages 7 and 14, and being a part of that 22.899 acre parcel described in a deed to **STRATFORD CHASE APARTMENTS, AN OHIO GENERAL PARTNERSHIP**, of record in Official Record 14610 J-07, all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, being a parcel of land lying on the right side of the proposed centerline of construction for Lazelle Road, as shown on the centerline plat of record in Plat Book _____, Page _____, and being further bounded and described as follows:

Commencing for reference at Franklin County Monument "FCGS 4450", said point being at the intersection of the existing centerline of right-of-way for Lazelle Road and the existing centerline of right-of-way for South Old State Road, said point being at an angle point in the existing centerline of right-of-way for Lazelle Road, said point being on the north line of that 0.306 acre right-of-way parcel described in a deed to City of Columbus, of record in Official Record 11165 D-17, said point being on the line between Franklin County and Delaware County, and said point being 5.75 feet left of Lazelle Road proposed centerline of construction Station 94+47.98;

Thence **North 86 degrees 25 minutes 36 seconds West**, along the existing centerline of right-of-way for Lazelle Road, being the north line of said 0.306 acre right-of-way parcel, a distance of **119.79 feet** to the northwest corner of said 0.306 acre right-of-way parcel, said point being 0.21 feet left of Lazelle Road proposed centerline of construction Station 93+28.49;

EXHIBIT A

Page 2 of 3

LPA RX 851 WD

Rev. 06/09

Thence **South 02 degrees 53 minutes 20 seconds East**, along the west line of said 0.306 acre parcel, a distance of **25.16 feet** to the existing south right-of-way line for said Lazelle Road, being at a northeast corner of the grantor's land, said point being 24.74 feet right of Lazelle Road proposed centerline of construction Station 93+31.74, and said point being the **TRUE POINT OF BEGINNING** for the herein described right-of-way parcel;

Thence **South 02 degrees 53 minutes 20 seconds East**, along an east line of the grantor's land and continuing along the west line of said 0.306 acre right-of-way parcel, a distance of **15.10 feet** to an iron pin set at the southwest corner of said 0.306 acre right-of-way parcel, being a northeast corner of the grantor's land, said iron pin set being 39.71 feet right of Lazelle Road proposed centerline of construction Station 93+33.72;

Thence **North 86 degrees 25 minutes 36 seconds West**, across the grantor's land, a distance of **28.87 feet** to an iron pin set on the west line of the grantor's land, being the east line of that tract of land described in a deed to New York Central Lines LLC (N.K.A. CSX Transportation, Inc.), of record in Instrument Number 200212180325201, said iron pin set being 40.00 feet right of Lazelle Road proposed centerline of construction Station 93+04.24;

Thence **North 02 degrees 51 minutes 09 seconds West**, along the west line of the grantor's land and along the east line of said New York Central Lines tract, a distance of **15.09 feet** to a point on the existing south right-of-way line for Lazelle Road, being the northwest corner of the grantor's land, said point being 25.00 feet right of Lazelle Road proposed centerline of construction Station 93+02.50;

Thence **South 86 degrees 25 minutes 36 seconds East**, along the existing south right-of-way line for Lazelle Road, being a north line of the grantor's land, a distance of **28.86 feet** to the **TRUE POINT OF BEGINNING** for the herein described right-of-way parcel.

The above description contains a total area of **0.010 acres** within Franklin County Auditor's parcel number 610-216385.

Iron pins set are 5/8 inch diameter by 30 inch long rebar with caps stamped "R/W STRUCTUREPOINT".

The bearings described herein are based on the bearing of South 86 degrees 25 minutes 36 seconds East between Franklin County Monuments "FCGS 2225" and "FCGS 2226", as established utilizing a field traverse.

EXHIBIT A

Page 3 of 3

LPA RX 851 WD

Rev. 06/09

The above description was prepared under the direct supervision of Brian P. Bingham, Registered Professional Surveyor No. 8438 on March 17, 2015, is based on a survey of the premises completed by Columbus Engineering Consultants, Inc., and is true and correct the best of my knowledge and belief.

American Structurepoint, Inc.

Brian P. Bingham
Registered Professional Surveyor No. 8438

Date