

EXHIBIT A

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LPA RX 851 WD

Rev. 06/09

Ver. Date 09/12/2016

PID 95549

**PARCEL 20-WD
ARTERIAL STREET REHABILITATION - POLARIS PARKWAY
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, DELAWARE 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 City of Columbus, County of Delaware, and State of Ohio, being in Farm Lot 19, Quarter Township 4, Township 3 North, Range 18 West of the United States Military District, and being a part of that 2.961 acre tract conveyed to Southern Polaris, LLC, a New York Limited Liability Company, by Official Record 1052, Page 1850, all references being to the Delaware County Recorder's Office, Delaware County, Ohio, and being bounded and more particularly described as follows:

Being a parcel of land lying on the west side of the centerline of existing right-of-way of Worthington Road, as shown and delineated upon the centerline plat with the right-of-way plans designated as Arterial Street Rehabilitation – Polaris Parkway prepared for the City of Columbus, Department of Public Services, by Carpenter Marty Transportation Inc., as recorded in Official Record Volume 1450, Page 927 (made a part hereof by reference), and being more particularly described as follows:

Beginning, for reference, at a 1" iron pipe found with a yellow cap stamped "CIVIL ENGR ASSOC." at a point of tangency in the centerline of Polaris Parkway, said pin being Station 169+55.73 in said centerline;

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Thence along said centerline with a curve to the right having a radius of 1,762.95 feet, a central angle of $18^{\circ} 03' 40''$, an arc length of 555.73 feet, a chord bearing South $55^{\circ} 12' 27''$ West, and a chord distance of 553.43 feet to the existing intersection of said line with the existing centerline of Orion Place, said point being Station 164+00.00 in said centerline of Polaris Parkway;

Thence along the centerline of said Orion Place the following five courses:

- 1) South $25^{\circ} 45' 43''$ East a distance of 212.81 feet to a point of curvature, said point being Station 2+12.81 in said centerline;
- 2) With a curve to the right having a radius of 900.00 feet, a central angle of $18^{\circ} 09' 53''$, an arc length of 285.33 feet, a chord bearing South $16^{\circ} 40' 47''$ East, and a chord distance of 284.14 feet to a point of tangency, said point being Station 4+98.14 in said centerline;
- 3) South $7^{\circ} 35' 35''$ East a distance of 499.75 feet to a point of curvature, said point being Station 9+97.89 in said centerline;
- 4) With a curve to the right having a radius of 446.66 feet, a central angle of $47^{\circ} 31' 14''$, an arc length of 370.46 feet, a chord bearing South $16^{\circ} 10' 02''$ West, and a chord distance of 359.93 feet to a point of tangency, said point being Station 13+68.34 in said centerline;
- 5) South $39^{\circ} 52' 27''$ West a distance of 29.19 feet to Station 13+97.54 in said centerline;

Thence North $50^{\circ} 07' 33''$ West a distance of 40.00 feet to the existing westerly right-of-way line of said Worthington Road, said point being 40.00 feet right of Station 13+97.54 in said centerline, said point also being the TRUE POINT OF BEGINNING of the parcel herein conveyed;

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Thence along said westerly line, also being the Grantor's southerly line, North 86° 14' 21" West a distance of 12.38 feet to an iron pin set in the proposed westerly right-of-way line of said Worthington Road, said pin being 50.00 feet right of Station 14+04.83 in said centerline;

Thence across said 2.961 acre tract along said westerly line the following two courses:

- 1) North 39° 52' 27" East a distance of 36.49 feet to an iron pin set 50.00 feet right of Station 13+68.34 in said centerline;
- 2) North 35° 08' 00" East a distance of 57.44 feet to a magnetic nail set in the Grantor's northerly line, said nail being 50.65 feet right of Station 13+03.61 in said centerline;

Thence along said northerly line with a curve to the right having a radius of 24.50 feet, a central angle of 25° 51' 54", an arc length of 11.06 feet, a chord bearing South 72° 27' 01" East, and a chord distance of 10.97 feet to the Grantor's northeasterly corner, said point being 40.00 feet right of Station 13+00.68 in said centerline;

Thence along the existing westerly right-of-way line of said Worthington Road, also being the Grantor's easterly line, the following two courses:

- 1) With a curve to the right having a radius of 406.66 feet, a central angle of 8° 40' 50", an arc length of 61.61 feet, a chord bearing South 35° 35' 15" West, and a chord distance of 61.55 feet to a point 40.00 feet right of Station 13+68.34 in said centerline;
- 2) South 39° 52' 27" West a distance of 29.23 feet to the TRUE POINT OF BEGINNING, containing 0.023 acres, of which the present road occupies 0.000 acres.

The above described tract is located in Auditor's Parcel Number 318-443-02-009-000.

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Grantor claims title by Official Record 1052, Page 1850, Delaware County Recorder's Office.

This description is based on a survey performed for the City of Columbus in June of 2015 by Carpenter Marty Transportation Inc. This description was prepared and reviewed on June 30, 2016 by Kevin P. Carpenter, Registered Surveyor Number 8124.

The bearings found herein are based on the Ohio State Plane Coordinate System, North Zone, NAD 83 (2011). Bearings shown hereon are based on true north observed by Carpenter Marty Transportation, using a Leica GNSS Viva CS15/GS15 receiver. Based on this the bearing of Interstate 71 is North 3° 32' 22" East.

Monuments referred to as iron pins set are 3/4" x 30" topped by a 2" diameter aluminum cap stamped "CITY OF COLUMBUS R/W, P.S. 8124". Right of way monuments called for as set herein shall be set upon completion of the acquisition process.