

EXHIBIT A

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LPA RX 851 WD

Rev. 06/09

Ver. Date 07/03/2017

PID 97197

**PARCEL 18-WD
FRA-40-22.16
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
THE CITY OF COLUMBUS, OHIO 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 part of Section 14, Half Section 21, Township 12, Range 21, Refugee Lands, and being part of the Homestead Reserve of Idlewild Manor subdivision as recorded in Plat Book 15, page 18 and being part of 1.01 acre tract of land conveyed to Triple R Associates Ltd., a Florida limited Partnership by Instrument No. 20110150237624 as recorded in Franklin County Recorder's Office and more described as follows:

Commencing at a 1" diameter steel rod located in a Monument Box Assembly (ODOT RM-1.1 Type C) set at the intersection Main Street (US 40) and McNaughten Road being on Station 66+28.78 Main Street (US 40);

Thence North 89°26'53" East, a distance of 1,366.81 feet along the centerline of Main Street (US 40) to an ¾" iron pipe found in monument box being the southwesterly corner of a 3.869 acre tract of land conveyed to Mackenzie Holdings LLC, a Michigan Limited Liability Company By Instrument No 200401060003507 and the southeasterly corner of a ROW parcel 179F-WD appropriated by the State of Ohio in Franklin County Court of Common Pleas Case No. 235,775 as recorded in Deed Book 3114, Page 4 and being on Station 79+95.59 Main Street (US 40);

Thence South 04°37'45" West, a distance of 40.16 feet, passing a ¾" iron pipe found at 38.04 feet, to a point at the intersection of the southerly existing right of way line of Main Street (US 40) as dedicated in said Plat Book 15, page 18 and the grantor's westerly line, said line also being the easterly line of a State of Ohio ROW parcel 178E-WD (FRA-270-30.42N) as appropriated by the State of Ohio in Franklin County Court of Common Pleas Case No. 235,872

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as recorded in Deed Book 3114, page 10, said point being 40.00 feet right of Station 79+91.96 of Main Street (US 40) and also being the **True Point of Beginning**;

Thence **North 89°26'53" East**, a distance of **149.12 feet** leaving the easterly line of said State of Ohio parcel 179E-WD, the grantor's westerly line and along said southerly existing right of way line to a point at the grantor's northeasterly corner and being the northwesterly corner of Manor Drive, 50 feet in width, as dedicated in Plat Book 20, page 15 and being 40.00 feet right of Station 81+41.09 Main Street (US 40);

Thence **South 04°15'59" West**, a distance of **15.00 feet** along the grantor's easterly line to an iron pin set in the westerly existing right of way line of said Manor Drive and the southerly existing right of way line of Main Street (US 40) and being 54.95 feet right of Station 81+39.83 Main Street (US 40);

Thence **North 43°08'40" West**, a distance of **6.72 feet** across the grantor's property leaving said westerly existing right of way line along said southerly existing right of way line to an iron pin set being 40.00 feet right of Station 81+41.09 Main Street (US 40);

Thence **South 89°26'53" West**, a distance of **144.16 feet** leaving southerly existing right of way line and across the grantor's property to a point on the grantor's easterly line and being the westerly line of said State of Ohio parcel 178E-WD and being on the southerly existing right of way line of Main Street (US 40) and being 50.00 feet right of Station 79+91.12 Main Street (US 40);

Thence **North 04°15'59" East**, a distance of **10.04 feet** along said easterly and westerly line and said southerly existing right of way line to the **True Point of Beginning** and containing 0.035 acres, more or less, of which 0.003 acres are within the present road occupied. Subject to all legal easements, agreements and right of way of record.

Of the above described tract, 0.035 acres, more or less, are located within Auditor's Parcel No. 550-156142-00.

The basis of bearing for this description is based on project (Ground Level) coordinates values are relative to State Plane Coordinates (Ohio South Zone NAD 83 with 2007 NSRS Adjustment) by a Project Adjustment Factor (PAF) = 1.00004227 and is based on a mean project latitude of 39°57'16.38" North and an elevation of 814.927 feet. Coordinate values are from an actual GPS survey made in 2015 by Korda/Nemeth Engineering, INC. To obtain grid coordinates, divide the project distance or coordinates by the (PAF). The centerline of Main Street being N 89°26'53" E between Station 66+28.78 and Station 80+00.00.

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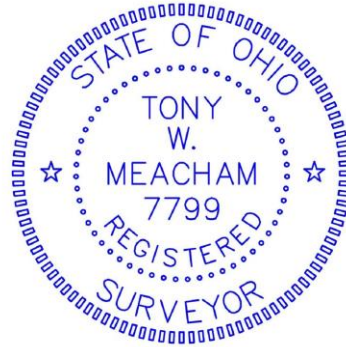
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The basis of stationing for this description is based on US 40 (Main Street) centerline stationing as established on existing highway plan FRA-270-20.21S and FRA-270-31.76N.

Iron pin set are 5/8” x 30” rebar topped by an aluminum cap stamped “ODOT R/W PS NO. 7799 KORDA/NEMETH ENG.”

This description was prepared by Tony W. Meacham, Ohio Professional Surveyor No. 7799 from an actual field survey performed in 2015 by Korda/Nemeth Engineering, Inc.



Tony W. Meacham, PS 7799
Korda/Nemeth Engineering, Inc.

Date