

EXHIBIT A

LPA RX 851 WD

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Ver. Date 09/12/2016

PID 95549

**PARCEL 19-WDV
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 WESTERVILLE, 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 Westerville, 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 5.903 acre tract conveyed to the Office Pointe LLC, an Ohio Limited Liability Company, by Official Record 583, Page 2251, 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 east side of the centerline of existing right-of-way of Orion Place and 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/Worthington Road the following four 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 $26^{\circ} 04' 18''$, an arc length of 203.25 feet, a chord bearing South $5^{\circ} 26' 34''$ West, and a chord distance of 201.50 feet to Station 12+01.14 in said centerline;

Thence South $71^{\circ} 31' 17''$ East a distance of 65.50 feet to an iron pin set in the existing easterly right-of-way line of said Worthington Road, said pin being 65.50 feet left of Station 12+01.14 in said centerline, said pin also being the TRUE POINT OF BEGINNING of the parcel herein conveyed;

Thence across said 5.903 acre tract along the proposed easterly right-of-way the following three courses:

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- 1) With a curve to the right having a radius of 239.50 feet, a central angle of $22^{\circ} 13' 37''$, an arc length of 92.91 feet, a chord bearing South $28^{\circ} 45' 39''$ West, and a chord distance of 92.33 feet to an iron pin set 57.28 feet left of Station 12+82.10 in said centerline;
- 2) South $39^{\circ} 52' 27''$ West a distance of 228.31 feet to an iron pin set 48.00 feet left of Station 15+00.00 in said centerline;
- 3) South $10^{\circ} 42' 03''$ East a distance of 47.25 feet to an iron pin set in the existing northerly right-of-way line of County Line Road, said pin being 84.50 feet left of Station 15+30.01 in said centerline;

Thence along said northerly line, also being the Grantor's southerly line the following two courses:

- 1) North $50^{\circ} 07' 33''$ West a distance of 19.50 feet to a point 65.00 feet left of Station 15+30.01 in said centerline;
- 2) With a curve to the right having a radius of 25.00 feet, a central angle of $90^{\circ} 00' 01''$, an arc length of 39.27 feet, a chord bearing North $5^{\circ} 07' 33''$ West, and a chord distance of 35.36 feet to the existing easterly right-of-way line of said Worthington Road, said point being 40.00 feet left of Station 15+05.01 in said centerline;

Thence along said easterly line, also being the Grantor's westerly line the following three courses:

- 1) North $39^{\circ} 52' 27''$ East a distance of 136.63 feet to a point 40.00 feet left of Station 13+68.38 in said centerline;

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- 2) With a curve to the left having a radius of 486.66 feet, a central angle of 11° 37' 00", an arc length of 98.67 feet, a chord bearing North 34° 07' 08" East, and a chord distance of 98.50 feet to a point 40.00 feet left of Station 12+77.78 in said centerline;
- 3) North 39° 55' 24" East a distance of 89.28 feet to the TRUE POINT OF BEGINNING, containing 0.089 acres, of which the present road occupies 0.000 acres.

The above described tract is located in Auditor's Parcel Number 318-443-01-008-002.

Grantor claims title by Official Record 583, Page 2251, 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 ¾" 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.