

EXHIBIT A

Page 1 of 2

RX 250 WD

Rev. 06/09

Ver. Date 02/02/2015

PID 94931

**PARCEL 36-WD
CLEVELAND AVE & SCHROCK RD IMPROVEMENTS
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

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, lying in Quarter Township 1, Township 2, Range 18 of the United States Military Lands, being out of the 0.3677 acre tract conveyed to KFC U.S. Properties, Inc. by deed of record in Instrument Number 200301220022306, (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and being described as follows:

BEGINNING, FOR REFERENCE, at a 3/4 inch solid iron pin in a monument box found marking the intersection of the centerline of construction of Cleveland Avenue as shown on the right-of-way plans FRA-270-18.32N on file with the Ohio Department of Transportation, District 6, Delaware, Ohio with the original centerline of Schrock Road;

thence South 03° 27' 14" West, with said centerline of construction, a distance of 15.57 feet, to the centerline of survey Schrock Road, as shown on the right-of-way plans FRA-710-1.57;

thence South 78° 31' 16" West, with said centerline, a distance of 358.49 feet, to a point;

thence South 11° 28' 44" East, across the 0.610 acre tract conveyed to City of Columbus, Ohio by deed of record in Deed Book 3124, Page 384 and with the line common to the 0.023 acre tract conveyed as Parcel 22-WD to City of Columbus, Ohio by deed of record in Official Record 10498F15 and the 0.034 acre tract conveyed as Parcel 27-WD to the City of Columbus, Ohio by deed of record in Official Record 9161H05, a distance of 60.00 feet, to an iron pin set at a common corner thereof and the corner common to said 0.3677 acre tract and the 0.240 acre tract conveyed to Landmark Investments Inc. by deed of record in Instrument Number 200811260171091, in the southerly right-of-way line of Schrock Road, being ***TRUE POINT OF BEGINNING***;

thence South 11° 28' 44" East, with the line common to said 0.3677 acre and 0.240 acre tracts, a distance of 1.50 feet, to an iron pin set;

EXHIBIT A

RX 250 WD

thence South 78° 31' 16" West, across said 0.3677 acre tract, a distance of 100.00 feet, to an iron pin set in the westerly line thereof and the easterly line of the 3.589 acre tract conveyed to Flags Columbus Partners LP by deed of record in Instrument Number 201001140005274;

thence North 11° 28' 44" West, with the line common to said 0.3677 acre and 3.589 acre tracts, a distance of 1.50 feet, to an iron pin set at a common corner thereof and the corner common to said 0.034 acre tract and the 0.17 acre tract conveyed as Parcel 21-WD-1 to City of Columbus, Ohio by deed of record in Official Record 10047J13, in the southerly right-of-way line of Schrock Road;

thence North 78° 31' 16" East, with said southerly right-of-way line, the southerly line of said 0.034 acre tract, and the northerly line of said 0.3677 acre tract, a distance of 100.00 feet, to the **TRUE POINT OF BEGINNING**, containing 0.003 acre, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

The bearings herein are based on the Ohio State Plane Coordinate System, South Zone per NAD 83 (1986 adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments FRANK 85 and WEST 17. The portion of the centerline of Schrock Road, having a bearing of North 78° 31' 16" East, is designated the "basis of bearing" for the survey.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

This description was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Registered Surveyor Number 8485 in November and December 2011, January 2012 and March 2013.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Joshua M. Meyer
Professional Surveyor No. 8485

Date