

EXHIBIT A

LPA RX 851 WD

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Ver. Date 8/8/2018

PID 98557

**PARCEL 6-WD
FRA-CR03-12.96
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, located in Virginia Military Survey No. 7326, and being part of the 1.200 acre tract conveyed to **Naline Investments, LLC, an Ohio Limited Liability Company** (Grantor) in Instrument Number 200805050068932, the below described parcel laying on the right side of Hilliard & Rome Road as shown in the centerline of FRA-CR03-12.96, as recorded in Plat Book _____, Page _____, and being described as follows:

Being a parcel of land lying east of and adjacent to the east existing right-of-way line of Hilliard & Rome Road, as described in the Ohio Department of Transportation Right-of-Way plan FRA-70-03.41 (Dated 8/15/1967) and more particularly described as follows:

Commencing at the intersection of the centerline of existing right-of-way of Hilliard & Rome Road station 84+89.70 and the centerline of existing right-of-way of Fisher Road station 25+00.00, also being the north line of V.M.S #7326, also being the centerline of existing right-of-way of Feder Road station 178+38.90, also being the north line of V.M.S. #7326, said point being North 86 degrees 14 minutes 38 seconds West, a distance of 700.00 feet from centerline station 32+00.00 of Fisher Road, and the north line of V.M.S #7326, as designated by a monument at station 31+99.98, 0.05 left;

Thence South 03 degrees 45 minutes 04 seconds East, along the centerline of existing right-of-way of Hilliard & Rome Road, a distance of 195.08 feet to a point on the tangent of a spiral curve, being centerline station 82+94.62;

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Thence along a spiral curve (in) to the left having an adjoining circular curve radius of 1432.39 feet, a central angle of the spiral length of 04 degrees 00 minutes 00 seconds, central angle of 35 degrees 47 minutes 22 seconds, tangent length of spiral of 562.86 feet, and a spiral length of 200.00 feet, being designated by a 1 inch reinforcing bar in monument box at the point of change from a spiral to a circular curve, also being centerline station 80+94.62;

Thence along a circular curve to the left with a radius of 1432.39 feet, central angle of 4 degrees 22 minutes 25 seconds, a curve distance of 109.34 feet, with a chord bearing South 09 degrees 56 minutes 15 seconds East, and a chord distance of 109.31 feet to a point on centerline station 79+85.28;

Thence South 83 degrees 37 minutes 07 seconds East leaving said centerline a distance of 61.18 feet to a point on the east right-of-way line of Hilliard & Rome Road as acquired by the State of Ohio in Deed Volume 2990, page 249 passing a 1 inch pipe found 60.42 feet, said point being the northwest corner of a parcel of land conveyed to LJKJ Rome Hilliard LLC (36.494%) in Instrument Number 201212190195037, Ruth Ann Hoffman (29.357%) & Roy Lee Hoffman (34.149%) in in Official Record 2614J05 and 5431H02, also being 57.88 feet right of centerline station 79+65.04, and being the **Point of Beginning** for the herein described parcel;

Thence, along the existing right-of-way as acquired by the State of Ohio in Deed Volume 2990, page 249, North 07 degrees 03 minutes 34 seconds West, a distance of 81.55 feet along said east existing right-of-way to a pin, being 63.82 feet right of centerline station 80+50.00;

Thence North 80 degrees 27 minutes 51 seconds East, a distance of 1.18 feet to a pin set, being 65.00 feet right of centerline station 80+50.00;

Thence South 13 degrees 35 minutes 59 seconds East, a distance of 84.21 feet to a pin set on the north property line of said LJKJ Rome Hilliard LLC (36.494%), Ruth Ann Hoffman (29.357%) & Roy Lee Hoffman (34.149%) parcel being 68.38 feet right of centerline station 79+61.74;

Thence North 86 degrees 14 minutes 38 seconds West, a distance of 10.96 feet along said north property line of said LJKJ Rome Hilliard LLC (36.494%), Ruth Ann Hoffman (29.357%) & Roy Lee Hoffman (34.149%) parcel to the **Point of Beginning**.

Containing 0.011 acre, more or less, within Franklin County Auditor's Parcel Number 010-235561. Consisting of 0.000 acres of Present Roadway Occupied.

All references herein are to records in the Recorders' Office, Franklin County, Ohio.

