

EXHIBIT A

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LPA RX 851 WD

Rev. 06/09

Ver. Date 03/19/15

PID 90406

**PARCEL 34-WD
FRA/DEL-LAZELLE ROAD
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 State of Ohio, County of Delaware, City of Columbus, being located in Farm Lot 11, Quarter-Township 4, Township 3 North, Range 18 West, United States Military Lands, and being a part of that 4.984 acre parcel described in a deed to **POLARIS SANCUS RETAIL LLC, AN OHIO LIMITED LIABILITY COMPANY**, of record in Deed Volume 1258, page 1382, all records referenced herein are on file at the Office of the Recorder for Delaware County, Ohio, being a parcel of land lying on the left side of the proposed centerline of construction for Lazelle Road, as shown on the centerline plat of record in Plat Cabinet ____, Slide ____, and being further bounded and described as follows:

Commencing for reference at Franklin County Monument "FCGS 2226", said point being the southwest corner of said Quarter-Township 4 and the southwest corner of said Farm Lot 11, said point being at an angle point in the existing centerline of right-of-way for Lazelle Road, being on the line between Delaware County and Franklin County, and said point being at Lazelle Road proposed centerline of construction Station 122+83.71;

Thence **North 03 degrees 14 minutes 03 seconds East**, along the west line of said Quarter-Township 4 and said Farm Lot 11, a distance of **50.00 feet** to a point on the existing north right-of-way line for Lazelle Road, as established by that 0.368 acre right-of-way parcel described in a deed to City of Columbus, of record in Official Record 200, page 277, being the south line of that 1.066 acre parcel described in a deed to Sancus Retail Partners II LLC, of record in Official Record 853, page 285, said point being 50.00 feet left of Lazelle Road proposed centerline of construction Station 122+83.42;

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Thence **South 86 degrees 37 minutes 39 seconds East**, along the existing north right-of-way line for said Lazelle Road and along the south line of said 1.066 acre parcel, a distance of **47.32 feet** to the southwest corner of the grantor's land, being the southeast corner of said 1.066 acre parcel, said point being 50.00 feet left of Lazelle Road proposed centerline of construction Station 123+30.92, and said point being the **TRUE POINT OF BEGINNING** for the herein described right-of-way parcel;

Thence **North 03 degrees 34 minutes 25 seconds East**, along the west line of the grantor's land and along the east line of said 1.066 acre parcel, a distance of **4.00 feet** to an iron pin set, said iron pin set being 54.00 feet left of Lazelle Road proposed centerline of construction Station 123+30.93;

Thence across the grantor's land along the following three (3) described courses:

1. **South 86 degrees 37 minutes 39 seconds East**, a distance of **219.81 feet** to an iron pin set, said iron pin set being 54.00 feet left of Lazelle Road proposed centerline of construction Station 125+50.74;
2. **North 33 degrees 22 minutes 21 seconds East**, a distance of **13.12 feet** to an iron pin set, said iron pin set being 65.37 feet left of Lazelle Road proposed centerline of construction Station 125+57.30;
3. **South 87 degrees 42 minutes 42 seconds East**, a distance of **52.57 feet** to an iron pin set on the east line of the grantor's land, being the west line of that 3.586 acre parcel described in a deed to MFC Polaris I Venture, LLC, of record in Official Record 1058, page 1934, said iron pin set being 66.36 feet left of Lazelle Road proposed centerline of construction Station 126+09.86;

Thence **South 03 degrees 26 minutes 21 seconds West**, along the east line of the grantor's land and along the west line of said 3.586 acre parcel, a distance of **16.36 feet** to a point on the existing north right-of-way line for said Lazelle Road, being the southeast corner of the grantor's land, and being the southwest corner of said 3.586 acre parcel, said point being 50.00 feet left of Lazelle Road proposed centerline of construction Station 126+09.84;

Thence **North 86 degrees 37 minutes 39 seconds West**, along the existing north right-of-way line for said Lazelle Road and along the south line of the grantor's land, (passing at a distance of 46.87 feet an iron pipe found with a "Hockaden & Assoc." cap 0.09 feet off line to the south), a distance of **278.92 feet** to the **TRUE POINT OF BEGINNING** for the herein described right-of-way parcel.

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The above description contains a total area of **0.041 acres** within Delaware County Auditor's parcel number 318-433-01-017-000.

Iron pins set are 5/8 inch diameter by 30 inch long rebar with caps stamped "R/W STRUCTUREPOINT".

The bearings described herein are based on the bearing of South 86 degrees 25 minutes 36 seconds East between Franklin County Monuments "FCGS 2225" and "FCGS 2226", as established utilizing a field traverse.

The above description was prepared under the direct supervision of Brian P. Bingham, Registered Professional Surveyor No. 8438 on March 19, 2015, is based on a survey of the premises completed by Columbus Engineering Consultants, Inc., and is true and correct the best of my knowledge and belief.

American Structurepoint, Inc.

Brian P. Bingham
Registered Professional Surveyor No. 8438

Date