

EXHIBIT A

LPA RX 851 WD

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Ver. Date 03/18/15

PID 90406

**PARCEL 11-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, 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 located in Quarter-Township 2, Township 2 North, Range 18 West, United States Military Lands, being a part of Lot 51 of the Partition Plat of the Scioto Land Company, Deed Book "A", page 194 (destroyed by fire), as demonstrated in Survey Plat Book 3, pages 136-137 (on file at the Franklin County Engineer's Office), descriptions of said partition lots are recorded in Deed Book "A", pages 7 and 14, and being a part of that 14.971 acre parcel described in a deed to **SPRINGBURN APARTMENTS, INC, AN OHIO CORPORATION**, of record in Instrument Number 200807110107025, all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, being a parcel of land lying on the right side of the proposed centerline of construction for Lazelle Road and on the left side of the proposed centerline of construction for Flint Road, as shown on the centerline plat of record in Plat Book ____, Page ____, and being further bounded and described as follows:

Commencing for reference at Franklin County Monument "FCGS 5027 RESET", said point being on the north line of said Quarter-Township 2, said point being at the intersection of the existing centerline of right-of-way for Lazelle Road and the existing centerline of right-of-way for Flint Road, being on the line between Franklin County and Delaware County, and said point being at Lazelle Road proposed centerline of construction Station 91+03.76;

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Thence along the existing centerline of right-of-way for Flint Road along the following three (3) described courses:

1. **South 02 degrees 49 minutes 18 seconds East**, a distance of **40.25 feet** (passing at a distance of 24.16 feet the northeast corner of that 0.368 acre right-of-way parcel described in a deed to City of Columbus, of record in Official Record 7472 A-04) to a MAG nail set at the southeast corner of said 0.368 acre right-of-way parcel, being the northeast corner of the grantor's land, said point being 40.00 feet right of Lazelle Road proposed centerline of construction Station 91+08.24, and said point being the **TRUE POINT OF BEGINNING** for the herein described right-of-way parcel;
2. **South 02 degrees 49 minutes 18 seconds East**, along the east line of the grantor's land, a distance of **497.42 feet** to Franklin County Monument "FCGS 8857", said point being an at an angle point in the existing centerline of right-of-way for Flint Road, being a southeast corner of the grantor's land, and being on the northwest line of that 0.518 parcel described in a deed to Elizabeth A. Roland, of record in Instrument Number 201405210063127, said point being 11.60 feet right of Flint Road proposed centerline of construction Station 423+60.07;
3. **South 30 degrees 47 minutes 43 seconds West**, along the southeast line of the grantor's land and along the northeast line of said 0.518 acre parcel, a distance of **257.96 feet** (passing at a distance of 223.65 feet the southwest corner of said 0.518 acre parcel, being the northwest corner of that 0.770 acre parcel described in a deed to Perry Kontos, of record in Instrument Number 200511100238957) to the southeast corner of the grantor's land, being the northeast corner of that 21.90 acre parcel described in a deed to Plaza Partners Limited Partnership, of record in Official Record 8751 F-07, said point being at Flint Road proposed centerline of construction Station 421+04.38;

Thence **North 59 degrees 09 minutes 13 seconds West**, along the southwest line of the grantor's land and along the northeast line of said 21.90 acre parcel, a distance of **25.00 feet** to a point on the existing west right-of-way line for Flint Road, (reference a $\frac{3}{4}$ inch iron pipe found 0.21 feet east), said point being 25.00 feet left of Flint Road proposed centerline of construction Station 421+04.40;

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

1. **North 30 degrees 47 minutes 43 seconds East**, along the existing west right-of-way line for said Flint Road, a distance of **246.70 feet** to a point, said point being 15.55 feet left of Flint Road propose centerline of construction Station 423+56.31;

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2. **North 02 degrees 49 minutes 18 seconds West**, continuing along the existing west right-of-way line for said Flint Road, a distance of **482.74 feet** to an iron pin set, said iron pin set being 53.14 feet right of Lazelle Road proposed centerline of construction Station 90+82.51;
3. **North 35 degrees 02 minutes 12 seconds West**, a distance of **16.82 feet** to an iron pin set on the existing south right-of-way line for Lazelle Road as established by said 0.368 acre right-of-way parcel, being the north line of the grantor's land, said iron pin set being 40.00 feet right of Lazelle Road proposed centerline of construction Station 90+72.01;

Thence **South 86 degrees 25 minutes 36 seconds East**, along the existing south right-of-way line for said Lazelle Road and along the north line of the grantor's land, a distance of **36.23 feet** to the **TRUE POINT OF BEGINNING** for the herein described right-of-way parcel.

The above description contains a total area of **0.455 acres** (including 0.454 acres located within the present road occupied) within Franklin County Auditor's parcel number 610-200940.

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 18, 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