

EXHIBIT A

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LPA RX 851 WD

Rev. 06/09

Ver. Date 12-30-15

PID 95606

**PARCEL 8-WD
FRA - LAZELLE ROAD - PHASE A
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 Section 2, Township 2, Range 18, of the United States Military Lands, being part of Lot 50 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 in the Franklin County Engineers Office). Descriptions of said partition lots are recorded in Deed Book "A" pages 7 & 14. Also being part of the 1.225 acre tract conveyed to Portsmouth Road Properties, LLC. (Grantor) in Official Record 200811130165636, and being described as follows:

Being a parcel of land lying south of and adjacent to the south existing right-of-way line of Lazelle Road East, as described in Plat Book 64 page 6 and more particularly described as follows:

Commencing at a monument found (FCGS 5027 Reset) at the intersection of the centerline of existing right-of-way of Flint Road and the centerline of existing right-of-way of Lazelle Road, being at centerline station 91+03.76;

Thence North 86°25'36" West, along the centerline of existing right-of-way of Lazelle Road, a distance of 135.35 feet to a monument found (FCGS 2225), being at centerline station 89+68.41;

Thence continuing along said centerline North 87°12'45" West, a distance of 963.42 feet to a point of deflection 00°03'20" to the right, being at centerline station 80+04.99;

Thence continuing along said centerline North 87°09'24" West, a distance of 154.81 feet to a point of tangent, said point being at centerline station 78+50.18;

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Thence continuing along said centerline, Lazelle Road turning into Lazelle Road East at the intersection with Lazelle Road, with a curve to the left, having a radius 600.00 feet, a central angle of $46^{\circ}25'36''$, an arc length of 486.18 feet, being subtended by a chord bearing of South $69^{\circ}37'48''$ West and a chord distance of 472.99 feet to a point of curvature, said point being at centerline station 73+64.00;

Thence South $46^{\circ}24'59''$ West, along the centerline of Lazelle Road East, a distance of 145.71 feet to a point of tangent, said point being at centerline station 72+18.29;

Thence continuing along said centerline, with a curve to the right, having a radius 475.00 feet, a central angle of $45^{\circ}31'07''$, an arc length of 377.36 feet, being subtended by a chord bearing of South $69^{\circ}10'33''$ West and a chord distance of 367.52 feet to a point of curvature, said point being at centerline station 68+40.93;

Thence continuing along said centerline, North $88^{\circ}03'54''$ West, along the centerline of Lazelle Road East, a distance of 600.42 feet to a monument set on the point of tangent, said point being at centerline station 62+40.51;

Thence continuing along said centerline, with a curve to the right, having a radius 400.00 feet, a central angle of $20^{\circ}15'48''$, an arc length of 141.47 feet, being subtended by a chord bearing of North $77^{\circ}56'00''$ West and a chord distance of 140.73 feet to a point of reverse curvature, said point being at centerline station 60+99.04;

Thence continuing along said centerline, with a curve to the left, having a radius 400.00 feet, a central angle of $19^{\circ}24'07''$, an arc length of 135.45 feet, being subtended by a chord bearing of North $77^{\circ}30'10''$ West and a chord distance of 134.81 feet to a point of curvature, said point being at centerline station 59+63.59;

Thence continuing along said centerline, North $87^{\circ}12'13''$ West, along the centerline of Lazelle Road East, a distance of 29.47 feet to a point, said point being at centerline station 59+34.12;

Thence leaving said centerline, South $02^{\circ}47'47''$ West, a distance of 43.00 feet to an iron pin set on the existing south right-of-way line for Lazelle Road East as conveyed to the City of Columbus in Instrument Number 200004070067843, said iron pin set being 43.00 feet right of Lazelle Road East centerline of right-of-way station 59+34.12, and being the **Point of Beginning** for the herein described right-of-way parcel;

Thence along said City of Columbus tract North $35^{\circ}49'32''$ East, a distance of 3.58 feet to a point, being 40.00 feet left of centerline station 59+36.07;

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Thence continuing along said existing right-of-way South 87°12'13" East, a distance of 27.52 feet to an iron pin found, being 40.00 feet right of centerline station 59+63.59;

Thence continuing along said existing right-of-way a curve to the right, said curve having a radius of 360.00 feet, a central angle of 19°24'07", an arc length of 121.91, being subtended by a chord bearing of South 77°30'10" East and a chord distance of 121.32 feet to an iron pin found on a point of reverse curve, being 40.00 feet right of centerline station 60+99.04;

Thence continuing along said existing right-of-way a curve to the left, said curve having a radius of 440.00 feet, a central angle of 17°46'19", an arc length of 136.48, being subtended by a chord bearing of South 76°41'15" East and a chord distance of 135.93 feet to a point on the northeast corner of said Portsmouth Road Properties, LLC., also being the northwest corner of a tract of land conveyed to Fairway Acquisitions, LLC. in Instrument Number 201109010109902, being 40.00 feet right of centerline station 62+23.11;

Thence along the east property line of said Portsmouth Road Properties, LLC. South 01°56'41" West, a distance of 3.00 feet to an iron pin set, being 43.00 feet left of centerline station 62+23.23;

Thence crossing said Portsmouth Road Properties, LLC. with a curve to the right, said curve having a radius of 443.00 feet, a central angle of 17°47'20", an arc length of 137.54 feet, being subtended by a chord bearing of North 76°41'46" West and a chord distance of 136.99 feet to an iron pin set on a reverse curve, being 43.00' right of centerline station 60+99.04;

Thence continuing across said tract with a curve to the left, said curve having a radius of 357.00 feet, a central angle of 19°24'07", an arc length of 120.89 feet, being subtended by a chord bearing of North 77°30'10" West and a chord distance of 120.31 feet to an iron pin set on a point of curvature, being 43.00' right of centerline station 59+63.59;

Thence continuing across said tract North 87°12'13" West, a distance of 29.47 feet to the **Point of Beginning**.

Containing 0.020 acre, more or less, within Franklin County Auditor's Parcel Number 610-200945. Consisting of 0.000 acres of Present Roadway Occupation.

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

