

EXHIBIT A

Page 1 of 3

LPA RX 851 WD

Rev. 06/09

Ver. Date 6/30/2016

PID 95549

**PARCEL 108-WD
ARTERIAL STREET REHABILITATION - POLARIS PARKWAY
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, located in Farm Lots 17, Quarter Township 4, Township 3 North, Range 18 West, of the United States Military District, also being part of the 3.624 acre tract of land conveyed to **Polaris Neighborhood Center IV, LLC, an Ohio limited liability company** (Grantor) in Official Record 806 Page 2284, and being described as follows:

Being a parcel of land lying north of and adjacent to the north right-of-way line of Polaris Parkway as described in Plat Book 24 Pages 137 - 145 and more particularly described as follows:

Commencing at a 1" iron pipe found with a yellow cap stamped "CIVIL ENGR ASSOC." at the point of tangency on the centerline of Polaris Parkway, said capped iron pin being at centerline station 169+55.73;

Thence North 46°10'37" East along said centerline of Polaris Parkway, a distance of 502.91 feet to a point of curvature being centerline station 174+58.64;

Thence continuing along said centerline of Polaris Parkway, with a curve to the right, having a radius 1432.39 feet, a central angle of 30°33'54", an arc length of 764.12 feet, being subtended by a chord bearing of North 61°27'34" East and a chord distance of 755.09 feet to a point on the curve, centerline station 182+22.76;

EXHIBIT A

Page 2 of 3

LPA RX 851 WD

Rev. 06/09

Thence North $13^{\circ}15'30''$ West leaving said centerline perpendicular, a distance of 50.00 feet to a point on said existing north right-of-way line for Polaris Parkway, also being the southwest corner of said Polaris Neighborhood Center IV, LLC tract and the southeast corner of a tract of land conveyed to Polaris Val, LLC (APN 31844202054006) in Official Record 838 Page 497, also being 50.00 feet left of centerline station 182+22.76, and being the **Point of Beginning** for the herein described right-of-way parcel;

Thence North $13^{\circ}44'00''$ West continuing along said existing property line between said Polaris Val, LLC tract and said Polaris Neighborhood Center IV, LLC tract, a distance of 15.00 feet to a MAG nail set in a drive apron, being 65.00 feet left of centerline station 182+22.64;

Thence crossing said Polaris Neighborhood Center IV tract, with a curve to the right, having a radius 1497.39 feet, a central angle of $12^{\circ}35'25''$, an arc length of 329.04 feet, being subtended by a chord bearing of North $83^{\circ}01'56''$ East and a chord distance of 328.38 feet to an iron pin set, being 65.00 feet left of centerline station 185+37.40 (back) also being station 398+85.62 (ahead);

Thence North $89^{\circ}19'39''$ East continuing across said Polaris Neighborhood Center IV, LLC tract, a distance of 133.24 feet to a MAG nail set in a drive apron on the east property line of said Polaris Center IV, LLC tract also being the west property line of a tract of land conveyed to Buckeye Express Car Wash, LLC in Official Record 1043 Page 1846, being 65.00 feet left of centerline station 400+18.86;

Thence South $00^{\circ}14'23''$ West along said property line, a distance of 6.52 feet to a point on said existing north right-of-way line of Polaris Parkway, being 58.48 feet left of centerline station 400+18.75;

Thence continuing along said existing north right-of-way line of Polaris Parkway, with a curve to the right, having a radius 604.81 feet, a central angle of $9^{\circ}41'59''$, an arc length of 102.39 feet, being subtended by a chord bearing of South $84^{\circ}26'27''$ West and a chord distance of 102.27 feet to a point of tangency being 49.77 feet left of centerline station 399+16.86;

Thence South $89^{\circ}43'57''$ West continuing along said existing north right-of-way line of Polaris Parkway, a distance of 9.33 feet to a point of curvature, being 49.84 feet left of centerline station 399+07.53;

Thence continuing along said existing north right-of-way line of Polaris Parkway, with a curve to the left, having a radius 1482.39 feet, a central angle of $13^{\circ}25'57''$, an arc length of 347.53 feet, being subtended by a chord bearing of South $83^{\circ}27'29''$ West and a chord distance of 346.74 feet to the **Point of Beginning**.

