

EXHIBIT 'A'
Parcel 10-P1
ALUM CREEK TRAIL BIKEWAY/WALKWAY EASEMENT

Situated in the State of Ohio, County of Franklin, City of Columbus, located in the Quarter Township 3, Township 1, Range 17 of the United States Military District and within a 28.362 acre tract as described in a deed to Falcon Four Property Holdings in Instrument Number 201310310183576 (All records are on file at the Recorder's Office, Franklin County, Ohio) and being more fully described as follows:

Commencing at a 1 inch iron pipe found with a PS 6579 identifying cap at the northwesterly corner of said 28.362 acre tract, the southwesterly corner of a 5.366 acre tract as described in a deed to Kensington Place, Inc. in O.R. 18503 C-14, being on the southerly line of Lot 1 of Kensington Subdivision as shown in Plat Book 10 page 34 and being on the easterly right of way of I-Rt. 670, being North 27° 49' 30" East and 44.45 feet from an iron pin with a Kleingers identifying cap found at Station 245+50~140.0' Rt. of the centerline of survey and construction as shown in FRA-670-3.93H right of way plans;

Thence South 86° 12' 32" East, following the northerly line of said 28.362 acre tract and the southerly line of said Lot 1, for a distance of 96.21 feet to a corner of said 28.362 acre tract and the northwesterly corner of a 2.647 acre tract as described in a deed to Kensington Place, Inc. in O.R. 18503 C-14;

Thence South 03° 52' 14" West, following the westerly line of said 2.647 acre tract, for a distance of 2.06 feet to the **True Place of Beginning** of the parcel herein described;

Thence South 03° 52' 14" West, continuing along the westerly line of said 2.647 acre tract, for a distance of 157.73 feet to a point;

Thence passing through said 28.362 acre tract for the following eight (8) courses and distances;

1. South 55° 43' 14" West, for a distance of 46.74 feet to a point;
2. Along the arc of a curve to the right, having a radius of 200.00 feet, a delta of 16° 53' 36", a chord bearing of South 42° 43' 03" West, a chord distance of 58.76 feet, for an arc length of 58.97 feet to a point;
3. South 51° 09' 51" West, for a distance of 67.24 feet to a point;
4. Along the arc of a curve to the right, having a radius of 110.00 feet, a delta of 50° 15' 16", a chord bearing of South 76° 17' 29" West, a chord distance of 93.42 feet, for an arc length of 96.48 feet to a point;
5. South 05° 39' 04" West, for a distance of 17.30 feet to a point;
6. North 84° 20' 22" West, for a distance of 10.00 feet to a point;

7. North $05^{\circ} 39' 04''$ East, for a distance of 18.78 feet to a point;

8. Along the arc of a curve to the right, having a radius of 110.00 feet, a delta of $32^{\circ} 42' 52''$, a chord bearing of North $56^{\circ} 57' 26''$ West, a chord distance of 61.96 feet, for an arc length of 62.81 feet to the easterly right of way of I-Rt. 670 and the westerly line of said 28.362 acre tract;

Thence North $21^{\circ} 32' 26''$ East, following the westerly right of way of I-Rt. 670, for a distance of 23.37 feet to a point;

Thence passing through said 28.362 acre tract for the following nine (9) courses and distances;

1. Along the arc of a curve to the left, having a radius of 90.00 feet, a delta of $37^{\circ} 11' 29''$, a chord bearing of South $52^{\circ} 13' 28''$ East, a chord distance of 57.40 feet, for an arc length of 58.42 feet to a point;

2. North $05^{\circ} 39' 04''$ East, for a distance of 8.96 feet to a point;

3. South $84^{\circ} 20' 22''$ East, for a distance of 10.00 feet to a point;

4. South $05^{\circ} 39' 04''$ West, for a distance of 10.77 feet to a point;

5. Along the arc of a curve to the left, having a radius of 90.00 feet, a delta of $51^{\circ} 32' 31''$, a chord bearing of North $76^{\circ} 56' 07''$ East, a chord distance of 78.26 feet, for an arc length of 80.96 feet to a point;

6. North $51^{\circ} 09' 51''$ East, for a distance of 67.24 feet to a point;

7. Along the arc of a curve to the left, having a radius of 180.00 feet, a delta of $53^{\circ} 22' 41''$, a chord bearing of North $24^{\circ} 28' 31''$ East, a chord distance of 161.69 feet, for an arc length of 167.69 feet to a point;

8. North $02^{\circ} 12' 50''$ West, for a distance of 25.74 feet to a point;

9. Along the arc of a curve to the right, having a radius of 37.00 feet, a delta of $90^{\circ} 11' 50''$, a chord bearing of North $42^{\circ} 53' 05''$ East, a chord distance of 52.42 feet, for an arc length of 58.25 feet to the **True Place of Beginning**, and containing 11,696 square feet or 0.269 acres of land, more or less, in Franklin County Auditor Parcel Number 010-126709, of which Present Road Occupied is 0.0000 acres of land.

The bearings for this description are based on Ohio State Plane, South Zone and referenced to the North American Datum of 1983 (2011) determined by GPS Observations between Franklin County Control Monuments "COC 48-82" and "COC 37-82" as being North $83^{\circ} 48' 51''$ West.

The above description was prepared under the direction and supervision by Chad S. Snow, Registered Professional Surveyor No. 8559.

