

## **EXHIBIT A**

RX 250 WD

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Ver. Date 02/07/2018

PID 99828

**PARCEL 13-WD  
FRA-ALUM CREEK TRAIL  
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE  
IN THE FOLLOWING DESCRIBED PROPERTY  
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

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).

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[Surveyor's description of the premises follows]

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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 being a portion of the original Johnstown Road right of way as vacated by the City of Columbus in Ordinance No. 351-80 and part of a 8.40 acre tract as described in a deed to JK & LK Companies, LLC in Instrument Number 201611090155557 (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 at the northwesterly corner of Lot 13 of the Resubdivision of Part of Kensington Subdivision as shown in Plat Book 34 page 92, being the intersection of the southerly right of way of Kenilworth Road (50' R/W) and the easterly right of way of Parkview Boulevard (80' R/W);

Thence North 85° 37' 44" West, crossing the right of way radial to the curve of Parkview Boulevard, for a distance of 80.00 feet to the westerly right of way of Parkview and the easterly line of Lot 4 as shown in Kensington Subdivision on Plat Book 10 page 34;

Thence following the westerly right of way of Parkview and the easterly line of said Lot 4 along the arc of a curve to the right, having a radius of 761.28 feet, a delta of 10° 48' 29", a chord bearing of North 09° 46' 30" East, a chord distance of 143.39 feet, for an arc length of 143.61 feet to the northerly corner of said Lot 4 and being the intersection of the westerly right of way of Parkview Boulevard and the southerly right of way of Johnstown Road;

Thence North 30° 59' 44" West, crossing the right of way of Johnstown Road, for a distance of 30.00 feet to a Survey Mag Nail set on the centerline of Johnstown Road, being on the southerly line of said 8.40 acre tract and at the northerly corner of a 2.674 acre tract as described in a deed

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to the Lutheran Social Services of Central Ohio in O.R. 28299 I-13 and also being the **True Place of Beginning** of the parcel herein described;

Thence South 59° 00' 18" West, following the original centerline of Johnstown Road vacated by City of Columbus Ordinance No. 351-80 dated 2-25-1980, the southerly line of said 8.40 acre tract and the northerly line of said 2.674 acre tract, for a distance of 262.91 feet to an iron pin set at a corner of said 2.674 and being on the easterly limited access right of way of I-670 as shown on FRA-62-19.06 right of way plans, being the easterly line of Parcel 10-WL as described to the State of Ohio in Common Pleas Court Case No. 214607;

Thence North 36° 16' 12" East, following the easterly limited access right of way of I-670 and passing through said 8.40 acre tract, for a distance of 87.95 feet to an iron pin set at the southerly corner of Parcel 811-WL as described in a deed to the State of Ohio in O.R. 9248 I-15 and as shown on FRA-670-3.93H right of way plans;

Thence North 39° 42' 47" East, continuing along the easterly limited access right of way of I-670 and through said 8.40 acre tract, for a distance of 178.61 feet to an iron pin set on the northerly line of said 8.40 acre tract and the southerly line of a 2.436 acre tract as described in a deed to John Boykin in Instrument Number 201104260054435;

Thence South 86° 42' 06" East, following the northerly line of said 8.40 acre tract, the southerly line of said 2.436 acre tract and passing an iron pin set at 111.80 feet, for a total distance of 157.58 feet to a Survey Mag Nail set at the northeasterly corner of said 8.40 acre tract and being on the centerline of Johnstown Road;

Thence South 49° 49' 50" West, following the centerline of Johnstown Road and the southerly line of said 8.40 acre tract, for a distance of 26.38 feet to a Survey Mag Nail Set;

Thence South 59° 00' 16" West, continuing along the centerline of Johnstown Road and the southerly line of said 8.40 acre tract, for a distance of 90.93 feet to the **True Place of Beginning**, and containing 18,355 square feet or 0.421 acres of land, more or less, within Franklin County Auditor Parcel No. 010-062833, of which Present Road Occupied is 0.068 acres of land.

All iron pin set are 5/8" x 30" rebar with a 'MS CONS. INC.' identifying cap.

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° 48' 51" West.

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