

EXHIBIT A

LPA RX 851 WD

Page 1 of 2

Rev. 06/09

Ver. Date 5/18/2018

PID 95570

**PARCEL 54-WD
FRA-SR317-10.63
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 Half Section 36, Township 12, Range 21 of the Refugee Lands within the City of Columbus, County of Franklin, and the State of Ohio and being part of a 1.252 acre tract as described in a deed to 2150 INVESTMENT CO., an Ohio general partnership in Official Record Volume 15767 I-19 (all records are on file at the Recorder's Office, Franklin County, Ohio), said parcel being more fully described as follows:

Beginning at a standard highway monument set at the intersection of the centerline of survey of Hamilton Road (S.R. 317) and centerline of survey of Groves Road (C. R. 212), said monument being the northeasterly corner of Half Section 50, the northwesterly corner of Half Section 49, the southeasterly corner of Half Section 35, the southwesterly corner of Half Section 36, Township 12, Range 21 of the Refugee Lands, said monument having a station of 63+52.59 Hamilton Road and 107+00.00 Groves Road as shown in FRA-SR317-10.63 Right of way plans prepared by ms consultants, inc. for the City of Columbus, Franklin County, Ohio;

Thence North 04° 22' 11" East, following the centerline of Hamilton Road and the westerly line of said 1.252 acre tract, for a distance of 20.00 feet to the southwesterly corner of Parcel 66 WL described in a deed to the State of Ohio in Deed Book 2642 page 441 and shown in right of way plan set FRA-40-18.69(317-2.05);

Thence South 85° 32' 20" East, following the southerly line of Parcel 66 WL, then along the southerly line of Parcel 66 WD described in a deed to State of Ohio in Deed Book 2642 page 444 and a line common with said 1.252 acre tract, for a distance of 120.64 feet to a Point at the intersection of the easterly right of way of Service Road of Hamilton Road and the northerly right of way of Groves Road;

EXHIBIT A

Page 2 of 2

LPA RX 851 WD

Rev. 06/09

Thence North 03° 59' 16" East, following the easterly right of way of the Service Road, the east line of said Parcel 66WD, the westerly line of said 1.252 acre tract, a distance of 21.25 feet to an iron pin set;

Thence South 85° 32' 20" East, passing through said 1.252 acre tract, a distance of 199.66 feet to an iron pin set on the easterly line of said 1.252 acre tract and the westerly line of a 5.567 acre tract as described in a deed to CCBCC Operations, LLC in Instrument number 201704060046602;

Thence South 04° 03' 42" West, following the easterly line of said 1.252 acre tract and the westerly line of said 5.567 acre tract, a distance of 41.25 feet to a point at the southeasterly corner of said 1.252 acre, the southwesterly corner of said 5.567 acre tract and being on the centerline of Groves Road;

Thence North 85° 32' 20" West, following the centerline of Groves Road and the southerly line of said 1.252 acre tract, for a distance of 320.39 feet to the **Beginning**, and containing within said bounds 10649 square feet or 0.2445 acres of land, more or less in Franklin County Auditor Parcel Number 010-041658-00, of which the present road occupied is 0.1471 acres of land and having a net take of 0.0974 acres of land.

All iron pin(s) set in the description above are 5/8" x 30" rebar with a yellow plastic cap stamped "MS CONS INC".

The bearings for this description are based on the Ohio State Plane Coordinate System, South Zone, North American Datum 1983 (2011). With an established bearing of N 4° 22' 11" E between a monument set at the intersection of Refugee Rd. (C.R. 14) and Hamilton Rd. (S.R. 317) at Sta. 10+00.00 as shown in FRA-SR317-10.63 right of way plans prepared by ms consultants, inc. for the City of Columbus, Franklin County, Ohio and a monument set at the intersection of Groves Rd. and Hamilton Rd. (S.R. 317) Sta. 63+52.59 as shown in said right of way plans with a distance of 5352.59' between them. The above description was prepared by ms consultants, inc. from an actual field survey (2014-2017) and existing records.

JAMES P. VILLACRES
Professional Surveyor No. 7912