

EXHIBIT A

RX 250 WD

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Ver. Date 7/25/19

PID 86645

**PARCEL 10-WD
FRA-US40-10.55
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).

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey No.1393, and being part of Lots 1 and Lot 2 as numbered and delineated on the plat Thomas E. Knauss Amended Subdivision of record in Plat Book 4, Page 268 and described in a deed to SJA Holdings, LLC., an Ohio Limited Liability Company by deed of record in Instrument No.201408070102907 and being a parcel of land lying on the north side of the existing centerline of right-of-way for Broad Street (US-40) as shown on the Right of Way plans for FRA-US40-10.55 on file with the City of Columbus. All references to records herein are those located in the Recorder's Office of Franklin County, Ohio and being more particularly described as follows:

Commencing at a mag spike set in the intersection of existing centerline of right of way line for Broad Street (US-40) (80' width) with the existing centerline intersection of Central Avenue (60' width) and being located in the centerline of Broad Street (US-40) at station 557+05.83 and centerline station 15+00.00 for Central Avenue;

Thence **N 08 degrees 29 minutes 14 seconds W** a distance of **40.00 feet** with the existing centerline of right of way for Central Avenue to a point, said point being 40.00 feet left from Broad Street (US-40) centerline station 557+05.83;

Thence **N 81 degrees 30 minutes 46 seconds E** a distance of **30.00 feet** across Central Avenue roadway to an iron pin set in the existing easterly right of way line of said roadway, same being also the southwest corner of said Lot 1 and lies in the existing northerly right of way line of Broad Street, being 40.00 feet left from Broad Street (US-40) centerline station 557+35.83 and also being the **TRUE POINT OF BEGINNING**;

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Thence **N 08 degrees 29 minutes 14 seconds W** a distance of **10.00 feet** with the existing easterly right of way line of Central Avenue and the west line of said Lot 1 to an iron pin set, said iron pin being 50.00 feet left from Broad Street (US-40) centerline station 557+35.83;

Thence **S 53 degrees 29 minutes 14 seconds E** a distance of **14.14 feet** across said Lot 1 to an iron pin set in the existing northerly right of way line for Broad Street, same being a point in the south line of said Lot 1, said iron pin being 40.00 feet left from Broad Street (US-40) centerline station 557+45.83;

Thence **S 81 degrees 30 minutes 46 seconds W** a distance of **10.00 feet** with the existing northerly right of way line of Broad Street and the south line of said Lot 1 to the southwest corner of said Lot and the ***TRUE POINT OF BEGINNING***, containing 0.001 acres more or less.

The above described area contains a total of **0.001 acres**, within Franklin County Auditor's Parcel Number 010-053346-00, which includes 0.000 acres in the present road occupied.

Grantor claims title by Instrument recorded in Instrument No.201408070102907 in the records of Franklin County, Ohio.

Iron pins set, as shown on plan and in the above description are 3/4 inch steel rod, thirty (30) inches long with an aluminum cap stamped "ODOT R/W PS No. S-7514".

Mag Spike set, as shown on plan and in above description are magnetized spikes eight (8") inches in length by three-eighths inch (3/8") shank and a one (1" dia.) head.

This description was prepared by Mark S. Ward, professional Surveyor No. S-7514, and was based on available public records and actual field survey of the premises performed by Resource International, Inc. in March, 2018. Bearings used in this description are based on Ohio State Plane Coordinates System, South Zone, NAD 83 (2011) and were established utilizing ODOT's VRS system, GPS Equipment and Procedures and an established bearing of N 81°30'46" E on the centerline of Broad Street.

Resource International, Inc.

Mark S. Ward, P.S.
Professional Surveyor No. S-7514