

EXHIBIT A

RX 250 WD

Page 1 of 3

Rev. 06/09

Ver. Date 8/21/19

PID 86645

**PARCEL 18-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 part of Lots 11 and Lot 12 as delineated and numbered on the plat A E Davis of Old State Fair Grounds of record in Plat Book 2, Page 257 and described in a deed to Mount Carmel Health by deed of record in Official Record Book 10718I16 and being a parcel of land lying on the south 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) (width varies) with the existing centerline intersection of Davis Avenue (50' width) and being located in the centerline of Broad Street (US-40) at station 603+78.32 and centerline station 145+00.00 for Davis Avenue;

Thence **S 08 degrees 29 minutes 14 seconds E** a distance of **40.00 feet** with the existing centerline of right of way for Davis Avenue to a point, said point being 40.00 feet right from Broad Street (US-40) centerline station 603+78.32;

EXHIBIT A

RX 250 WD

Page 2 of 3

Rev. 06/09

Thence **S 81 degrees 30 minutes 46 seconds W** a distance of **50.00 feet** across Davis Avenue roadway to an iron pin set in the existing westerly right of way line, said iron pin being the northwest corner of a 0.007 acres tract of land described in a deed to the City of Columbus by deed of record in Official Record 27353I03 and lies in the existing southerly right of way line of Broad Street, being 40.00 feet right from Broad Street (US-40) centerline station 603+28.32 and being also the ***TRUE POINT OF BEGINNING***;

Thence **S 53 degrees 29 minutes 14 seconds E** a distance of **5.66 feet** with the existing westerly right of way line of Davis Avenue, the southwesterly line of said City of Columbus 0.007 acres tract and the northeasterly line of said Lot 12 to an iron pin set, said iron pin being 44.00 feet right from Broad Street (US-40) centerline station 603+32.32;

Thence **S 81 degrees 30 minutes 46 seconds W** a distance of **29.83 feet** across said Lots 12 and Lot 11 to an iron pin set, said iron pin being 44.00 feet right from Broad Street (US-40) centerline station 603+02.49;

Thence **N 08 degrees 29 minutes 14 seconds W** a distance of **4.00 feet** across said Lot 11 to an iron pin set in the existing southerly right of way line for Broad Street (US-40), same being a point in the north line of said Lot 11, said iron pin being 40.00 feet right from Broad Street (US-40) centerline station 603+02.49;

Thence **N 81 degrees 30 minutes 46 seconds E** a distance of **25.83 feet** with the existing southerly right of way line for Broad Street (US-40) and the north line of said Lots 11 and Lot 12 to the northwest corner of said City of Columbus 0.007 acres tract, same being the northeast corner of said Lot 12 and the ***TRUE POINT OF BEGINNING***, containing 0.003 acres more or less.

The above described area contains a total of **0.003 acres**, within Franklin County Auditor's Parcel Number 010-001997-00, which includes 0.000 acres in the present road occupied.

Grantor claims title by Instrument recorded in Official Record Book 10718I16 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".

EXHIBIT A

Page 3 of 3

RX 250 WD

Rev. 06/09

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