

EXHIBIT A

RX 250 WD

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Rev. 06/09

Ver. Date 07/22/19

PID

**PARCEL 11-WD
STATE ROUTE 317-SHOOK ROAD-PHASE II
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]

Situate in the State of Ohio, County of Franklin, Township of Hamilton, City of Columbus, located in Section 36, Township 4, Range 22, Congress Lands, and being part of the 87.146 acre tract conveyed to ICON DP WH Columbus Owner Pool 3 Midwest, LLC by deed of record in Instrument Number 201503250036962, records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows;

Being a parcel of land lying on the left side of the Centerline of Right-of-Way of State Route 317, as delineated upon the State Route 317-Shook Road-Phase II Right-of-Way Plan on file with the City of Columbus (2873-E);

Beginning at the Franklin County Geodetic Survey Monument 9930 found at the intersection of the centerline of right-of-way of State Route 317 (London-Groveport Road) and Shook Road, being the south quarter corner of Section 36, Township 4, Range 22 and the north quarter corner of Section 1, Township 3, Range 22, being the southeasterly corner of said 87.146 acre tract, and being at S.R. 317 Centerline Right-of-Way station 163+33.66, and Shook Road Centerline Right-of-Way station 10+00.00;

Thence North 85 deg. 51 min. 04 sec. West, a distance of 264.00 feet along said existing centerline of right-of-way of State Route 317, the common line of said Sections 1 and 36, and the southerly line of said 87.146 acre tract, to a point at the southwesterly corner of a former 2 acre tract (now part of said 87.146 acre tract) conveyed to Gregg Fleming by deed of record in Official Record 24080 C20; said point being at State Route 317 Centerline Right-of-Way station 160+69.66;

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Thence North 03 deg. 37 min. 38 sec. East, a distance of 40.00 feet along the westerly line of said former 2 acre tract, to an iron pin found with "Bernard" cap in the existing northerly right-of-way line of State Route 317 as established by a Highway Easement of record in Deed Book 1206, Page 632, at the southeasterly corner of the 0.178 acre tract conveyed to the City of Columbus by deed of record in Instrument Number 200009010176507; said iron pin being 40.00 feet left of State Route 317 Centerline Right-of-Way station 160+69.29;

Thence continuing North 03 deg. 37 min. 38 sec. East, a distance of 10.00 feet along the common line of said former 2 acre tract and said 0.178 acre tract, to an iron pin set being 50.00 feet left of State Route 317 Centerline Right-of-Way station 160+69.20;

Thence the following two (2) courses and distances across said 87.146 acre tract;

1. Thence South 85 deg. 51 min. 04 sec. East, a distance of 185.80 feet to an iron pin set, being 50.00 feet left of State Route 317 Centerline Right-of-Way station 162+55.00;
2. Thence North 47 deg. 59 min. 22 sec. East, a distance of 68.94 feet to an iron pin set in the existing westerly right-of-way line of Shook Road, being 99.72 feet left of State Route 317 Centerline Right-of-Way station 163+02.75 and being 30.00 feet left of Shook Road Centerline Right-of-Way station 11+00.00;

Thence North 03 deg. 37 min. 38 sec. East, a distance of 230.28 feet across said 87.146 acre tract and along said existing westerly right-of-way line of Shook Road to an iron pin set in the northerly line of said former 2 acre tract, at the southwesterly corner of the 1.609 acre tract conveyed to the City of Columbus by deed of record in Instrument Number 200009010176507; said iron pin being 30.00 feet left of Shook Road Centerline Right-of-Way station 13+30.28;

Thence South 85 deg. 51 min. 04 sec. East, a distance of 30.00 feet along the common line of said former 2 acre tract and said 1.609 acre tract to a point in said existing centerline of Shook Road, the half section line of said Section 36, at a northeasterly corner of said 87.146 acre tract, being at Shook Road Centerline Right-of-Way station 13+30.00;

Thence South 03 deg. 37 min. 38 sec. West, a distance of 330.00 feet along said existing centerline of Shook Road, said half section line of Section 36, and the easterly line of said 87.146 acre tract, to the **Point of True Beginning** of the herein described parcel, containing 0.523 acres, more or less, of which 0.442 acres lies within the existing Present Road Occupied.

Of the above described area, 0.523 acres are contained within Franklin County Auditor's Parcel 495-286103-00.

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Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (NSRS 2007), as established from a GPS survey in 2017 and are based on the bearing of North 03 deg. 37 min. 38 sec. East for the centerline of Shook Road, as determined by occupying Franklin County Geodetic Control Monuments "FCGS 9930" and "FCGS 9927".

All iron pins set are 5/8 inches in diameter rebar by 30 inches long with a yellow plastic cap stamped STANTEC.

This description was prepared by Steven E. Rader, registered surveyor 7191, and is based upon a field survey for the City of Columbus in 2017, by Stantec Consulting Services, Inc., under the direction of said surveyor.

Instrument reference as of the date this survey was prepared: Instrument Number 201503250036962, of the Recorder's Office, Franklin County, Ohio.

STANTEC CONSULTING SERVICES INC.

Registered Surveyor No. 7191

Date