

## **EXHIBIT A**

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RX 250 WD

Rev. 06/09

Ver. Date 03/05/18

PID

**PARCEL 18-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).

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**[Surveyor's description of the premises follows]**

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Situate in the State of Ohio, County of Franklin, City of Columbus, located in Section 36, Township 4, Range 22, Congress Lands, and being part of the 2.81 acre tract conveyed to Tulay Kaptaner by deed of record in Instrument Number 200211140289651, 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 southwesterly corner of said 2.81 acre tract; said monument being at State Route 317 Centerline Right-of-Way station 163+33.66, and Shook Road Centerline Right-of-Way station 10+00.00;

Thence North 03 deg. 37 min. 38 sec. East, a distance of 350.00 feet along said existing centerline of Shook Road, the Half Section line of said Section 36, and the westerly line of said 2.81 acre tract, to a point at the common corner of said 2.81 acre tract and the 47.048 acre tract conveyed to Cabot IV-OH1B01, LLC, by deed of record in Instrument Number 20140523 0064497; said point being at Shook Road Centerline Right-of-Way station 13+50.00;

Thence South 86 deg. 02 min. 57 sec. East, a distance of 30.00 feet along the common line of said 2.81 and 47.048 acre tracts to an iron pin set being 30.00 feet right of Shook Road Centerline Right-of-Way station 13+49.83;

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Thence the following four (4) courses and distances across said 2.81 acre tract;

1. Thence South 03 deg. 37 min. 38 sec. West, a distance of 229.83 feet to an iron pin set, being 30.00 feet right of Shook Road Centerline Right-of-Way station 11+20.00 and being 120.17 feet left of State Route 317 Centerline Right-of-Way station 163+62.98;
2. Thence South 23 deg. 40 min. 06 sec. East, a distance of 79.19 feet to an iron pin set, being 50.00 feet left of State Route 317 Centerline Right-of-Way station 163+99.69;
3. Thence South 78 deg. 55 min. 27 sec. East, a distance of 80.62 feet to an iron pin set, being 40.00 feet left of State Route 317 Centerline Right-of-Way station 164+79.69;
4. Thence South 86 deg. 02 min. 57 sec. East, a distance of 203.74 feet to a point in a common line of said 2.81 and 47.048 acre tracts, being 40.00 feet left of State Route 317 Centerline Right-of-Way station 166+83.43;

Thence South 03 deg. 37 min. 38 sec. West, a distance of 40.00 feet (passing a 1/2 inch iron pin found at a distance of 0.20 feet) along said common line of the 2.81 and 47.048 acre tracts to a point in the south line of said Section 36 and the existing centerline of State Route 317, at a common corner of said 2.81 and 47.048 acre tract; said point being 0.00 feet right of Centerline Right-of-Way station 166+83.66;

Thence North 86 deg. 02 min. 57 sec. West, a distance of 350.00 feet along said south line of said Section 36, the existing centerline of State Route 317 and the southerly line of said 2.81 acre tract to the **Point of True Beginning** of the herein described parcel, containing 0.582 acres, more or less, of which 0.535 acres lies within the existing Present Road Occupied.

Of the above described area, 0.582 acres are contained within Franklin County Auditor's Parcel 495-234997-00.

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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 200211140289651, of the Recorder's Office, Franklin County, Ohio.

**STANTEC CONSULTING SERVICES INC.**

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Registered Surveyor No. 7191

Date