

Exhibit "A" – 1.379 Acres

Situated in the State of Ohio, County of Franklin and in the City of Columbus:

Being in Quarter Township 3, Township 1, Range 17, United States Military Lands, and being part of an original 35.689 acre tract conveyed to **Cassady Retail Ventures, Ltd** as recorded in Instrument Number 200203140066897, record references to those of the Recorder's Office, Franklin County, Ohio, and being more particularly bounded and described as follows:

COMMENCING at a found 5/8" rebar capped "EP Ferris Surveyor 8230" at the southeast corner of a 1.385 acre tract conveyed to the City of Columbus, Ohio in Instrument Number 200407140163519, at the southwest corner of a 2.016 acre tract conveyed to Speedway SuperAmerica, LLC in Instrument Number 200612210252879 and in the north line of the limited access right of way of Ramp "H" of Interstate 670 (FRA-670-3.93);

Thence along part of the southerly line of said 2.016 acre tract, across part of said 35.689 acre tract and along the north line of said limited access right of way, North 42 degrees 14 minutes 12 seconds West, 28.07 feet to a found 5/8" rebar capped "S-6812", said rebar also being on the easterly line of said 1.385 acre tract and easterly right-of-way line of Cassady Avenue;

Thence continuing along the easterly line of said 1.385 acre tract and easterly right-of-way line of Cassady Avenue, and westerly line of said 2.016 acre tract, North 03° 12' 08" East, a distance of 133.91 feet to an angle point in the right-of-way;

Thence continuing along the easterly line of said 1.385 acre tract and easterly right-of-way line of Cassady Avenue, and westerly lines of said 2.016 acre tract, said 35.689 acre tract, and a 1.109 acre tract conveyed to Lancheck, LLC by Instrument Number 200609150184693, and a 2.202 acre tract conveyed to Cassady Airpointe LLC by Instrument Number 201612200174581, North 03° 09' 56" East, passing a found 5/8" rebar capped "EP Ferris Surveyor 8230" at 414.76 feet and at 715.23 feet, a total distance of 870.70 feet to a point, being referenced by a found bent 5/8" rebar at 0.26 feet South and 0.17 feet West, and being the **TRUE POINT OF BEGINNING**:

Thence continuing along the easterly line of said 1.385 acre tract and easterly right-of-way line of Cassady Avenue, and westerly line of said 35.689 acre tract, North 03° 09' 56" East, a distance of 177.26 feet to a set iron pin, also being the southwesterly corner of a 1.921 acre tract conveyed to Faith D. Croswell, Trustee, of the Trust Agreement Dated December 17, 1996;

Thence along the southerly line of said 1.921 acre tract and the northerly line of said 35.689 acre tract, South 86° 25' 36" East, passing a found 3/4" iron pipe capped "Franklin Consultants" at 259.98 feet, a total distance of 265.61 feet to a point, being referenced by a found bent 5/8" rebar at 0.24 feet North, said point also being the northwesterly corner of a 3.278 acre tract conveyed to VJP Hospitality, LTD by Instrument Number 200801180009499;

Thence along the westerly line of said 3.278 acre tract and the easterly line of said 35.689 acre tract, South 03° 38' 26" West, a distance of 229.06 feet to a set Mag nail, also being a corner of said 3.278 and 35.689 acre tracts;

Thence across said 35.689 acre tract, North 86° 47' 06" West, a distance of 242.70 feet to a set Mag nail;

Thence continuing across said 35.689 acre tract, North 03° 09' 56" East, a distance of 18.92 feet to a set iron pin;

Thence continuing across said 35.689 acre tract, North 28° 07' 49" West, a distance of 40.43 feet to a point, being the **PLACE OF BEGINNING**, containing 1.379 acres (60,080 S.F.), more or less.

Subject to all legal rights-of-way and/or easements, if any, of previous record.

All set iron pins are 5/8" outside diameter rebar with a plastic cap stamped "EP FERRIS SURVEYOR 8342".

Basis of Bearing: East right-of-way line of Cassady Ave. as described in Instrument Number 200407140163519, being North 03° 09' 56" East.

This description was prepared by Matthew L. Sloat, Registered Surveyor No. 8342, of E.P. Ferris & Associates, Inc. on July 20, 2017.



Matthew Lee Sloat

7/21/17

Matthew Lee Sloat, PS 8342

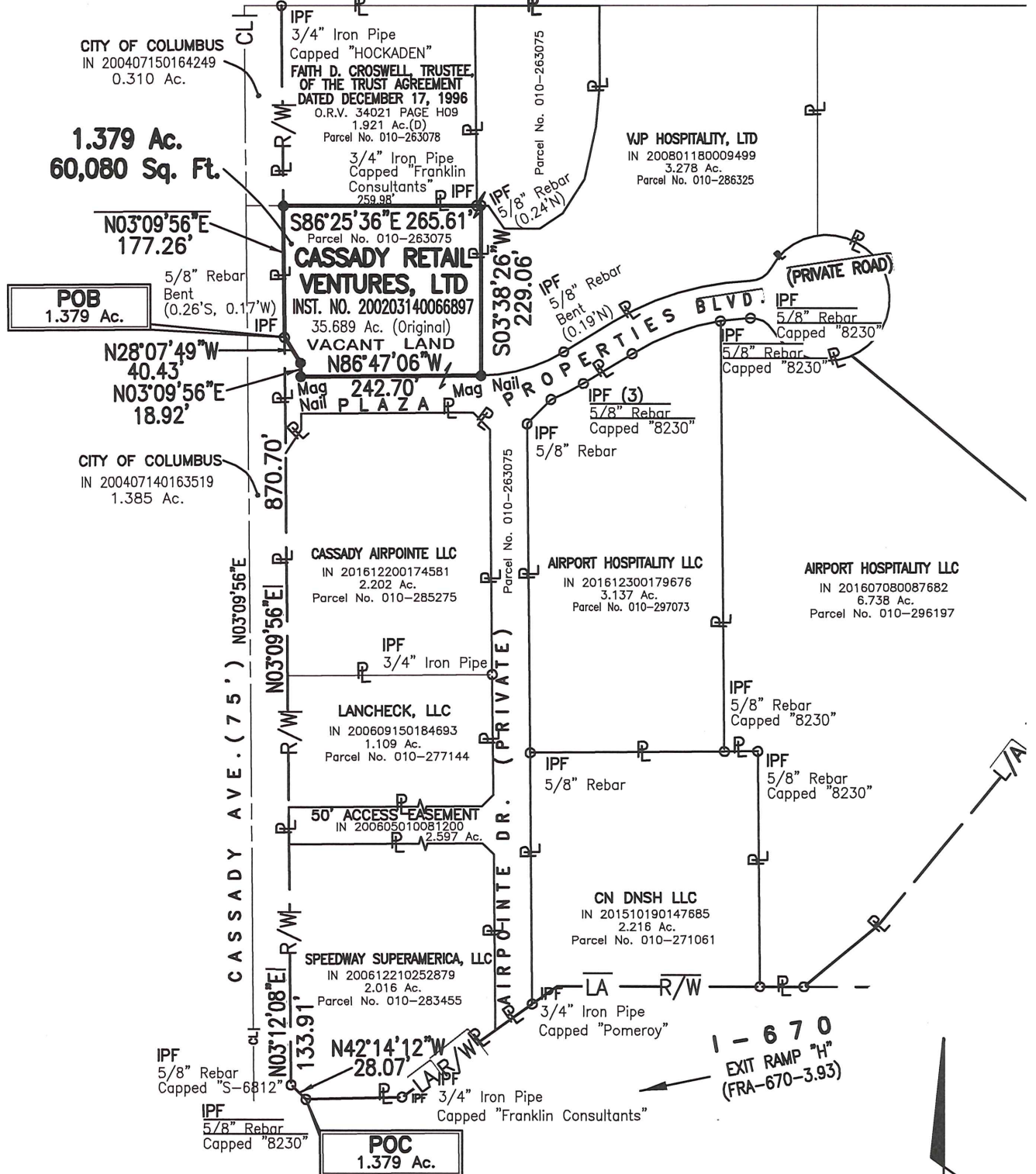
Date

2 of 2
Legal Description
1.379 acres

*0-58-D
split
1.379 acres
out of
(010)
263075*



Located in Quarter Township 3, Township 1, Range 17, United States Military Lands
 Being part of a 35.689 Ac. Tract; conveyed to Cassady Retail Ventures, LTD in IN. 200203140066897
 City of Columbus, Franklin County, Ohio



BASIS OF BEARING:

East Right-of-Way of Cassady Ave. as described in Instrument Number 200407140163519, being North 03° 09' 56" East.

FLOOD ZONE:

Said described property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 39049C0193 K with a date of identification of June 17, 2008, in Franklin County, State of Ohio, which is the current Flood Insurance Rate Map for the community in which said property is situated.

ZONING

Zoning District: LC4, Commercial, Effective Date of November 19, 2003
 Height- 110' Maximum Building Height

All monuments found are in good condition unless otherwise noted.

All iron pins set are 5/8" rebar, 30" in length with yellow plastic cap with "EP FERRIS SURVEYOR 8342" inscribed on top.

Field survey was conducted on January 2007, August 2014, May 2016 and July 2017

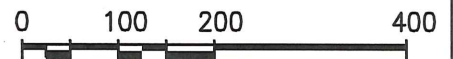
We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative BY:

Matthew Lee Sloat 7/21/17
 Matthew Lee Sloat, PS Date
 Registered Surveyor No. 8342

Legend

- PL Property Line
- R/W Right-of-Way
- Iron Pin Set OR Mag Nail Set
- Iron Pin Found (IPF)

Scale: 1" = 200'



E. P. FERRIS
 AND ASSOCIATES
 INC.

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 (614) 299-2992 (Fax)
 www.EPFERRIS.com

Exhibit "B" - 1.379 Ac. LOT SPLIT
CASSADY AVENUE
 CITY OF COLUMBUS, OHIO

JOB NO.	1109.002
DRAWN BY:	MLS
CHECKED BY:	MLS
APPROVED BY:	MLS
DATE:	07/19/17

Consulting Civil Engineers and Surveyors