

EXHIBIT A

PID 1 of 2
PARCEL 37-WD
PROJECT AVERY RD
Version Date 07/24/08

**PARCEL 37-WD
AVERY ROAD WIDENING PROJECT
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Situate in the State of Ohio, County of Franklin, City of Dublin, located in Virginia Military Survey 3004, and being part of the 1.10 acre tract conveyed to the City of Dublin by deed of record in Instrument Number _____ (previously owned by Michael S. Blue of record in Instrument Number 200501260015710), and the 0.447 acre tract conveyed to the City of Dublin by deed of record in Instrument Number 200502110027349, records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows;

Beginning for Reference at a railroad spike set at the existing centerline of right-of-way of Avery Road and Irelan Place as delineated upon the plat of Shamrock Industrial Park of record in Plat Book 51, Page 12;

Thence South 04 deg. 10 min. 10 sec. East, a distance of 130.01 feet along the said existing centerline of Avery Road to a point at the northeasterly corner of said 1.10 acre tract; said point being the **Point of True Beginning** of the herein described parcel;

Thence South 04 deg. 10 min. 10 sec. East, a distance of 100.00 feet along the said existing centerline of Avery Road and the easterly line of said 1.10 acre tract, to a point in the easterly extension of the northerly line of Kendall Ridge Section 3 of record in Plat Book 95, Page 15, at the southeasterly corner of said 1.10 acre tract;

Thence South 84 deg. 52 min. 13 sec. West, a distance of 90.01 feet along the southerly line of said 1.10 acre tract and the easterly extension of said northerly line of Kendall Ridge Section 3 to an iron pin set in the new westerly right-of-way line of Avery Road;

Thence North 04 deg. 10 min. 10 sec. West, a distance of 208.52 feet along said new westerly right-of-way line of Avery Road and across said 1.10 and 0.447 acre tracts, to an iron pin set in the southerly line of a 50 foot Private Drive, being the common line of said 0.447 acre tract and the 2.5884 acre tract conveyed to Westdale Properties, LLC, by deed of record in Instrument Number 200412270290247;

Thence North 85 deg. 49 min. 50 sec. East, a distance of 30.00 feet along said southerly line of the Private Drive, and the common line of said 0.447 and 2.5884 acre tracts, to a point in the existing westerly right-of-way line of Avery Road, being 60.00 feet westerly of, as measured by right angles, said centerline of Avery Road;

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Thence South 04 deg. 10 min. 10 sec. East, a distance of 108.02 feet along said existing westerly right-of-way line of Avery Road, and across said 0.447 acre tract, to a point in the common line of said 0.447 and 1.10 acre tracts;

Thence North 84 deg. 51 min. 35 sec. East, a distance of 60.01 feet along the common line of said 0.447 and 1.10 acre tracts, to the **Point of True Beginning** of the herein described parcel, containing 0.281 acres, more or less, of which the present road occupies 0.069 acres, more or less.

Of the above described area, 0.074 acres are contained within Franklin County Auditor's Parcel 274-000142.

Of the above described area, 0.207 acres are contained within Franklin County Auditor's Parcel 274-000086.

The bearings for this description are based upon State Plane Grid Bearings from the Ohio Coordinate System, South Zone, NAD 83 (86), as measured using G.P.S. methods through Franklin County Engineer's Stations "FRANK 72", "FRANK 172", "FCGS 5536", and "FCGS 5534".

This description was prepared by Steven E. Rader, registered surveyor 7191, and is based upon a field survey for the City of Dublin, in March, 2008, by Stantec Consulting Services, Inc., under the direction of said surveyor.

Grantor claims title by the instruments of record in Instrument Number _____ and Instrument Number 200502110027349, of the Recorder's Office, Franklin County, Ohio.

A drawing of this description is attached hereto and made part thereof.



STANTEC CONSULTING SERVICES, INC.

Steven E. Rader 7/25/08
Registered Surveyor No. 7191 Date

EXHIBIT B

0.074 AC. (274-000142)
 0.207 AC. (274-000086)
 0.281 AC. (GROSS AREA)

MONUMENT LEGEND

- ⊕ R.R.S. FOUND
- R.R.S. SET
- IRON PIN FOUND
- ⊙ I.P.F. WITH I.D. CAP
- 3/4" IRON PIN SET
- ▣ MONUMENT BOX



(41) TIMOTHY J. WHALEN, TRUSTEE
 274-000140
 0.431 ACRES
 I.N. 200705240091155

(39) HARRIS-MAREK CO., LTD.
 274-000136
 0.422 ACRES
 I.N. 200712280220497

LOT 6
 FARM AND POWER
 EQUIPMENT RETAILERS
 OF OHIO
 (40) 274-000104
 LOT 6
 D.B. 3707, PG. 487

PRIVATE DRIVE

IRELAN PLACE (60')

(37) CITY OF DUBLIN
 274-000142
 0.447 ACRES
 I.N. 200502110027349

(35) JAMES P. CONNOLLY
 & DONALD A. DELEWESE
 274-000099
 LOT 1
 O.R. 2325 B19

SHAMROCK
 INDUSTRIAL PARK
 P.B. 51, PG. 12
 LOT 1

(37) CITY OF DUBLIN
 274-000086
 1.10 ACRES
 PREVIOUS OWNER
 MICHAEL S. BLUE
 I.N. 200501260015710

POINT OF TRUE BEGINNING

| NUMBER | DIRECTION | DISTANCE |
|--------|---------------|----------|
| L1 | S 04°10'10" E | 130.01' |
| L2 | S 84°52'13" W | 90.01' |
| L3 | N 85°49'50" E | 30.00' |
| L4 | S 04°10'10" E | 108.02' |
| L5 | N 84°51'35" E | 60.01' |

N 84°52'13" E

N 85°01'04" E

(34) CEMETERY

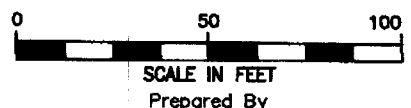
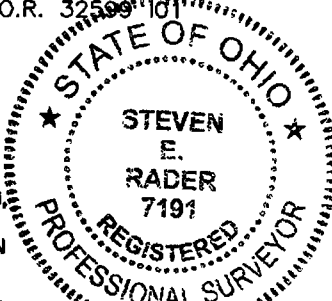
0.281 ACRES (GROSS)
-0.069 ACRES (P.R.O.)
0.212 ACRES (NET)

(33) THE STONEHENGE COMPANY
 274-000289
 LOT 1 (1.630 AC.)
 I.N. 199807210182017

(A) CITY OF DUBLIN
 432 S.F. (0.010 AC.)
 O.R. 32599 H16

(38) WESTDALE PROPERTIES, LLC
 274-000047
 2.5884 ACRES
 I.N. 200412270290247

(B) CITY OF DUBLIN
 200 S.F.
 O.R. 32599 H16



BASIS OF BEARINGS

THE BEARINGS FOR THE AVERY ROAD WIDENING PROJECT ARE BASED UPON STATE PLANE GRID BEARINGS FROM THE OHIO COORDINATE SYSTEM SOUTH ZONE, NAD 83 (86), AS MEASURED USING G.P.S. METHODS THROUGH THE FRANKLIN COUNTY ENGINEER'S STATIONS "FRANK 72", "FRANK 172", "FCGS 5536", AND "FCGS 5534".

Stantec Consulting Services, Inc.
 1500 Lake Shore Drive, Suite 100
 Columbus, Ohio 43204
 Phone: (614) 486-4383

Stantec
 Steven E. Rader 7/25/09

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