

**EXHIBIT A LEGAL DESCRIPTION**

**Tract One:**  
Situating in the State of Ohio, County of Franklin, and in the City of Columbus:  
Being part of Section 3, Township 1, Range 18, United States Military Lands, being a part of a 138.108 acre tract of land described in a deed to University City, Inc., of record in Deed Book 1848, Page 216, Franklin County Recorder's Office, and being more particularly described as follows:

Beginning at a point in the northerly line of said 138.108 acre tract, said point being S. 89 deg. 55' W., with said northerly line, a distance of 327.16 feet from the northeasterly corner of said 138.108 acre tract in the original centerline of Oentangy River Road;

Thence S. 13 deg. 42' E., a distance of 260.81 feet, to a point in the northerly line of Stinchcomb Drive, as shown in Plat Book 33, Page 52, Franklin County Recorder's Office;

Thence S. 89 deg. 55' W., with the northerly line of Stinchcomb Drive, a distance of 100.63 feet to a point in the easterly line of the University Arms No. 4, Inc., 4.477 acre tract as described in Deed Book 2172, Page 518, Franklin County Recorder's Office;

Thence N. 13 deg. 42' W., with the easterly line of said 4.477 acre tract, a distance of 260.81 feet to a point in the northeasterly corner of said 4.477 acre tract, in the northerly line of said 138.108 acre tract;

Thence N. 89 deg. 55' E., with the northerly line of said 138.108 acre tract, a distance of 100.63 feet to the place of beginning containing 0.586 acres of land, more or less.

**Tract Two:**  
Situating in the State of Ohio, County of Franklin, City of Columbus in Quarter Township 3, Township 1, Range 18, United States Military Lands and being a part of the University Arms No. 4, Inc., 4.477 acre tract of record in Official Record Volume 8672, Page B10, Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning at a found iron pipe at the southeast corner of said 4.477 acre tract, also being the southwest corner of the University City Plaza Assoc. 0.586 acre tract (Deed Book 2529, Page 60) and at the intersection of the original easterly line of said 4.477 acre tract with the northerly line of Stinchcomb Drive (60.0 feet wide, Plat Book 33, Page 52);

Thence, along the northerly line of said Stinchcomb Drive, South 89 deg. 55' West, 20.19 feet to a point;

Thence, along the northerly line of said 4.477 acre tract, North 89 deg. 50' 21" East, 20.19 feet to a set iron pipe at the northeast corner of said 4.477 acre tract, also being the northwest corner of said 0.586 acre tract;

Thence, along an easterly line of said 4.477 acre tract (westerly line of said 0.586 acre tract), South 13 deg. 42' East, 259.99 feet to the place of beginning, containing 0.117 acres of land, more or less.

**FURTHER DESCRIBED AS:**

Situating in the State of Ohio, County of Franklin, City of Columbus, located in Quarter Township 3, Township 1, Range 18, United States Military Lands, being all of that 0.586 acre Tract One and that 0.117 acre Tract Two, as conveyed to University Plaza Apartments, LLC, by deed of record in Instrument Number 200501210012875, records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at an Iron Pipe Found with a yellow cap stamped "STANTEC" marking the southeast corner of that 8.216 acre Parcel 1 as conveyed to University Village Columbus Apartments, LLC, by deed of record in Instrument Number 20110808098494, the southwest corner of said 0.117 acre Tract Two, in the existing northerly right-of-way line of Stinchcomb Drive, North 89°55'00" East, a distance of 132.8 feet from an Iron Pipe Found with a yellow cap stamped "STANTEC" marking the first point of curvature west of Stadium Drive as shown in Plat Book 33, Page 52;

Thence North 13°42'00" West, a distance of 260.81 feet, along the easterly line of said 8.216 acre Parcel 1, and along the westerly line of said 0.117 acre Tract Two, to a Magnetic Nail Set in a tree stump root;

Thence North 89°59'51" East, a distance of 120.82 feet, along the northerly lines of said 0.117 acre Tract Two and said 0.586 acre Tract One, and along southerly lines of Lots 7, 6, and 5, of the Frank P. Colwell's Riverview Parcels, as delineated in Auditor's Plat Book 12, Page 36, to a Rebar Set with a yellow cap stamped "STANTEC";

Thence South 13°42'32" East, a distance of 260.64 feet, along the easterly line of said 0.586 acre Tract One, and along the westerly line of that 1.194 acre Parcel 1 as conveyed to JAP GURU, LLC, by deed of record in Instrument Number 200710150179989, to a pinch top Iron Pin Found;

Thence South 89°55'00" West, a distance of 120.82 feet, along the southerly lines of said 0.586 acre Tract One and said 0.117 acre Tract Two, and along the existing northerly right-of-way line of said Stinchcomb Drive, to the Point of Beginning, containing 0.703 acres, more or less, from Franklin County Auditor's Parcel 010-012357.

The bearings shown herein are based on the bearing of North 89°55'00" East, for the existing northerly right-of-way line of Stinchcomb Drive as shown in Plat Book 33, Page 52.

This description was prepared on October 8, 2015, by Tim Baker, Registered Surveyor 7818, from an actual field survey under my direction in September, 2015.

**UTILITY STATEMENT:**

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

**O.U.P.S. REFERENCE NUMBER:**

Ohio Utilities Protection Service  
Phone 1-800-362-2764

**ZONING NOTE:**

The subject property is currently zoned AR0 and AR3.

**GENERAL NOTES:**

- This survey represents all the easements listed in the Title Commitment under (NOTES PER TITLE COMMITMENT) that may affect the subject parcel.
- This survey represents all visible underground utilities that may affect the subject parcel.
- All record information obtained from the Franklin County Engineer's Office and Franklin County Recorder's Office.

**Pertinent Documents:**  
Previous Surveys  
Recorded deeds as shown on survey

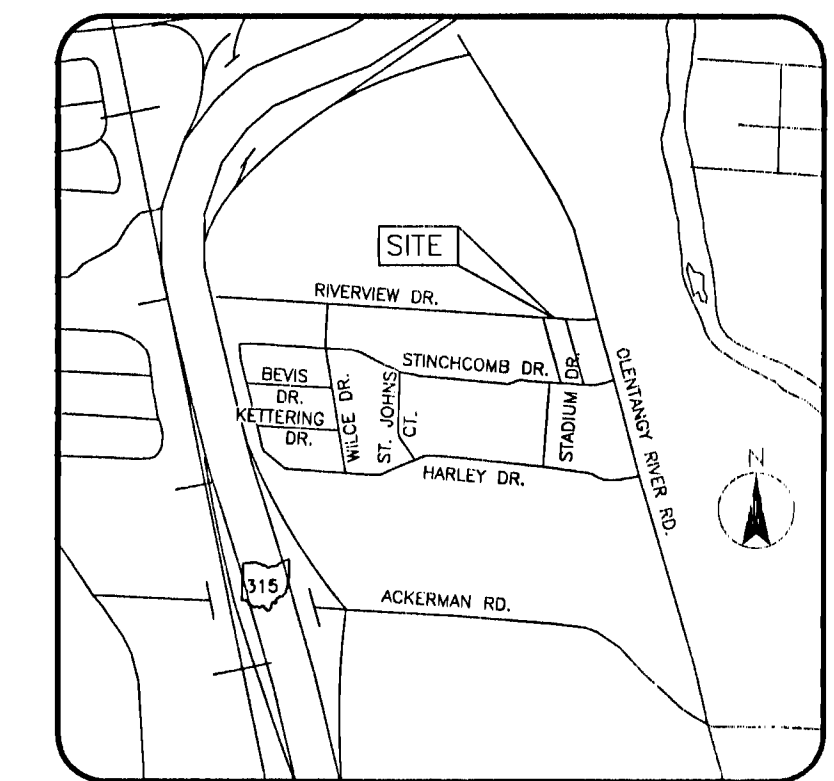
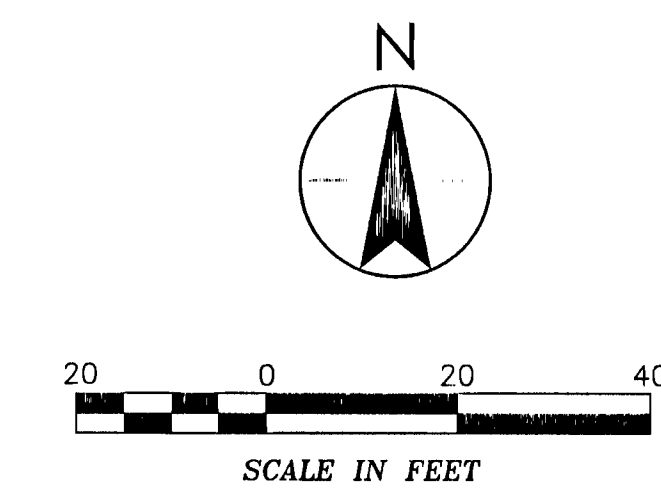
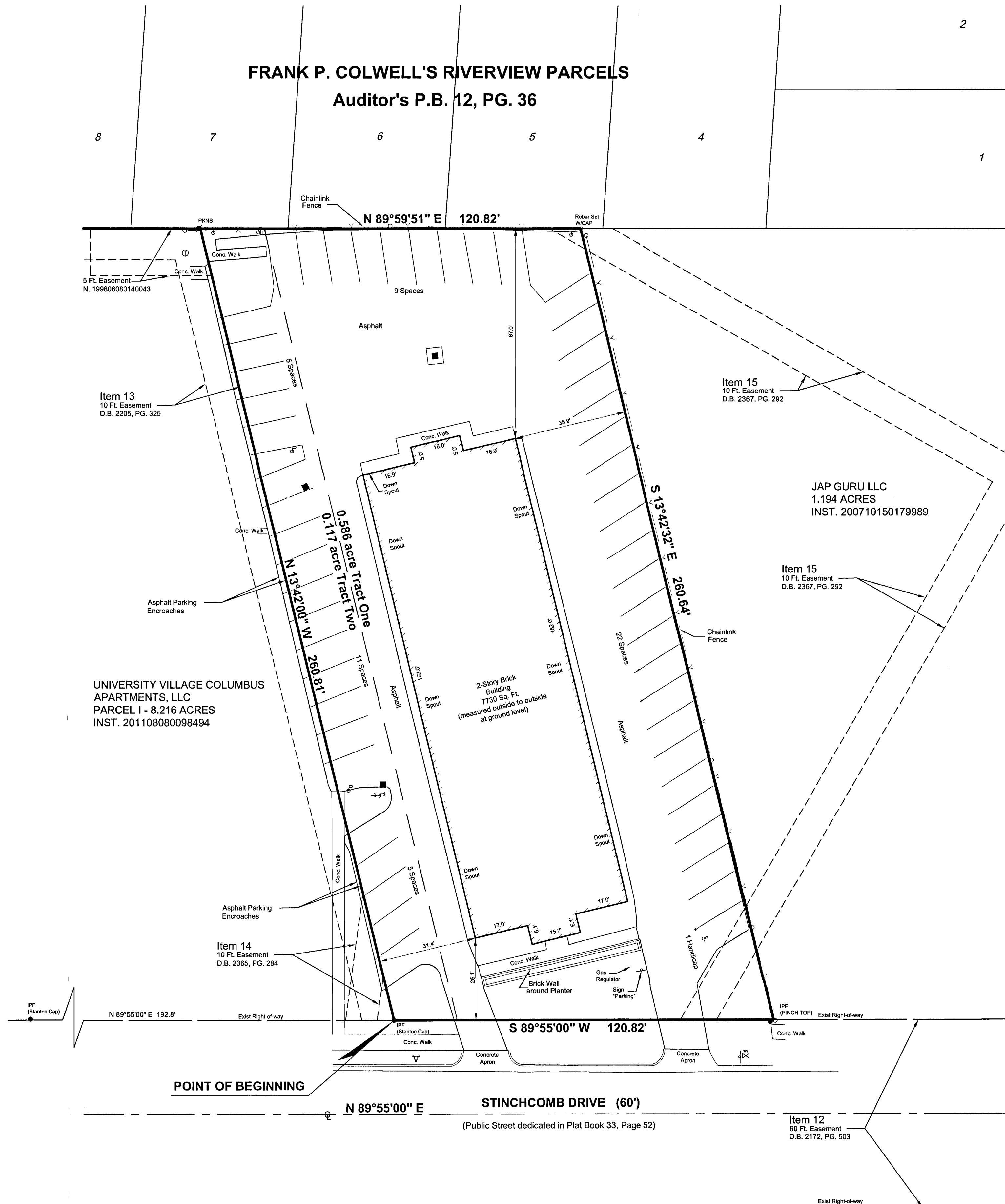
**BASIS OF BEARINGS:**

The bearings shown hereon are based on the bearing of North 89°59'00" West for the centerline of Stinchcomb Drive, of record in Plat Book 33, Page 52, records of the Recorder's Office, Franklin County, Ohio.

**FLOOD NOTE:**

The subject property lies in Zone X (area determined to be outside the 0.2% annual chance floodplain), as determined by graphic interpolation from the Flood Insurance Rate Map (FIRM), Number 39049C0169 K, with an effective date of June 17, 2008, published by the Federal Emergency Management Agency.

**FRANK P. COLWELL'S RIVERVIEW PARCELS**  
**Auditor's P.B. 12, PG. 36**



**LEGEND**

○ IPS Iron Pipe Set, 3/4 inch, 30 inches in length, with a yellow cap stamped the name "STANTEC".	● RBF Rebar Found
● IPF Iron Pipe Found	✱ COSS Cotton Gin Spindle Set
▲ RRSS Railroad Spike Found	■ MON Monument Box Found
△ RRSS Railroad Spike Set	□ CMF Concrete Right-of-Way Monument Found
● PKNF PK Nail Found	● Stone Stone Found
○ PKNS PK Nail Set	○ PKNS PK Nail Set
⊕ Light Pole	⊕ Sign
⊕ Power Pole	⊕ Mailbox
⊕ Guy Wire	⊕ Water Valve
⊕ Guy Pole	⊕ Water Tap
⊕ Electric Transformer	⊕ Water Meter
⊕ Electric Manhole	⊕ Water Meter Pit
⊕ Combination Pole	⊕ Fire Hydrant
⊕ Catch Basin	⊕ Downspout
⊕ Curb Inlet	⊕ Test Bore
⊕ Storm Manhole	⊕ Benchmark
⊕ Sanitary Manhole	⊕ Railroad Stop Block
⊕ Sanitary Clean Out	⊕ Monitor Well
⊕ Traffic Manhole	⊕ Handicap Parking Space
⊕ Traffic Pull Box	⊕ Storm Sewer Line
⊕ Traffic Pole	⊕ SS Sanitary Sewer Line
⊕ Underground Utility Marker	⊕ Gas Line
⊕ Gas Meter	⊕ Water Line
⊕ Gas Valve	⊕ Underground Telephone Line
⊕ Gas Tap	⊕ Underground Electric Line
⊕ Telephone Pedestal	⊕ Overhead Utility Line
⊕ Telephone Manhole	⊕ Fence
⊕ Telephone Pole	
⊕ Cable T.V. Pedestal	

**NOTES PER TITLE COMMITMENT:**

The following Item numbers are per Schedule B - Section II of the title commitment issued by Chicago Title Insurance Company, countersigned by Connor Land Title Agency, Ltd. Number 2015093956 with an effective date of September 4, 2015 at 7:00 A.M. Encumbrances recorded after September 4, 2015 are not shown on this plat.

ITEM 11 - Easement to Ohio Fuel Gas Company of record in Misc. Volume 5, page 18, assigned to Columbia Gas of Ohio, Inc., of record in Deed Book 2548, Page 90, Recorder's Office, Franklin County, Ohio. Said Item is a Blanket Easement and DOES AFFECT the subject tract, but cannot be plotted.

ITEM 12 - Easement to The Ohio Telephone Company of record in Deed Book 2172, Page 503, Recorder's Office, Franklin County, Ohio. DOES AFFECT the subject tract, and is shown. Lines to lie within Platted Easements and Dedicated Right-of-Way, with Ingress to, and Egress from said subject tract.

ITEM 13 - Easement to Columbus and Southern Ohio Electric Company of record in Deed Book 2205, Page 325, Recorder's Office, Franklin County, Ohio. DOES AFFECT the subject tract, and is shown.

ITEM 14 - Easement to Columbus and Southern Ohio Electric Company of record in Deed Book 2386, Page 284, Recorder's Office, Franklin County, Ohio. DOES AFFECT the subject tract, and is shown.

ITEM 15 - Easement to City of Columbus of record in Deed Book 2367, Page 292, Recorder's Office, Franklin County, Ohio. DOES AFFECT the subject tract, and is shown.

ITEM 16 - Easement to Warner Annex Cable Communications, Inc. of record in Official Record Volume 2130, Page G02, Recorder's Office, Franklin County, Ohio. Said Item is a Blanket Easement and DOES AFFECT the subject tract, but cannot be plotted.

ITEM 17 - Easement to The Ohio Bell Telephone Company of record in Deed Book 13128, Page F01, Recorder's Office, Franklin County, Ohio. DOES NOT AFFECT the subject tract, and is not shown.

**CERTIFICATION:**

To: HOMESTEAD AMERICA, LTD., an Ohio limited liability company, Chicago Title Insurance Company, Connor Land Title Agency, Ltd. its successors and/or assigns:

This is to certify that this map or plat and the survey on which it is based were made in accordance with 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 7(a), 8, 9, 11(a), 16 and 18 of Table A thereof. The field work was completed on September 14, 2015.

STANTEC CONSULTING SERVICES INC.

*Tim Baker*  
Tim A. Baker  
Professional Surveyor No. 7818  
10-23-15  
DATE

ALTA/ACSM LAND TITLE SURVEY OF  
484 Stinchcomb Drive, Columbus Ohio

**0.586 AND 0.117 ACRES**

LYING IN  
STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS  
SECTION 3, TOWNSHIP 1, RANGE 18  
UNITED STATES MILITARY DISTRICT

Scale: 1 inch = 20 Feet

Date: August 2002, Revised August 2011, September 2015

PREPARED BY:

ENCOUNTERED  
OCT 08 2015  
Franklin County Engineer  
Dean C. King, P.E., P.S.



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