

EXHIBIT A

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LPA RX 851 WD

Ver. Date 02/08/2022

PID 114254

**PARCEL 28-WD
FRA-161-13.03
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF COLUMBUS, OHIO, A MUNICIPAL CORPORATION**

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]

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Quarter Township 4, Township 2 North, Range 18 West, of the United-States Military Lands, and being part of a 2.021 acre tract conveyed to Sujay Ohio One, LLC, a West Virginia limited liability company (hereinafter referred to as "Grantor") by deed of record in Instrument Number 200510110213073 (Franklin County Parcel Number 010-197793-00) (all documents referenced herein are from the Franklin County Recorder's Office), and being more particularly described as follows:

BEGIN FOR REFERENCE at the intersection of the centerline right-of-way of East Dublin Granville Road (SR 161) (FRA-161-11.57) (width varies), centerline station 690+16.35 and center line of right-of-way of Spring Run Drive (50 feet in width), centerline station 31+47.04, being referenced by a found iron pin in concrete at East Dublin Granville Road (SR 161) centerline station 695+00.18, which bears South 75° 19' 01" East a distance of 483.83 feet;

Thence North 12° 47' 17" East a distance of 154.03 feet along the centerline of right-of-way of Spring Run Drive to a point at centerline station 33+01.07;

Thence North 82° 25' 01" West a distance of 31.07 feet leaving the centerline and crossing Spring Run Drive to a 5/8 inch iron pipe found at the intersection of the northerly right-of-way line of East Dublin Granville Road (S.R. 161), appropriated as parcel 61-WD by the State of Ohio in Franklin County Court of Common Pleas Case No. 238,118 of record in Deed Book 3281, Page 440, and the westerly right-of-way line of Spring Run Drive, deeded to the City of Columbus by deed of record in Official Record 3961, Page D05 and on the southeast corner of

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the said 2.021 acre tract, 30.95 feet left of centerline station 32+98.25 and the **TRUE POINT OF BEGINNING** of the parcel herein described;

Thence North $82^{\circ} 25' 01''$ West a distance of 13.76 feet along the northerly right-of-way line of East Dublin Granville Road (S.R. 161) and the southerly line of the 2.021 acre tract to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC.", 44.65 feet left of centerline station 32+97.00;

Thence leaving the northerly right-of-way line of East Dublin Granville Road (S.R. 161) and the southerly line of the 2.021 acre tract, the following six (6) courses across the 2.021 acre tract;

1. Along a curve to the left, with a radius of 24.00 feet, a delta angle of $69^{\circ} 14' 07''$, an arc length of 29.00 feet, a chord bearing North $36^{\circ} 47' 52''$ East with a chord distance of 27.27 feet to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC." at a point of compound curvature, 33.56 feet left of centerline station 33+21.91;
2. Along a curve to the left, with a radius of 195.00 feet, a delta angle of $27^{\circ} 00' 19''$, an arc length of 91.91 feet, a chord bearing North $11^{\circ} 19' 21''$ West with a chord distance of 91.06 feet to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC." at a point of reverse curvature, 35.45 feet left of centerline station 34+36.09;
3. Along a curve to the right with a radius of 211.00 feet, a delta angle of $28^{\circ} 29' 44''$, an arc length of 104.94 feet, a chord bearing of North $10^{\circ} 34' 39''$ West with a chord distance of 103.86 feet to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC." at a point of tangency, 26.98 feet left of centerline station 35+29.26;
4. North $03^{\circ} 23' 27''$ East a distance of 102.51 feet to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC." to an angle point, 25.46 feet left of centerline station 36+28.45;
5. North $03^{\circ} 40' 13''$ East a distance of 23.87 feet to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC." at a point of curvature, 25.45 feet left of centerline station 36+52.32;
6. Along a curve to the left with a radius of 489.00 feet, a delta angle of $04^{\circ} 56' 59''$, an arc length of 42.24 feet, a chord bearing of North $01^{\circ} 11' 43''$ East with a chord distance of 42.23 feet to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC." on the line common to the 2.021 acre tract and a 0.587 acre tract conveyed to Sabri Salhieh and Nadera Salhieh by deed of record in Instrument Number 201706120078524, 27.27 feet left of centerline station 36+94.51;

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Thence South $86^{\circ} 20' 23''$ East a distance of 2.27 feet along the line common to the 2.021 and the 0.587 acre tracts to a point on the existing westerly right-of-way of Spring Run Drive, referenced by a 5/8 inch pipe found which bears South $43^{\circ} 45' 16''$ East a distance of 0.65 feet, 25.00 feet left of centerline station 36+94.51;

Thence leaving the line common to the 2.021 and the 0.587 acre tracts on the following four (4) courses along the existing westerly right-of-way line of Spring Run Drive and the easterly line of the 2.021 acre tract;

1. South $03^{\circ} 39' 41''$ West a distance of 136.84 feet to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC." at a point of curvature, 25.00 feet left of centerline station 35+57.67;
2. Along a curve to the left with a radius of 250.00 feet, a delta angle of $29^{\circ} 24' 45''$, an arc length of 128.34 feet, a chord bearing South $11^{\circ} 02' 42''$ East a distance of 126.93 feet to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC." at a point of reverse curvature, 25.00 feet left of centerline station 34+42.17;
3. Along a curve to the right with a radius of 200.00 feet, a delta angle of $29^{\circ} 24' 43''$, an arc length of 102.67 feet, a chord bearing South $11^{\circ} 02' 43''$ East with a chord length of 101.54 feet to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC." at an angle point, 24.68 feet left of centerline station 33+22.70;
4. South $27^{\circ} 09' 22''$ West a distance of 25.24 feet to a southeasterly corner of the 2.021 acre tract and the **TRUE POINT OF BEGINNING**, containing 0.045 acres, more or less, being subject to all easements, restrictions, and rights-of-way record.

This description was prepared by Robert J. Sands, Ohio Professional Survey Number 8053, and is based on a survey conducted by DLZ Ohio, Inc. in May 2019 under his direct supervision.

The bearings for this description are based on the Ohio State Plane Coordinate System, South Zone, and reference the North American Datum of 1983 and the 2007 adjustment (NAD83(2007)), with the bearing of East Dublin Granville Road (SR 161) being South $75^{\circ} 19' 01''$ East.

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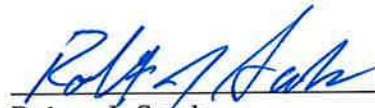
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Where described, iron pins set are 5/8 inch rebar, 30 inches long, with yellow caps stamped "DLZ OHIO INC."

All station and offsets referenced in this description are from the right-of-way centerline of Spring Run Drive as described in the plan known as "IMPROVEMENTS OF SR 161 PHASE 1 / PART 2 SPRING RUN DRIVE / PARKVILLE STREET" on file with the Ohio Department of Transportation and the City of Columbus.


Robert J. Sands,
Professional Surveyor No. 8053



02/10/22
Date

Split
0.045 acre
0404
(010)
197793

