

EXHIBIT A

LPA RX 851 WD

Page 1 of 3

Rev. 06/09

Ver. Date 06-03-22

PID 105734

**PARCEL 36-WD
FRA 16 8.24
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, FRANKLIN COUNTY, OHIO**

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, part of Quarter Township 3, Township 1, Range 16, United States Military Lands and being a 1.242 acre tract of land in the name of Lifetime Investments, Inc., an Ohio corporation, formerly known as Leslie Development Company, Inc. as described in IN. 201512020169272, all records are on file in the Franklin County Recorder's Office, and being a tract of land lying on the left side of the centerline of Right of Way of State Route 16 (East Broad Street), hereafter referred to as S.R. 16, as shown on the FRA-16-7.79 plans made by the Ohio Department of Transportation, and is more particularly described as follows:

Beginning for Reference at a concrete monument found in the southerly Right of Way line of said S.R. 16 (East Broad Street), being 33.00 feet right of centerline Station 205+00.00 as delineated in the FRA-16-7.79 centerline plat as recorded in Plat Book 29, Page 4;

Thence North 08°08'48" West, perpendicular to and leaving said southerly Right of Way line a distance of 33.00 feet to a point in said centerline, being centerline Station 205+00.00;

Thence North 81°51'12" East, with said centerline, a distance of 349.32 feet to the southeasterly corner of said 1.242 acre tract, being in the northerly line of a 4.754 acre tract of land in the name of The Children's Hospital, an Ohio Non-Profit corporation as described in IN. 200111010252974, being centerline Station 208+49.32 and passing the centerline of Right of Way intersection of said S.R. 16 (East Broad Street) and Outerbelt Street (80.00' R/W) at 147.36 feet, and **True Place of Beginning** for the tract of land herein being described;

EXHIBIT A

Page 2 of 3

Rev. 06/09

LPA RX 851 WD

Thence North 03°41'05" East, with the westerly line of said 1.242 acre tract, a distance of 107.28 feet to an iron pipe set at the southwesterly corner of a 5.000 acre tract of land in the name of SH 724 LLC, a Delaware limited liability company as described in IN. 200812220182539, being the northwesterly corner of said 1.242 acre tract and in the northerly Right of Way line of said S.R. 16 (East Broad Street), being 105.00 feet left of centerline Station 208+71.32;

Thence North 81°51'12" East, with the southerly line of said 5.000 acre tract and said northerly Right of Way line, a distance of 510.60 feet to an iron pipe set in the southwesterly corner of a 0.735 acre tract of land in the name of the City of Columbus as described in Official Record 845 Page D19, being the northeasterly corner of said 1.242 acre tract and 105.00 feet left of centerline Station 213+81.91;

Thence South 03°41'05" West, with said westerly line, a distance of 107.28 feet to a point in the centerline of said S.R. 16 (East Broad Street) and the northerly line of a 0.551 acre tract of land in the name of the City of Columbus as described in Official Record 32343, Page J08, being centerline Station 213+59.91;

Thence South 81°51'12" West, with said northerly line and said centerline, a distance of 510.60 feet to the **True Place of Beginning**.

The above described area contains 1.231 acres, more or less, of which the present road occupies 1.231 acres and is part of the Franklin County Auditor's Permanent Parcel number 520-121075-00.

Bearings for this description are based on Ohio State Plane Coordinates, South Zone, NAD 83 (2007) Datum as established utilizing a GPS survey performed in November 2017, holding North 82°20'12" East for the centerline of East Broad Street (State Route 16).

Iron pipes set are 13/16" inside diameter iron pipe, 30" long with a yellow cap stamped "OHM".

The stations referred to in this description are from the centerline of Right-of-Way of State Route 16, as found on the FRA-16-7.79 centerline plat as recorded in Franklin County Recorder's Office in Plat Book 29, Page 4, and the FRA-270-30.32 centerline plat as recorded in Franklin County Recorder's Office in Plat Book 40 Page 119-A.

The stations are shown on the FRA SR 16 8.24 centerline plat, as recorded in Franklin County Recorder's Office in Plat Book 132 Page 106-109.

EXHIBIT A

Page 3 of 3

LPA RX 851 WD

Rev. 06/09

This description is based on an actual field survey performed from 11/2017 and 8/2020 and was created under the direction and supervision of John J. Raab, Registered Surveyor No. S-7863

John J. Raab
Registered Surveyor No. S-7863

Date