

**EXHIBIT A**

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LPA RX 851 WD

Rev. 06/09

Ver. Date 1/12/23

PID 104704

**PARCEL 18-WD  
FRA-CR26 (GEORGESVILLE) AT HALL  
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).

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**[Surveyor's description of the premises follows]**

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Situated in the State of Ohio, County of Franklin, City of Columbus, and being a part of VMS Number 1462 and VMS Number 13950 (AKA 14506), being the 1.138 acres residual of a 43.196 acre parcel conveyed to **GEORGESVILLE 270 L.L.C. RETAIL DEVELOPMENTS**, by Official Record Volume 31347, Page D08, and Instrument Number 199709080088615 (rerecorded in Instrument Number 199712110165292) and being more particularly described below:

Being a parcel of land lying left of the Centerline of Right of Way of FRA-CR26 (GEORGESVILLE) AT HALL made by Mead & Hunt for the Ohio Department of Transportation as recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_ in the records of Franklin County, and being located within the following described boundary points in the boundary thereof:

**Commencing** from a monument box set at the intersection of the Centerline of Construction and Right of Way of Georgesville Road (1971) and the Centerline of Right of Way of Hall Road, said Centerline of Right of Way of Hall Road also being the northerly line of VMS Number 13950 (AKA 14506) and the southerly of VMS Number 12394, said monument being referenced by an iron pin found North 52 Degrees 40 Minutes 08 Seconds West, a distance of 88.35 feet, said monument also being referenced by an iron pin found North 34 Degrees 36 Minutes 42 Seconds West, a distance of 74.43 feet, said monument box being at Station 75+62.60 of the Centerline of Construction and Right of Way of Georgesville Road (1971), said monument box also being at Station 243+93.49 of the Centerline of Right of Way of Hall Road;

**Thence North 86 Degrees 49 Minutes 21 Seconds West** along the Centerline of Right of Way of Hall Road, said line also being the southerly line of VMS Section 12394, said line being the

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northerly line of VMS Section 13950 (AKA 14506), a distance of **230.83 feet** to the northeastern corner of the Grantor, said corner being witnessed by a mag nail found at bearing North 79 Degrees 03 Minutes 10 Seconds, at a distance of 0.32 feet, said corner being at Station 241+62.66 of the Centerline of Right of Way of Hall Road, said point marking the **Principle Point of Beginning** for the parcel described herein;

1. **Thence South 03 Degrees 17 Minutes 33 Seconds West** along the easterly line of the Grantor, said line also being the westerly line of a 0.196 acre Right of Way parcel conveyed to the City of Columbus, Ohio, an Ohio Municipal Corporation by Instrument Number 201507100093354, a distance of **50.00 feet** to an iron pin set on the southeastern corner of the Grantor, said corner also being the southwestern corner of said 0.196 acre Right of Way parcel conveyed to the City of Columbus, Ohio, an Ohio Municipal Corporation, said corner is also the northwestern corner of a 0.553 acre parcel conveyed to Custom Built Homes, Inc., an Ohio Corporation, by Instrument Number 199906110149624, said corner also being the northeastern corner of a 20.905 acre parcel conveyed to TRB Columbus, LLC, a Delaware Limited Liability Company, by Instrument Number 201311220194815, said corner being 50.00 feet right of Station 241+62.56 of the Centerline of Right of Way of Hall Road;

2. **Thence North 86 Degrees 49 Minutes 21 Seconds West** along the southerly line of the Grantor, said line also being the northerly line of said parcel conveyed to TRB Columbus, LLC, passing iron pins set at 342.56 feet, 496.40 feet, and 807.56 feet, for a total distance of **1044.96 feet** to an iron pin set on the southerly line of a 1.26 acre Right of Way parcel designated as Parcel 9 WD-1, (FRA-270-0.014), conveyed to the State of Ohio, by Deed Book 3048, Page 590, said pin being 50.00 feet right of Station 231+17.60 of the Centerline of Right of Way of Hall Road;

3. **Thence North 79 Degrees 39 Minutes 27 Seconds East** along the northwestern line of the Grantor, said line also being the southeastern line of said 1.26 acre Right of Way parcel, a distance of **64.89 feet** to a northwestern corner of the Grantor, said corner also being a southeastern corner of said 1.26 acre Right of Way parcel, said corner being 34.83 feet right of Station 231+80.69 of the Centerline of Right of Way of Hall Road;

4. **Thence North 03 Degrees 41 Minutes 40 Seconds East** along westerly line of the Grantor, said line also being the easterly line of said 1.26 acre Right of Way parcel, a distance of **34.83 feet** to the northwestern corner of the Grantor, said corner also being the northeastern corner of said 1.26 acre Right of Way parcel, said corner also being on the Centerline of Right of Way of Hall Road, said line also being the southerly line of VMS Section 12394, said line being the northerly line of VMS Section 1462, said line also being the southerly line of a 1.152 acre Right of Way parcel conveyed to the City of Columbus, Ohio, an Ohio Municipal Corporation by Instrument Number 2002101100265979, said corner being at Station 231+81.00 of the

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Centerline of Right of Way of Hall Road;

5. **Thence South 86 Degrees 49 Minutes 21 Seconds East** along the northerly line of the Grantor, said line also being the Centerline of Right of Way of Hall Road, said line also being the southerly line of VMS Section 12394, a portion of said line being the northerly line of VMS Section 1462, a portion of said line being the northerly line of VMS Section 13950 (AKA 14506), a portion of said line also being the southerly line of said 1.152 acre Right of Way parcel conveyed to the City of Columbus, a portion of said line also being the southerly line of said 0.174 acre Right of Way parcel conveyed to the City of Columbus, a distance of **981.66 feet** to the **Principle Point of Beginning** and enclosing 1.138 acres, more or less of which the present road occupies 0.676 acres, resulting in a net take of 0.462 acres;

The above described area has not been assigned a Franklin County Permanent Parcel Number;

The iron pins set are 3/4 inch diameter x 30 inch long rebar with a 2 inch diameter aluminum cap marked ODOT R/W Mead & Hunt, Inc. 8294. Spikes set are 1/2 inch diameter x 8 inch long steel nail. Monument Boxes Set are 1 inch steel rods with a 3 inch aluminum cap set encased in a monument box assembly. Concrete Monuments Set are 3/4 inch iron pins encased in an 8 inch diameter concrete cylinder with a 3 inch diameter aluminum cap. Both the Monument Box Set and Concrete Monuments Set (Reference Monument) are detailed by ODOT standard construction drawing RM-1.1, dated 1-15-21. These monument boxes and concrete monuments are set by the highway contractor under the direction of a Professional Surveyor.

Bearings are relative to Grid North of the Ohio State Plane, South Zone. The Values were based on control set in January, 2021 using the Ohio VRS projection set: Ohio South NAD 83(2011) Datum. The bearing calculated for Hall Road is South 86 Degrees 49 Minutes 21 Seconds East. Bearings are for the purpose of indicating angular measurement only.

The Stations referred to herein are from the Centerline of Right of Way of Hall Road and the Centerline of Construction and Right of Way of Georgesville Road (1971), as found on Right of Way Plan FRA-CR26 (GEORGESVILLE) AT HALL.

This description was prepared and reviewed under the supervision of Steven J., Scheid, Jr., P.S., 8294 of Mead & Hunt on January 12, 2023, from a survey made in January 2021.

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Steven J., Scheid, Jr., P.S.  
Professional Surveyor 8294  
January 12, 2023