

EXHIBIT A

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LPA RX 851 WD

Rev. 06/09

Ver. Date 06/15/21

PID 110436

**PARCEL 1-WD
FRA-161-12.04
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, being part of Lot 4 of the Scioto Land Company Partition as recorded in Deed Book A, Page 194 (destroyed by fire) and re-recorded in Deed Book A, Page 21, Quarter Township 4, Township 2, Range 18, United States Military Lands, being 0.003 acres out of a 0.277 acre tract described in a deed to KAUFMANN EXECUTIVE DRIVE LLC, a Kentucky limited liability company of record in Instrument Number 200705080080931, subject to a lease to SETLA LLC, a Delaware limited liability company as recorded in Instrument Number 200705160085901 and also being part of Reserve "B" as shown and delineated upon the plat "Karl Meadows", a subdivision of record in Plat Book 33, Pages 102 & 103, and being more particularly described as follows:

Being a parcel of land lying left of the Centerline of Right of Way of FRA-161-12.04 made by IBI Group for the City of Columbus as recorded in Plat Book 130, Page 77 in the records of Franklin County, and being located within the following described boundary points in the boundary thereof:

BEGINNING FOR REFERENCE at monument box found with a 1" rebar located at the centerline intersection of State Route 161 and Karl Road, said box being at Station 636+70.91 in the centerline of right-of-way of State Route 161 and at Station 163+71.00 in the centerline of right-of-way of Karl Road; thence North 03°25'04" East, a distance of 72.59 feet along the centerline of right-of-way of Karl Road, to a point being on the north limited access right-of-way line of State Route 161 of record in Deed Book 3124, Page 61, said point being at Station 164+43.59; thence North 89°14'06" West, a distance of 54.47 feet along the north limited access right-of-way line of said State Route 161, to a point at an offset from the existing Karl Road of 54.41 feet Left of Station 164+41.07; thence North 86°30'50" West, a distance of 0.25 feet along

