

EXHIBIT A

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LPA RX 851 WD

Rev. 01/21

Ver. Date 06/17/2021

PID 110376

**PARCEL 21-WD
FRA-161-12.83
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 southeast Quarter Township 4, Township 2 North, Range 18 West, of the United-States Military Lands, part of Lot 2 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, part of Lots 20 of Sharon Acres as recorded in Plat Book 20, Page 1, and being part of a 0.779 acre tract conveyed to L.L.I.J.M.A.S., LLC, an Ohio limited liability company (hereinafter referred to as "Grantor") by deed of record in Instrument Number 200512050255645 (Franklin County Parcel Number 010-129827-00) (all documents referenced herein are from the Franklin County Recorder's Office), and being more particularly described as follows:

BEGIN FOR REFERENCE at the centerline right-of-way intersection of East Dublin Granville Road (SR 161), (Station 679+77.56) and Maple Canyon Avenue (Station 50+00.00), being referenced by a found iron pin in concrete at centerline Station 685+80.83, (East Dublin Granville Road (SR 161)), 8.31 feet left, which bears South 85° 26' 09" East a distance of 603.59 feet;

Thence North 03° 38' 29" East a distance of 529.91 feet along centerline of Maple Canyon Avenue (width varies) to a point at centerline Station 55+29.91;

Thence South 86° 21' 31" East a distance of 25.00 feet, leaving the centerline across Maple Canyon Avenue to a point at the southwesterly corner of a right of way parcel deeded to the City of Columbus by deed of record in Deed Book 3501, Page 526 and a northwesterly corner of a 0.919 acre tract conveyed to City of Columbus by deed of record in Deed Book 2910, Page 76,

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and on the easterly right-of-way line of Maple Canyon Avenue, 25.00 feet right of centerline station 55+29.91;

Thence South $86^{\circ} 40' 50''$ East a distance of 5.00 feet along the line common to the City of Columbus's right of way and the City of Columbus's 0.919 acre tract to a $5/8''$ iron pipe found at the Grantor's southwesterly corner, on the northerly line of said 0.919 acre tract and the easterly corner of the said right-of-way parcel, 30.00 feet right of centerline station 55+29.94 and the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence North $03^{\circ} 38' 29''$ East a distance of 50.00 feet along the easterly right-of-way line of Maple Canyon Avenue and a westerly line of the Grantor to a point at the Grantor's northwest corner and the southwest corner of a 3.155 acre tract conveyed to Athletic Division of Midwest Development Group, Inc., an Ohio corporation by deed of record in Instrument 200809050135043, 30.00 feet right of centerline station 55+79.94;

Thence South $86^{\circ} 45' 58''$ East a distance of 56.00 feet along the line common to the Grantor and said 3.155 acre tract, to an iron pin set 86.00 feet right of centerline station 55+80.34;

Thence leaving the line common to the Grantor and said 3.155 acre tract on the following three (3) courses across the Grantor's 0.779 acre tract;

1. South $03^{\circ} 38' 29''$ West a distance of 34.34 feet to an iron pin set 86.00 feet right of centerline station 55+46.00;
2. North $86^{\circ} 21' 31''$ West a distance of 24.00 feet to an iron pin set 62.00 feet right of centerline station 55+46.00;
3. South $43^{\circ} 24' 11''$ West a distance of 20.75 feet to an iron pin set on the line common to the Grantor and the said 0.919 acre tract, 48.73 feet right of centerline station 55+30.05;

Thence North $86^{\circ} 40' 50''$ West a distance of 18.73 feet to the **TRUE POINT OF BEGINNING**, containing 0.053 acres, more or less, being subject to all easements, restrictions, and right-of-way of 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 2020 under his direct supervision.

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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 Maple Canyon Avenue being North 3° 38' 29" East.

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 Maple Canyon Avenue as described in the plan known as "IMPROVEMENTS OF SR 161/I71" on file with the Ohio Department of Transportation and the City of Columbus.

Robert J. Sands
Professional Surveyor No. 8053

Date