

EXHIBIT A

LPA RX 871 SH

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Ver. Date 06-03-22

PID 105734

**PARCEL 46-SH3
FRA-16-8.24
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the City Of Columbus, Franklin County, Ohio, its successors and assigns forever.

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 Section 2 of Township 12, Range 21 Refugee Lands and being part of a 20.111 acre tract of land in the name of McNaughten Commons Condominium Tennturco, Inc as Trustee McNaughten Commons Condominium Association 173 units as described in Official Record 04952 Page A01 and Condominium Plat Book 30, Page 47, formerly in the name of McNaughten Commons, Ltd., A Limited Partnership as described in Deed Book 3110. Page 115, all records are on file in the Franklin County Recorder's Office, and being a tract of land lying on the right side of the centerline of Right of Way of McNaughten Road (R/W Varies) 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 with said FRA-16-7.79 centerline, the following two (2) courses:

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1. South 81°51'12" West, a distance of 692.00 feet to a monument box set at a point of deflection at centerline Station 198+08.00;
2. South 82°20'12" West, a distance of 606.36 feet to a monument box set at the centerline of Right of Way intersection of said S.R. 16 (East Broad Street) and said McNaughten Road, being centerline Station 192+01.64 of said S.R. 16 (East Broad Street) and centerline Station 10+97.84 of said McNaughten Road;

Thence South 03°52'23" West, with said centerline of McNaughten Road, a distance of 437.75 feet to the northwesterly corner of a 0.243 acre tract of land in the name of the City of Columbus as described in Deed Book 3122, Page 612, being centerline Station 6+60.09;

Thence South 85°56'28" East, with the northerly line of said 0.243 acre tract, a distance of 40.00 feet to an iron pipe set at the northeasterly corner of said 0.243 acre tract in the easterly Right of Way line of said McNaughten Road, being 40.00 feet right of centerline Station 6+59.98 and True Place of Beginning for the tract of land herein being described;

Thence South 85°56'28" East, with said easterly Right of Way line and the southerly line of a 1.246 acre tract of land in the name of HR McNAUGHTEN SPE, LLC, a Delaware limited liability company, as described in IN. 202201060002672 , a distance of 20.00 feet to an iron pipe set being 60.00 feet right of centerline Station 6+59.92, passing a 5/8" rebar found at the southwest corner of said 1.246 acre tract at 10.00 feet, being 50.00 feet right of centerline Station 6+59.95;

Thence through said 20.111 acre tract of land, the following two (2) courses:

1. South 03°52'23" West, a distance of 39.94 feet to an iron pipe set 60.00 feet right of centerline Station 6+19.97;
2. North 86°07'37" West, a distance of 20.00 feet to an iron pipe set in said easterly Right of Way line and the easterly line of said 0.243 acre tract, being 40.00 feet right of centerline Station 6+19.97;

Thence North 03°52'23" East, with said westerly Right of Way line and said easterly line, a distance of 40.01 feet to the True Place of Beginning.

The above described area contains 0.018 acres, more or less which is a part of the common area of McNaughten Commons Condominium.

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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).

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.

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.

This description is based on an actual field survey performed from 11/2017 to 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