

EXHIBIT A

LPA RX 851 WD

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Rev. 06/09

Ver. Date 05-24-22

PID 105734

**PARCEL 15-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, being in Quarter Township 3, Township 1, Range 16, United States Military Lands and being part of a 17.333 acre tract of land in the name of Columbus and Southern Ohio Electric Company, as described in Deed Book 1925, Page 423, also being part of a 0.830 acre tract of land as described in Deed Book 760, Page 366 and Deed Book 1070, Page 471, 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 State Route 16 (East Broad Street), hereafter referred to as S.R. 16, as shown on the FRA-16-7.79 and FRA-270-30.32 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 with said centerline, the following two (2) courses:

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 1007.73 feet, passing a monument box set at the centerline of Right of Way intersection of said S.R. 16 (East Broad Street) and

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McNaughten Road (R/W Varies) at centerline Station 192+01.64 at 606.36 feet, to a point of deflection at centerline Station 188+00.27, being a point in the southerly line of a 43.837 acre tract of land in the name of Mount Carmel Health System, an Ohio Nonprofit Corporation as described in IN. 200312110392742;

Thence South 82°20'12" West, with said southerly line and the northerly line of a 2.044 acre tract in the name of Womet Broad Street, LLC, an Ohio limited liability company as described in IN. 201607280098338, a distance of 295.49 feet to the northwesterly corner of said 2.044 acre tract, being 23.96 feet right of centerline Station 185+04.22 and **True Place of Beginning** for the tract of land herein being described;

Thence South 03°49'56" West, with the westerly line of said 2.044 acre tract, a distance of 38.34 feet to an iron pipe set in the southerly Right of Way line of said S.R. 16 (East Broad Street), being 61.35 feet right of centerline Station 184+95.71;

Thence with said southerly Right of Way line and through said 0.860 acre and said 17.333 acre tracts, the following two (2) courses:

1. South 79°47'31" West, a distance of 347.58 feet to an iron pipe set 64.25 feet right of centerline Station 181+46.47;
2. Thence South 69°29'07" West, a distance of 52.07 feet to a point in the easterly line of a 2.424 acre tract of land in the name of Hawkes Hospital of Mt. Carmel as described in Deed Book 589, Page 648, being 73.22 feet right of centerline Station 180+94.91 and referenced by a ¾" iron pipe found with a yellow cap stamped "Bird & Bull LTD" found bearing South 22°43'23" West, a distance of 0.61 feet;

Thence North 28°12'58" East, with said easterly line, a distance of 79.71 feet to the northeasterly corner of said 2.424 acre tract, being 11.12 feet right of centerline Station 181+45.03, and being in the southerly line of said 43.837 acre tract;

Thence North 82°20'12" East, with said southerly line, a distance of 358.94 feet to the **True Place of Beginning**.

The above described area contains 0.398 acres, more or less, of which the present road occupies 0.398 acres and is part of the Franklin County Auditor's Permanent Parcel number 520-100810-00.

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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).

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 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 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