

EXHIBIT A

LPA RX 851 WD

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Ver. Date 07/28/25

PID 115646

**PARCEL 76-WD
FRA-16-9.27
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, Quarter Township 4, Township 1 North, Range 16 West, United States Military Lands, being part of a 0.962 acre tract of land in the name of GWB REALTY, LLC, an Ohio limited liability company as described in Instrument Number 202207070099532, and being all of the highway easement in the name of the State of Ohio as described in Deed Book 2261, Page 245, all records are on file in the Franklin County Recorder's Office, being a tract of land on the right side of State Route 16 (East Broad Street) (R/W Varies) and is more particularly described as follows:

Commencing at a 1" iron pin set in a monument box assembly at the centerline of Right-of-Way intersection of said State Route 16 (East Broad Street) and Rosehill Road (R/W Varies), said intersection being centerline Station 227+31.51 of said State Route 16 (East Broad Street) and centerline Station 410+00.00 of said Rosehill Road, said intersection being the northwesterly corner of a 4.087 acre tract of land in the name of CITY OF COLUMBUS, OHIO as described in Instrument Number 199710300131356 and referenced by a 1" iron pin found in a monument box bearing South 81°51'39" West a distance of 662.31 and being 0.02 feet right of centerline Station 220+69.20 of said State Route 16 (East Broad Street);

Thence North 81°51'39" East, with the centerline of Right-of-Way of said State Route 16 (East Broad Street) and the northerly line of said 4.087 acre tract, a distance of 2526.68 feet to the northeasterly corner of said 4.087 acre tract and the northwesterly corner of said 0.962 acre tract, said corner being centerline Station 252+58.19 and the **True Point of Beginning** for the tract of land herein being described;

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- 1) Thence **North 81°51'39" East**, with the centerline of Right-of-Way of said State Route 16 (East Broad Street), also being the northerly line of said 0.962 acre tract, a distance of **226.28 feet** to a 1" iron pin set in a monument box assembly at the centerline of Right-of-Way intersection of said State Route 16 (East Broad Street) and Reynoldsburg-New Albany Road (R/W Varies), said intersection being the northwesterly corner of a 1.388 acre tract of land in the name of LENHART-FRAUENBERG PARTNERSHIP LLP, an Ohio limited partnership as described in Instrument Number 200201020000231 and being the northeasterly corner of said 0.962 acre tract. Said corner being centerline Station 254+84.47 of said State Route 16 (East Broad Street) and 510+00.00 of said State Route 256 (Reynoldsburg-New Albany Road);
- 2) Thence **South 17°23'56" East**, with the centerline of Right-of-Way of said State Route 256 (Reynoldsburg-New Albany Road), also being the easterly line of said 0.962 acre tract, a distance of **188.12 feet** to a point being centerline Station 508+11.88 of said State Route 256 (Reynoldsburg-New Albany Road), also being in the southerly line of said 0.962 acre tract;
- 3) Thence **South 81°44'32" West**, with the northerly line of a tract of land in the name of Franklin County Board of Commissioners as described in Deed Book 3614, Page 763 as Parcel 2-WD, also being the southerly line of said 0.962 acre tract, a distance of **30.39 feet** to an iron pin set in the westerly Right-of-Way line of said State Route 256 (Reynoldsburg-New Albany Road), said point being 30.00 feet left of centerline Station 508+16.71 of said State Route 256 (Reynoldsburg-New Albany Road) and 185.73 feet right of centerline Station 254+84.35 of State Route 16 (East Broad Street);
- 4) Thence **North 17°23'56" West**, with the westerly Right-of-Way line of said State Route 256 (Reynoldsburg-New Albany Road), a distance of **113.29 feet** to an iron pin set 73.91 feet right of centerline Station 254+66.12 of said State Route 16 (East Broad Street);

Thence through said 0.962 acre tract, the following two (2) courses:

- 5) **South 72°36'04" West**, a distance of **7.00 feet** to an iron pin set 75.04 feet right of centerline Station 254+59.21 of said State Route 16 (East Broad Street);
- 6) **North 39°25'09" West**, a distance of **28.38 feet** to an iron pin set in the southerly Right-of-Way line of said State Route 16 (East Broad Street) in the name of the State of Ohio as described in Deed Book 2261 Page 245, being 50.78 feet right of centerline Station 254+44.48 of said State Route 16 (East Broad Street);

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Thence with the southerly Right-of-Way line of said State Route 16 (East Broad Street), the following two (2) courses:

- 7) With a curve to the left having a **radius of 41.00 feet**, a **delta of 11°13'41"**, a **length of 8.03 feet**, a **chord bearing of South 87°28'14" West** and a **chord distance of 8.02 feet** to an iron pin set 50.00 feet right of centerline Station 254+36.49;
- 8) **South 81°51'39" West**, a distance of **170.13 feet** to an iron pin set at the northeasterly corner of a 1.890 acre tract of land in the name of GILLIGAN OIL COMPANY, LLC, an Ohio limited liability company as described in Instrument Number 200608040153584 and the southeasterly corner of said 4.087 acre tract, also being in the westerly line of said 0.962 acre tract. Said corner being 50.00 feet right of centerline Station 252+66.36;
- 9) Thence **North 17°25'28" West**, with the easterly line of said 4.087 acre tract, also being the westerly line of said 0.962 acre tract, a distance of **50.66 feet** to the **True Point of Beginning**.

The above described area contains 0.362 acres, more or less, within Franklin County Auditor Permanent Parcel Number 010-121106-00, of which 0.354 acres are within the present road occupied.

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 October 2020, holding North 81°51'39" East for the centerline of State Route 16 (East Broad Street).

The stations referred to herein are from the existing centerline of Right-of-Way of State Route 16, as recorded on the FRA-16-7.79 centerline plat in Plat Book 29 Page 4.

Subject to all easements, restrictions, and Right-of-Ways of record. Known easements at the time of survey:

A 0.002 acre standard highway easement in the name of the State of Ohio as described in Deed Book 2261 Page 245

A 40-foot sanitary sewer easement to the CITY OF COLUMBUS, OHIO, A MUNICIPAL CORPORATION as described in Official Record 12414 Page D08 (0.018 acre overlap with 76-WD).

A 0.004 acre sanitary sewer easement in the name of CITY OF COLUMBUS, OHIO, as described in Instrument Number 199801200012034 (No overlap with 76-WD).

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Iron pins set after construction are 5/8" diameter iron rebar, 30" long with a yellow identification cap stamped "OHM."

This description is based on an actual field survey performed from October 2020 to October 2024 by OHM Advisors and was created under the direction and supervision of Branden V. Battig, Registered Surveyor No. S-8708.

Branden V. Battig
Registered Surveyor No. S-8708