EXHIBIT A

LPA RX 851 WD

Rev. 06/09

Ver. Date 03/20/26

PID 4062-E

PARCEL 6-WD
FRA-CR14-0.05
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]

Being a parcel of land lying on the left and right side of the existing centerline of right-of-way of Old Refugee Road as shown on a centerline survey plat made in 2026 for the City of Columbus as recorded in Plat Book 132, Page 818 of the records of Franklin County, Ohio;

Situate in the State of Ohio, County of Franklin, City of Columbus, lying in Section 6, Township 15 North, Range 20 West, Congress Lands East of the Scioto, being part of that tract conveyed as Parcel No. 1 to City of Columbus, Ohio by deed of record in Official Record 14003G18 (all references are to the records of the Recorder's Office, Franklin County, Ohio, unless noted otherwise), and being more particularly described as follows:

Beginning, for reference, at FCGS 9941RESET at a common corner of said Section 6 and Half Section 54, Section 30, Township 16 North, Range 20 West, Refugee Lands and at a common corner of Franklin County and Fairfield County, located 40.92 feet left of existing centerline of right-of-way and construction of Realigned Refugee Road station 31+84.28;

Thence South 86° 24' 09" East, with the line common to said Section 6 and said Half Section 54, the line common to said Franklin County and Fairfield County, a distance of 677.80 feet to a mag spike set at a common corner of said City of Columbus tract and that tract conveyed as Parcel No. 1 to Gender Associates, LTD. by deed of record in Official Record 11451E03, being in the southerly line of that tract conveyed to Gender Associates, LTD. of record in Deed Book 560, Page 135 of record in the Recorder's Office, Fairfield County, Ohio, the TRUE POINT OF BEGINNING, located at station 38+64.26 on the existing centerline of right-of-way and construction of Realigned Refugee Road and 40.83 feet left of existing centerline of right-of-way of Old Refugee Road station 505+84.38;

Thence South 86° 24' 09" East, with the line common to said Section 6 and said Half Section 54, the line common to said Franklin County and Fairfield County, the centerline of Refugee Road (Width Varies) the line common to said City of Columbus tract and said Gender Associates, LTD. tract (D.B. 560, P. 135), a distance of 218.99 feet to a mag spike set at a common corner of said City of Columbus tract and said Gender Associates, LTD. tract (D.B. 560, P. 135), in the westerly line of that tract conveyed to Pennsylvania Lines LLC by deed of record in Instrument Number 200212180325195, N.K.A. Norfolk Southern Railway Company, successor by merger of record in Instrument Number 200710260186473, located at station 507+90.00 on the existing centerline of right-of-way of Refugee Road;

Thence South 49° 58' 41" East, with the line common to said City of Columbus tract and said railroad parcel, a distance of 67.37 feet to an iron pin set, located 40.00 feet right of existing centerline of right-of-way of Refugee Road station 508+44.20;

Thence with the southerly and easterly line of the highway easement conveyed to the County of Franklin of record in Deed Book 3197, Page 182, being the southerly right-of-way line of said Refugee Road and the easterly right-of-way line of Motts Place Road (Width Varies) across said City of Columbus, Ohio tract, the following courses and distances:

South 85° 57' 25" West, a distance of 222.67 feet to an iron pin set, located 45.00 feet right of existing centerline of right-of-way of Old Refugee Road station 506+00.00;

South 64° 40' 50" West, a distance of 86.63 feet to an iron pin set, located 36.00 feet right of existing centerline of right-of-way of Old Refugee Road station 505+00.00;

South 48° 25' 00" West, a distance of 44.33 feet to a 5/8 inch rebar found, located 33.00 feet right of existing centerline of right-of-way of Old Refugee Road station 504+50.00;

South 34° 03' 46" West, a distance of 62.32 feet to a point, located 32.00 feet right of existing centerline of right-of-way of Old Refugee Road station 503+80.00 (reference a 5/8 inch rebar found South 58° 56' 10" East at a distance of 0.34 feet, located 32.34 feet right of existing centerline of right-of-way of Old Refugee Road station 503+79.97);

South 20° 35' 46" West, a distance of 73.04 feet to an iron pin set, located 30.00 feet right of existing centerline of right-of-way of Old Refugee Road station 503+00.00;

South 21° 35' 46" West, a distance of 75.66 feet to a 5/8 inch rebar found, located 20.00 feet right of existing centerline of right-of-way of Old Refugee Road station 502+25.00;

South 14° 00' 06" West, a distance of 25.00 feet to a 5/8 inch rebar found, located 20.00 feet right of existing centerline of right-of-way of Old Refugee Road station 502+00.00; and

North 75° 59' 54" West, a distance of 21.75 feet to a mag spike set at the northeasterly corner of that subdivision titled "Hummel Grove Section 2" of record in Plat Book 75, Page 64, a southeasterly corner of said Gender Associates, LTD. tract (O.R. 11451E03), a southwesterly corner of said City of Columbus tract, located 1.75 feet left of existing centerline of right-of-way of Old Refugee Road station 502+00.00;

Thence with the line common to said City of Columbus tract and said Gender Associates, LTD. tract (O.R. 11451E03) the following courses and distances:

North 16° 05' 51" East, a distance of 159.33 feet to a mag spike set, located 0.69 feet right of existing centerline of right-of-way of Old Refugee Road station 503+59.49; and

North 34° 35' 51" East, a distance of 237.50 feet to the TRUE POINT OF BEGINNING, containing 0.606 acre, more or less, all of which is located within Auditor's Parcel Number 530-193324-00.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are 3/4 inch iron rebar, thirty (30) inches long with a 2 inch diameter aluminum cap placed on top bearing the initials EMHT INC.

All bearings shown are for project use only. The bearings described herein are based on the Ohio County Coordinate System, Franklin County Zone, NAD83 (2011 Adj (2010.0 Epoch)). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GNSS observations and using the Ohio Real Time Network. The portion of the South line of Half Section 54, Section 30, Township 16 North, Range 20 West, Refugee Lands, having a bearing of South 86° 24' 09" East is designated the "Basis of Bearing" for this survey.

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This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Professional Surveyor Number 8485, in October 2024 and July 2025.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Joshua M. Meyer Date
Professional Surveyor No. 8485

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