

**EXHIBIT A**

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LPA RX 851 WD

Rev. 06/09

Ver. Date 06/03/22

PID 105734

**PARCEL 28-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).

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**[Surveyor's description of the premises follows]**

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Situated in the State of Ohio, County of Franklin, City of Columbus, part of Quarter Township 3, Township 1, Range 16, United States Military Lands and being part of a 1.524 acre tract of land in the name of JPGG Reynoldsburg, Ltd., an Ohio limited liability company as described in IN. 200604170070790, 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 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 South 81°51'12" West, with said FRA-16-7.79 centerline, a distance of 329.71 feet to a point at centerline Station 201+70.29, being in the southerly line of a 0.757 acre tract of land in the name of the City of Columbus, as described in IN. 201710060139818, being the northwesterly corner of a 0.1033 acre tract of land in the name of City of Columbus as described in IN. 201405230064223, and the **True Place of Beginning** for the tract of land herein being described;

Thence South 04°00'49" West, with the westerly line of said 0.1033 acre tract, a distance of 54.21 feet to the northwesterly corner of a 3.143 acre tract of land in the name of Holmesuites,

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LTD as described in IN. 201708070108598, being 53.00 feet right of centerline Station 201+58.87, referenced by a 5/8" rebar found bearing South 57°29'23" West a distance of 0.26 feet and being 53.11 feet right of centerline Station 201+58.64;

Thence South 83°15'55" West, through said 1.524 acre tract, a distance of 121.50 feet to a point at the northeasterly corner of a 1.742 acre tract of land in the name of Hanuman Chalisa, LLC, an Ohio limited liability company, as described in IN. 201508130112190 and the southeasterly corner of a 0.161 acre tract of land in the name of the City of Columbus as described in IN. 201602120017924, being 50.00 feet right of centerline Station 200+37.41, referenced by a 5/8" rebar found bearing North 70°26'57" East a distance of 0.12 feet and being 49.98 feet right of centerline Station 200+37.53;

Thence North 01°45'21" East, with the easterly line of 0.161 acre tract, a distance of 50.76 feet to a point in the southerly line of a 0.615 acre tract of land in the name of the City of Columbus as described in IN. 201710060139818 and the centerline of said S.R. 16 (East Broad Street) at centerline Station 200+46.14;

Thence North 81°51'12" East, with said centerline and the southerly lines of said 0.615 acre tract and said 0.757 acre tract, a distance of 124.16 feet to the **True Place of Beginning**.

The above described area contains 0.146 acres, more or less, of which the present road occupies 0.094 acres, more or less, which is part of Franklin County Auditor's Permanent Parcel number 520-121087-00.

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 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

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John J. Raab  
Registered Surveyor No. S-7863

Date