

EXHIBIT A

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LPA RX 851 WD

Rev. 06/09

Ver. Date 06/03/22

PID 105734

**PARCEL 18-WD2
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 16.879 acre tract of land in the name of Columbus East Senior Living, LLC, an Ohio Limited Liability Company, as described in IN. 201711130159656, all records are on file in the Franklin County Recorder's Office, and being a tract of land lying on the left 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 246.65 feet to a point at centerline Station 202+53.35, being the southwesterly corner of a 0.614 acre (calculated) tract of land in the name of Mellon National Mortgage as described in Deed Book 3646, Page 76 and the southeasterly corner of a 0.757 acre tract of land in the name of the City of Columbus as described in IN. 201710060139818:

Thence North 04°04'59" East, a distance of 112.56 feet to the southwesterly corner of a 3.502 acre tract of land in the name of Amamata, LLC, an Ohio Limited Liability Company, as

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described in IN. 200911020158096 and the northeasterly corner of said 0.757 acre tract, being 110.00 feet left of centerline Station 202+77.19, referenced by a 3/4" iron pipe found bearing South 04°37'48" West a distance of 1.19 feet, and the **True Place of Beginning** for the tract of land herein being described;

Thence South 81°51'12" West, with the southerly line of said 16.879 acre tract and the northerly line of said 0.757 acre tract, a distance of 143.45 feet to a southeasterly corner of a 1.170 acre tract of land in the name of Moo Moo East Broad, LLC, an Ohio limited liability company, as described in IN. 200810170154428, being 110.00 feet left of centerline Station 201+33.74 and referenced by a 3/4" iron pipe found bearing South 39°02'21" West a distance of 1.65 feet;

Thence with the easterly line of said 1.170 acre tract, the following two (2) courses:

1. North 29°42'08" East, a distance of 8.96 feet to an iron pipe set 117.08 feet left of centerline Station 201+39.24;
2. North 04°05'02" East, a distance of 27.55 feet to an iron pipe set 144.00 feet left of centerline Station 201+45.08;

Thence through said 16.879 acre tract, the following three (3) courses:

1. North 81°51'12" East, a distance of 79.92 feet to an iron pipe set 144.00 feet left of centerline Station 202+25.00;
2. South 48°54'37" East, a distance of 38.28 feet to an iron pipe set 115.00 feet left of centerline Station 202+50.00;
3. North 81°51'12" East, a distance of 28.28 feet to an iron pipe set in the westerly line of said 3.502 acre tract being 115.00 left of centerline Station 202+78.27;

Thence South 04°04'59" West, with said westerly line, a distance of 5.12 feet to the **True Place of Beginning**.

The above described area contains 0.080 acres, more or less, of which the present road occupies 0.000 acres, which is part of Franklin County Auditor's Permanent Parcel number 520-269048-00.

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).

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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.

Iron pipes set are 13/16" inside diameter iron pipe, 30" long, with a yellow cap stamped "OHM".

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