

EXHIBIT A

LPA RX 851 WD

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Ver. Date 06-03-22

PID 105734

**PARCEL 21-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, part of Quarter Township 3, Township 1, Range 16, United States Military Lands and being part of a 0.744 acre tract of land in the name of Kemba Financial Credit Union, Inc., an Ohio Non-Profit Corporation, as described in IN. 200908050115046, 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 with said FRA-16-7.79 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 273.51 feet to a point at centerline Station 195+34.49;

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Thence North 07°39'48" West, perpendicular to said centerline and through a 1.218 acre tract of land in the name of the City of Columbus as described in IN. 201710060139819, a distance of 110.00 feet to an iron pin set in the northerly Right-of-Way line, the northerly line of said 1.218 acre tract, and the westerly line of a 1.095 acre tract in the name of CFA Real Property I, LLC, a Georgia limited liability corporation, as described in IN. 200904240057758, being 110.00 feet left of centerline Station 195+34.49 and the **True Place of Beginning** for the tract of land herein being described;

Thence South 82°20'12" West, with said northerly Right of Way line and said northerly line, a distance of 161.95 feet to an iron pin set at the southeasterly corner of a 0.760 acre tract of land in the name of Hammerhead East Broad, LLC, an Ohio limited liability company, as described in IN. 201208200121332, being 110.00 feet left of centerline Station 193+72.54;

Thence North 08°07'11" West, with the easterly line of said 0.760 acre tract, a distance of 8.00 feet to an iron pin set being 118.00 feet left of centerline Station 193+72.47;

Thence North 82°20'12" East, through said 0.744 acre tract, a distance of 161.95 feet to an iron pin set on said westerly line being 118.00 feet left of centerline Station 195+34.42;

Thence South 08°07'11" East, a distance of 8.00 feet with said westerly line to the **True Place of Beginning**.

The above described area contains 0.030 acres, more or less, of which the present road occupies 0.000 acres, more or less, which is part of Franklin County Auditor's Permanent Parcel number 520-288034-00.

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

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.

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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