

EXHIBIT A

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LPA RX 851 WD

Rev. 06/09

Ver. Date 03/20/26

PID 4062-E

**PARCEL 12-WD
FAI-CR7-0.05
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, FAIRFIELD 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 side of the existing centerline of right-of-way of Refugee Road (Width Varies) as shown on a centerline survey plat made in 2026 for the City of Columbus as recorded in Document Number 202600004249 of the records of Fairfield County, Ohio;

Situate in the State of Ohio, County of Fairfield, City of Columbus, lying in Half Section 54, Section 30, Township 16 North, Range 20 West, Refugee Lands, being part of that tract conveyed to City of Columbus, Ohio by deed of record in Deed Book 617, Page 153 (all references are to the records of the Recorder's Office, Fairfield County, Ohio), and being more particularly described as follows:

Beginning, for reference, at Franklin County Geodetic Survey Monument FCGS 9978, being the Southeasterly corner of said Half Section 54, in the northerly line of Section 6, Township 15 North, Range 20 West, Congress Lands East of the Scioto, the line common to Franklin County and Fairfield County, being in the centerline of Refugee Road, located on the existing centerline of right-of-way of Refugee Road station 525+42.88;

Thence North 86° 24' 09" West, with the line common to said Half Section 54 and said Section 6, the line common to Franklin County and Fairfield County, the centerline of Refugee Road, a distance of 917.88 feet to a mag spike set in the southerly line of said City of Columbus tract, at a common corner of the remainder of that tract conveyed as the First Tract to Colborn M. Addison, Trustee of the Sally Johnson Holt Trust (6.6489%) by deed of record in Official Record 22698A01, also conveyed to Jonathan Holt (6.6489%) by deed of record in Official Record 22698A05, also conveyed to National City Bank, Trustee (86.7022%) by deeds of record in

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Official Record 8220I15, Official Record 23973H04, Instrument Number 200002030024306 and Instrument Number 200002030024307 of the records of the Recorder's Office, Franklin County, Ohio, and that tract conveyed to City of Columbus, Ohio by deed of record in Instrument Number 200611130226615 of the records of the Recorder's Office, Franklin County, Ohio, being the TRUE POINT OF BEGINNING, located on the existing centerline of right-of-way of Refugee Road station 516+25.00;

Thence North 86° 24' 09" West, with the line common to said Half Section 54 and said Section 6, the line common to Franklin County and Fairfield County, the centerline of Refugee Road, the line common to said City of Columbus tract (D.B. 617, P. 153) and said Colborn M. Addison, Trustee, Etal. Tract, a distance of 292.37 feet to a mag spike set at a common corner of said City of Columbus tract (D.B. 617, P. 153) and that tract conveyed to the City of Columbus, Ohio by deed of record in Deed Book 606, Page 748, located on existing centerline of right-of-way of Refugee Road station 513+32.63;

Thence North 03° 31' 15" East, across said Refugee Road, with the line common to said City of Columbus tracts (D.B. 606, P. 748 and D.B. 617, P. 153) a distance of 49.21 feet to a common corner of said City of Columbus tract (D.B. 606, P. 748) and the tract conveyed to the City of Columbus, Ohio by deed of record in Official Record 1512, Page 323, located 49.21 feet left of existing centerline of right-of-way of Refugee Road station 513+32.57 (reference a 5/8 inch rebar found North 86° 09' 05" East, a distance of 0.34 feet, located 49.25 feet left of existing centerline of right-of-way of Refugee Road station 513+32.90 and reference a 3/4 inch bent iron pipe found North 27° 31' 23" East, a distance of 0.20 feet located 49.39 feet left of existing centerline of right-of-way of Refugee Road station 513+32.65);

Thence with the northerly line of the highway easement conveyed to the County of Fairfield of record in Deed Book 395, Page 403, the northerly right-of-way line of Refugee Road, across said City of Columbus tract (Deed Book 617, Page 153), the following courses and distances:

South 83° 15' 16" East, a distance of 167.69 feet to a point, located 40.00 feet left of existing centerline of right-of-way of Refugee Road station 515+00.00 (reference a 5/8 inch rebar found South 82° 50' 51" East, a distance of 0.21 feet, located 39.99 feet left of existing centerline of right-of-way of Refugee Road station 515+00.21);

South 77° 18' 44" East, a distance of 126.59 feet to a point, located 20.00 feet left of existing centerline of right-of-way of Refugee Road station 516+25.00 (reference a 5/8 inch rebar found South 55° 19' 20" West, a distance of 0.13 feet, located 19.92 feet left of existing centerline of right-of-way of Refugee Road station 516+24.89);

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South 03° 35' 51" West, a distance of 20.00 feet to the TRUE POINT OF BEGINNING, containing 0.257 acre, more or less, all of which is located within Auditor's Parcel Number 0580206221.

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.

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
Professional Surveyor No. 8485

Date