

EXHIBIT A

Page 1 of 3

LPA RX 851 WD

Rev. 01/21

Ver. Date 06/17/2021

PID 110376

**PARCEL 22-WD
FRA-161-12.83
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, OHIO, A MUNICIPAL CORPORATION**

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, lying in southeast Quarter Township 4, Township 2 North, Range 18 West, of the United-States Military Lands, part of Lot 2 of the Scioto Land Company Partition as recorded in Deed Book A, Page 194 (destroyed by fire) and re-recorded in Deed Book A, Page 21, part of Lots 20 of Sharon Acres as recorded in Plat Book 20, Page 1, and being part of 3.155 and 1.470 acre tracts conveyed to Athletic Division of Midwest Development Group, Inc., an Ohio Corporation (hereinafter referred to as "Grantor") by deed of record in Instrument Number 200809050135043 (Franklin County Parcel Numbers 010-134174-00 and 010-147426-00) (all documents referenced herein are from the Franklin County Recorder's Office), and being more particularly described as follows:

BEGIN FOR REFERENCE at the centerline right-of-way intersection of East Dublin Granville Road (SR 161), (Station 679+77.56) and Maple Canyon Avenue (Station 50+00.00), being referenced by a found iron pin in concrete at centerline Station 685+80.83, (East Dublin Granville Road (SR 161)), 8.31 feet left, which bears South 85° 26' 09" East a distance of 603.59 feet;

Thence North 03° 38' 29" East a distance of 579.94 feet along centerline of Maple Canyon Avenue (width varies) to a point at centerline Station 55+79.94;

Thence South 86° 21' 31" East a distance of 30.00 feet, leaving the centerline, across Maple Canyon Avenue to a point in the easterly right-of-way line of Maple Canyon Avenue, at the Grantor's southwest corner and the northwest corner of a 0.779 acre tract conveyed to L.L.I.J.M.A.S., LLC, an Ohio limited liability company by deed of record in Instrument Number

EXHIBIT A

Page 2 of 3

LPA RX 851 WD

Rev. 01/21

2005012050255645, 30.00 feet right of centerline station 55+79.94 and the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence North 03° 38' 29" East a distance of 79.48 feet along the westerly line of the Grantor and the easterly right-of-way line of Maple Canyon Avenue, as acquired by the City of Columbus in deed of record in Deed Book 3501, Page 50, to an iron pin set 30.00 feet right of centerline station 56+59.42;

Thence South 20° 29' 37" East a distance of 51.97 feet across the Grantor's tract leaving the westerly line of the Grantor and the easterly right-of-way line of Maple Canyon Avenue to an iron pin set 51.25 feet right of centerline station 56+12.00;

Thence South 86° 21' 31" East a distance of 34.75 feet to an iron pin set 86.00 feet right of centerline station 56+12.00;

Thence South 03° 38' 29" West a distance of 31.66 feet to an iron pin set on the line common to the Grantor and the said 0.779 acre tract, 86.00 feet right of centerline station 55+80.34;

Thence North 86° 45' 58" West a distance of 56.00 feet to the **TRUE POINT OF BEGINNING**, containing 0.053 acres, more or less, 0.049 acres from Franklin County Parcel Number 010-134174-00 and 0.004 acres from Parcel Number 010-147426-00, being subject to all easements, restrictions, and right-of-way of record.

This description was prepared by Robert J. Sands, Ohio Professional Survey Number 8053, and is based on a survey conducted by DLZ Ohio, Inc. in 2020 under his direct supervision.

The bearings for this description are based on the Ohio State Plane Coordinate System, South Zone, and reference the North American Datum of 1983 and the 2007 adjustment (NAD83(2007)), with the bearing of Maple Canyon Avenue being North 3° 38' 29" East.

Where described, iron pins set are 5/8" rebar, 30" long, with yellow caps stamped "DLZ OHIO INC."

EXHIBIT A

Page 3 of 3

LPA RX 851 WD

Rev. 01/21

All station and offsets referenced in this description are from the right-of-way centerline of Maple Canyon Avenue as described in the plan known as “IMPROVEMENTS OF SR 161/I71” on file with the Ohio Department of Transportation and the City of Columbus.

Robert J. Sands
Professional Surveyor No. 8053

Date