

EXHIBIT A

LPA RX 851 WD

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Ver. Date 03/18/25

PID 115646

**PARCEL 97-WD
FRA-16-9.27
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, Quarter Township 3, Township 1 North, Range 16 West, United States Military Lands, being the remainder of an original 0.500 acre tract, known as Tract 1, and an original 0.500 acre tract, known as Tract II, in the name of Columbus Corporate Center, Inc., an Ohio Corporation as described in Official Record 5159 Page H06, all records are on file in the Franklin County Recorder's Office, being a tract of land lying on the left side of the centerline of Right-of-Way of State Route 16 (East Broad Street) (R/W Varies) and is more particularly described as follows:

Commencing at a 1" iron pin set in a monument box assembly at the centerline of Right-of-Way intersection of said State Route 16 (East Broad Street) and Rosehill Road (R/W Varies), said intersection being centerline Station 227+31.51 of said State Route 16 (East Broad Street) and centerline Station 410+00.00 of said Rosehill Road, said intersection being the northwesterly corner of a 4.087 acre tract of land in the name of CITY OF COLUMBUS, OHIO as described in Instrument Number 199710300131356 and referenced by a 1" iron pin found in a monument box bearing South 81°51'39" West a distance of 662.31 and being 0.02 feet right of centerline Station 220+69.20 of said State Route 16 (East Broad Street);

Thence North 81°51'39" East, with the centerline of Right-of-Way of said State Route 16 (East Broad Street) and the north line of said 4.087 acre tract, a distance of 433.91 feet to the southwesterly corner of said Tract 1, being in the easterly line of State Route 16 (East Broad Street) as dedicated in Columbus Industrial Park Subdivision of record in Plat Book 48, Page 79, said corner being centerline Station 231+65.42 and the **True Place of Beginning** for the tract of land herein being described;

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- 1) Thence **North 04°19'05" East**, with the westerly line of said Tract I and the easterly line of said Columbus Industrial Park Subdivision, a distance of **33.80 feet** to the southwesterly corner of a 0.389 acre tract of land in the name of CITY OF COLUMBUS, OHIO as described in Instrument Number 201102100021231, being in the original northerly Right-of-Way line of said State Route 16 (East Broad Street) as delineated on the record plans FRA SH 47 SEC L2-3 and said corner being 33.00 feet left of centerline Station 231+72.71;
- 2) Thence **North 81°51'39" East**, through said Tract I & Tract II with said original northerly Right-of-Way line and the southerly line of said 0.389 acre tract, a distance of **211.11 feet** to a point in the easterly line of said Tract II, being the southeasterly corner of said 0.389 acre tract and a westerly line of a 5.156 acre tract of land in the name of The Villas at East Pointe Condominium Association as declared in Official Record 27831 Page C14 and as demonstrated in Condominium Plat Book 62 Page 19, said point being 33.00 feet left of centerline Station 233+83.82;
- 3) Thence **South 04°18'13" West**, with the easterly line of said Tract II and the westerly line of said 5.156 acre tract, a distance of **33.79 feet** to a point in said centerline of Right-of-Way, being the southeasterly corner of said Tract II, and the southwesterly corner of said 5.156 acre tract and in the northerly line of said 4.087 acre tract, said corner being centerline Station 233+76.54;
- 4) Thence **South 81°51'39" West**, with said centerline of Right-of-Way and the northerly line of said 4.089 acre tract and the southerly line of said Tracts I & II, a distance of **211.12 feet** to the True Place of Beginning;

The above described area contains 0.160 acres more or less, and 0.160 acres are within the present road occupied. The above described area has not been assigned a Permanent Parcel Number by the Franklin County Auditor.

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 October 2020, holding North 81°51'39" East for the centerline of State Route 16 (East Broad Street).

The stations referred to herein are from the existing centerline of Right-of-Way of State Route 16, as recorded on the FRA-16-7.79 centerline plat in Plat Book 29 Page 4.

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This description is based on an actual field survey performed from October 2020 to October 2024 by OHM Advisors and was created under the direction and supervision of Branden V. Battig, Registered Surveyor No. S-8708.

Branden V. Battig
Registered Surveyor No. S-8708

Date