

EXHIBIT A

**PARCEL 12-WD
0.011 ACRE**

**ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE IN THE FOLLOWING
DESCRIBED PROPERTY
WITHOUT LIMITATIONS OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

[Surveyor's description of the premises follows]

Being a parcel of land lying on the left side of the centerline of right-of-way of Central College Road and on the left side of Lee Road as shown on a centerline survey plat set made in 2023 for the City of Columbus titled "Central College and Ulry Road Reconstruction" as recorded in Plat Book _____, Pages _____ of the record of Franklin County, Ohio:

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Quarter Township 1, Township 2 North, Range 17 West, United States Military District, and being part of that 27.869 acre tract conveyed to Sprucecommonsplus, LLC by deed of record in Instrument Number 202111050202346 (all references are to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for reference, at Franklin County Geodetic Survey monument 8828 found at the centerline intersection of Lee Road (80 feet right-of-way) and old Central College Road West, located along existing centerline of right-of-way of Lee Road station 84+66.10;

Thence South 38° 07' 08" West, with the centerline of said Lee Road, a distance of 270.09 feet to a point at the intersection of said centerline of Lee Road and that corporation line common to the City of Columbus and Blendon Township located along existing centerline of right-of-way of Lee Road station 81+96.00 (reference Franklin County Geodetic Survey monument 5244 found South 38° 07' 08" West, a distance of 94.92 feet, in the centerline of said Lee Road);

Thence North 57° 35' 26" West, with said common corporation line, crossing Lee Road, a distance of 40.20 feet to a 5/8 inch iron rebar capped "Franklin County Engineer" found at an angle point in the northerly right-of-way line of Lee Road, a southeasterly corner of said 27.869 acre tract in the northerly line of the remainder of that tract conveyed to Franklin County Commissioner of record in Official Record 23150H09, the TRUE POINT OF BEGINNING, located 67.36 feet left of existing centerline of right-of-way of Central College Road station 27+23.51 and 40.00 feet left of existing centerline of right-of-way of Lee Road station 81+92.00;

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Thence with the northerly right-of-way lines of said Lee Road and Central College Road (80 feet right-of-way) and with the southerly line of said 27.869 acre tract, and the northerly line of said Franklin County Commissioner tract, the following courses and distances:

South 88° 38' 29" West, a distance of 34.43 feet to a found 5/8 inch iron rebar capped "Franklin County Engineer", located 40.00 feet left of existing centerline of right-of-way of Central College Road station 27+00.00; and

With the arc of a curve to the right, having a central angle of 01° 58' 54", a radius of 447.62 feet, an arc length of 15.48 feet, a chord bearing of North 36° 23' 42" West and chord distance of 15.48 feet to an iron pin set, located 40.00 feet left of existing centerline of right-of-way of Central College Road station 26+83.14;

Thence South 87° 42' 44" East, across said 27.869 acre tract, a distance of 51.18 feet to an iron pin set in said northerly right-of-way line of Lee Road, a southerly line of said 27.869 acre tract, the northerly line of said Franklin County Commissioner tract, located 40.00 feet left of existing centerline of right-of-way of Lee Road station 82+04.20

Thence South 38° 07' 08" West, with said northerly right-of-way line of Lee Road, and with a southerly line of said 27.869 acre tract, the northerly line of said Franklin County Commissioner tract, a distance of 12.20 feet to the TRUE POINT OF BEGINNING, containing 0.011 acre, more or less, of which the present road occupies 0.000 acre, from Auditor's Parcel Number 600-303206.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings herein are based on the Ohio State Plane Coordinate System (South Zone) as per NAD83 (NSRS 2007). Control for bearings was from coordinates of monuments D5RESET and 8825RESET, having a bearing of South 45° 01' 28" West, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

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 2020, 2021 and 2022.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Joshua M. Meyer
Professional Surveyor No. 8485

Date