

EXHIBIT A

LPA RX 851 WD

Page 1 of 3

Rev. 06/09

Ver. Date 06-03-22

PID 105734

**PARCEL 54-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 tract of land in the name of Equivestor Company as described in Deed Book 3144, Page 63, all records are on file in the Franklin County Recorder's Office, and being a tract of land lying on the right 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 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 326.78 feet to the northwesterly corner of a 0.852 acre tract of land in the name of HR McNAUGHTEN SPE, LLC, an Ohio limited liability company as described in IN. 202201060003673, the northeasterly corner of said 0.979 acre tract and in the southerly line of a 1.218 acre tract of land in the name of the

EXHIBIT A

Page 2 of 3

LPA RX 851 WD

Rev. 06/09

City of Columbus as described in IN. 201710060139819, being centerline Station 194+81.22 and the **True Place of Beginning** for the tract of land herein being described; Thence South 01°32'26" West, with the westerly line of said 0.852 acre tract, a distance of 33.43 feet to an iron pipe set at the northeasterly corner of a 0.093 acre tract of land in the name of the City of Columbus as described in IN. 201010290144693, being 33.00 feet right of centerline Station 194+75.87;

Thence South 82°20'12" West, with the northerly line of said 0.093 acre tract, a distance of 280.96 feet, passing a 5/8" rebar found 32.80 feet right of centerline Station 192+46.63 at 229.24 feet, to a point in the centerline of McNaughten Road (R/W Varies) at the northwesterly corner of a 0.470 acre tract of land in the name of the City of Columbus as described in Deed Book 2830, Page 612, and in the easterly line of a 0.652 acre tract of land in the name of the City of Columbus as described in Deed Book 3242, Page 172, being 33.00 feet right of centerline Station 191+94.91;

Thence North 03°52'23" East, with said easterly line, a distance of 33.68 feet to a monument box set at the northeast corner of said 0.652 acre tract, the southwest corner of said 1.218 acre tract, and the centerline intersection of said S.R. 16 (East Broad Street) and said McNaughten Road, being centerline Station 192+01.64;

Thence North 82°20'12" East, with the centerline of said S.R. 16 (East Broad Street) and the southerly line of said 1.218 acre tract, a distance of 279.58 feet to the **True Place of Beginning**.

The above described area contains 0.212 acres, more or less, of which the present road occupies 0.212 acres. No Auditor's Parcel Number available.

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).

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

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, and the FRA-270-30.32 centerline plat as recorded in Franklin County Recorder's Office in Plat Book 40 Page 119-A.

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.

