

EXHIBIT A

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LPA RX 851 WD

Rev. 01/21

Ver. Date 03262021

PID 110376

**PARCEL 20-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 Lot 48 of Sharon Acres as recorded in Plat Book 20, Page 1, and being part of a 4.000 acre tract conveyed to Northland Gate Senior Housing Limited Partnership, an Ohio limited partnership (hereinafter referred to as "Grantor") by deed of record in Instrument Number 201908290111404 (Franklin County Parcel Number 010-147409-00) (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 466.62 feet along centerline of Maple Canyon Avenue (width varies) to a point at centerline Station 54+66.62;

Thence North 86° 21' 31" West a distance of 25.00 feet, leaving the centerline across Maple Canyon Avenue to a point at the Grantor's southeasterly corner, on the westerly right-of-way line of Maple Canyon Avenue (width varies) and the northeast corner of a 2.632 acre tract conveyed to TMA Maple, LLC, an Ohio limited liability company by deed of record in

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Instrument Number 200808140124379, 25.00 feet left of centerline station 54+66.62, and the **TRUE POINT OF BEGINNING** of the parcel herein described;

Thence North 86° 25' 05" West a distance of 7.00 feet leaving the westerly right-of-way line of Maple Canyon Avenue along the line common to the Grantor and said 2.632 acre tract to an iron pin set 32.00 feet left of centerline station 54+66.61;

Thence leaving the line common to the Grantor and said 2.632 acre tract on the following four (4) courses across the Grantor's 4.000 acre tract;

1. Thence North 07° 58' 41" West a distance of 52.50 to an iron pin set 42.57 feet left of centerline station 55+18.03;
2. Thence North 23° 16' 44" West a distance of 34.07 feet to a point 58.00 feet left of centerline station 55+48.42;
3. Thence North 03° 38' 29" East a distance of 34.58 feet to a point 58.00 feet left of centerline station 55+83.00;
4. Thence North 41° 47' 55" East a distance of 53.41 feet to a point on the easterly line of the Grantor and the westerly right-of-way line of Maple Canyon Avenue, 25.00 feet left of centerline station 56+25.00;

Thence South 03° 38' 29" West a distance of 158.38 feet along the easterly line of the Grantor and the westerly right-of-way line of Maple Canyon Avenue to the **TRUE POINT OF BEGINNING**, containing 0.074 acres, more or less, 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 inch rebar, 30 inch long, with yellow caps stamped "DLZ OHIO INC."

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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