

EXHIBIT A

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LPA RX 851 WD

Rev. 06/09

Ver. Date 06/15/21

PID 110436

**PARCEL 4-WD2
FRA-161-12.04
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, being part of Lot 4 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, Quarter Township 4, Township 2, Range 18, United States Military Lands, being 0.032 acres out of a 0.131 acre tract described in a deed to S&S KARL PLAZA, LLC, a Texas limited liability company and WH KARL PLAZA, LLC, a Texas limited liability company of record in Instrument Numbers 202001210009673 and 202002270029674 and also being part of Reserve "A" as shown and delineated upon the plat of "Karl Meadows", a subdivision of record in Plat Book 33, Pages 102 & 103, and being more particularly described as follows:

Being a parcel of land lying right of the Centerline of Right of Way of FRA-161-12.04 made by IBI Group for the City of Columbus as recorded in Plat Book 130, Page 77 in the records of Franklin County, and being located within the following described boundary points in the boundary thereof:

BEGINNING FOR REFERENCE at monument box found with a 1" rebar located at the centerline intersection of State Route 161 and Karl Road, said box being at Station 636+70.91 in the centerline of right-of-way of State Route 161 and at Station 163+71.00 in the centerline of right-of-way of Karl Road; thence North 03°25'04" East, a distance of 303.58 feet along the centerline of right-of-way of Karl Road to a point, said point being at Station 166+74.58; thence with the arc of a curve to the left, having a radius of 700.00 feet, a central angle of 08°04'30", an arc length of 98.66 feet, a chord bearing of North 00°37'11" West, a chord distance of 98.57 feet along the centerline of right-of-way of Karl Road to a point, said point being at Station 167+73.24; thence North 85°20'34" East, a distance of 40.00 feet to an Iron Pin Set in the east

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right-of-way line of Karl Road, the west line of said 0.131 acre tract, and the west line of said Reserve "A", located at an offset from the existing Karl Road of 40.00 feet Right from Station 167+73.24; said Iron Pin Set also being the **TRUE POINT OF BEGINNING**;

Thence with the arc of a curve to the left, having a radius of 740.02 feet, a central angle of 07°32'47", an arc length of 97.47 feet, a chord bearing of North 08°25'50" West, a chord distance of 97.40 feet along the west line of said 0.131 acre tract, the west line of said Reserve "A", and the east right-of-way line of Karl Road, to an Iron Pin Set at an offset from the existing Karl Road of 40.00 feet Right from Station 168+65.44;

Thence with the arc of a curve to the left, having a radius of 77.50 feet, a central angle of 05°29'21", an arc length of 7.42 feet, a chord bearing of South 52°25'21" East, a chord distance of 7.42 feet crossing said 0.131 acre tract and said Reserve "A", to an Iron Pin Set at a point of reverse curvature at an offset from the existing Karl Road of 44.81 feet Right from Station 168+60.11;

Thence with the arc of a curve to the right, having a radius of 57.50 feet, a central angle of 88°30'17", an arc length of 88.82 feet, a chord bearing of South 10°54'53" East, a chord distance of 80.25 feet crossing said 0.131 acre tract and said Reserve "A", to an Iron Pin Set at a point of reverse curvature at an offset from the existing Karl Road of 47.94 feet Right from Station 167+84.87;

Thence with the arc of a curve to the left, having a radius of 73.00 feet, a central angle of 11°32'56", an arc length of 14.71 feet, a chord bearing of South 27°33'48" West, a chord distance of 14.69 feet crossing said 0.131 acre tract and said Reserve "A" to the west line of said 0.131 acre tract, the west line of said Reserve "A", and the east right-of-way line of Karl Road, to the **TRUE POINT OF BEGINNING**, containing 0.032 acre of land more or less out of Franklin County Auditor's Parcel Number 010-130402-00, 0.000 acres of which lie within the present right of way of Karl Road.

Basis of Bearing: Bearings are based on data acquired by GPS observations as per NAD 83 (2011) – Ohio State Plane Coordinate System – South Zone, which sets the centerline of State Route 161 as South 86°30'56" East. State Route 161 and Karl Road centerline Stationing was established from State of Ohio Department of Transportation right-of-way plan FRA-161-11.57 as established for this project.

