

EXHIBIT A

LPA RX 851 WD

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Ver. Date 03/18/25

PID 115646

**PARCEL 75-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 4, Township 1 North, Range 16 West, United States Military District, being part of a 1.818 acre tract of land in the name of EAST BROAD & NEW ALBANY RD. DUCHESS, LLC, an Ohio limited liability company as described in Instrument Number 201603040026272, all records are on file with the Franklin County Recorder's Office, and 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 lying on the left side of the centerline of Right-of-Way of Reynoldsburg-New Albany Road (R/W Varies), being 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, 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), a distance of 2,467.77 feet to the southeasterly corner of a certain tract of land in the name of the State of Ohio as described in Instrument Number 199802130033174, also being the southwesterly corner of said 1.818 acre tract, said corner being centerline Station 251+99.28 and the **True Point of Beginning** for the tract of land herein being described;

- 1) Thence **North 07°22'45" West**, with the easterly line of said State of Ohio tract and the westerly line of said 1.818 acre tract, a distance of **110.01 feet** to the northeasterly corner

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of said State of Ohio tract, being in the northerly Right-of-Way line of said State Route 16 (East Broad Street) and 110.00 feet left of centerline Station 252+00.74, said corner referenced by a 5/8" iron pin with a cap stamped "BIRD & BULL" found bearing South 63°03'59" West a distance of 0.08 feet;

- 2) Thence **North 81°51'39" East**, with said northerly Right-of-Way line and through said 1.818 acre tract, a distance of **235.28 feet** to an iron pin set at the intersection of said northerly Right-of-Way line and the westerly Right-of-Way line of said Reynoldsburg-New Albany Road, being 110.00 feet left of centerline station 254+36.02 of said State Route 16 (East Broad Street) and 30.00 feet left of centerline Station 511+16.39 of said Reynoldsburg-New Albany Road;
- 3) Thence **North 17°27'21" West**, with said westerly Right-of-Way line and through said 1.818 acre tract, a distance of **200.00 feet** to an iron pin set in the southerly line of a 0.607 acre tract of land in the name of THE CITY OF COLUMBUS, OHIO, A MUNICIPAL CORPORATION as described in Deed Book 3050, Page 79, being in the northerly line of said 1.818 acre tract of land and 30.00 feet left of centerline Station 513+16.39 of said Reynoldsburg-New Albany Road;
- 4) Thence **North 81°51'39" East**, with the southerly line of said 0.607 acre tract and the northerly line of said 1.818 acre tract, a distance of **30.40 feet** to the southeasterly corner of said 0.607 acre tract and the northeasterly corner of said Grantor's tract, being in the centerline of Right-of-Way of said Reynoldsburg-New Albany Road and centerline Station 513+11.47 of said Reynoldsburg-New Albany Road;
- 5) Thence **South 17°27'21" East**, with the centerline of Right-of-Way of said Reynoldsburg-New Albany Road and the easterly line of said Grantor, a distance of **311.47 feet** to a 1" iron pin set in a monument box assembly at the intersection of the centerline of Right-of-Way of said Reynoldsburg-New Albany Road and the centerline of Right-of-Way of said State Route 16 (East Broad Street), being the southeasterly corner of said 1.818 acre tract and the northeasterly corner of a 0.962 acre tract of land in the name of GWB Realty, LLC, an Ohio limited liability company as described in Instrument Number 202207070099532, said corner being centerline Station 254+84.47 of said State Route 16 (East Broad Street) and centerline Station 510+00.00 of said Reynoldsburg-New Albany Road;
- 6) Thence **South 81°51' 39" West**, with the centerline of Right-of-Way of said State Route 16 (East Broad Street) and the southerly line of said 1.818 acre tract, a distance of **285.19 feet** to the **True Place of Beginning**.

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The above described area contains 0.833 acres, more or less, within Franklin County Auditor Permanent Parcel Number 010-007120-00 of which 0.833 acres are within the present road occupied.

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 $81^{\circ}51'39''$ 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.

Subject to all easements, restrictions, and Right-of-Ways of record. Known easements at the time of survey:

A 60-foot general easement to the CITY OF COLUMBUS as described in Deed Book 2926 Page 5 (0.429 acre overlap with 75-WD).

A 25-foot gas pipeline easement to THE OHIO FUEL GAS COMPANY, assigned to COLUMBIA GAS OF OHIO, INC., as described in Deed Book 981 Page 274 and Deed Book 2548 Page 90 (0.159 acre overlap with 75-WD).

Iron pins set after construction are 5/8" diameter iron rebar, 30" long with a yellow identification cap stamped "OHM ADVISORS."

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