

EXHIBIT A

LPA RX 851 WD

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Rev. 06/09

Ver. Date 07/13/22

PID 3658-E

**PARCEL 19-WD
SINCLAIR ROAD
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 located in Parcel Number 1 of a tract of land deeded to The Sinclair Refining Company in Deed Book 1252, page 131, also being part of Lot 2 of Freeway Subdivision Plat Book 40, page 66. And being in Quarter Section 4, Township 2, Range 18 of the United States Military Lands and being 246 square feet (0.0056 acres) within a 1.938 acre parcel conveyed to Storage Equities Inc., a California corporation and PS Partners Ltd., a California limited partnership, as tenants-in-common, as described in Official Record 06304 F17 and being more particularly described as follows:

Being a parcel of land lying on the right side of the centerline of a survey made for the PED Safety Improvement Sinclair Road project in plan 3658-E for the City of Columbus, and being located within the following described points in the boundary thereof:

Commencing at a mag spike in the intersection of the existing centerline of Sinclair Road (fka: Bronson Road and Indianola Avenue) as established in Plat Book 40, page 29 Station 17+28.42, and the existing centerline of Freeway Drive S as established in Plat Book 40, page 66 Station 1+00;

Thence along the said centerline of Freeway Drive S bearing **South 86 degrees 35 minutes 39 second East**, a distance of **65.00** feet to a point at Station 01+65.00;

Thence leaving the said centerline of Freeway Drive S perpendicular bearing **North 03 degrees 24 minutes 21 seconds East**, a distance of **30.00** feet to the **Point of Beginning**.

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Beginning at an iron pin set on the northerly right of right of way line of Freeway Drive S being 65.00 feet right of Sinclair Road Station 17+58.41;

Thence along said northerly right of way line of Freeway Drive S a bearing **North 86 degrees 35 minutes 39 seconds West**, a distance of **5.00** feet to a point being 60.00 feet right of Sinclair Road Station 17+58.42;

Thence along said right of way with a curve to the right with a radius of 20.00 feet, length of 31.42 feet, delta angle of 90 degrees, a chord bearing **North 41 degrees 35 minutes 29 seconds West** a chord distance of **28.28** feet to a point being 40.00 feet right of Sinclair Road Station 17+78.42;

Thence along the easterly existing right of way of Sinclair Road bearing **North 03 degrees 24 minutes 21 seconds East** a distance of **6.58** feet, passing an existing iron pipe at 0.11 feet, to an iron pin set being 40.00 feet right of Sinclair Road Station 17+85.00;

Thence crossing said Storage Equities Inc/PC property with a bearing **South 39 degrees 50 minutes 22 seconds East** a distance of **36.49** feet to the point of **Beginning**.

The above described parcel contains 0.0056 acres (246 square feet) more or less, in Auditors Permanent Parcel Number 010-193747.

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

Grantor claims title by Official Record 06304 F17 in the Franklin County Recorder's Office.

This description was prepared and reviewed on September 12, 2022 by Christopher M. Cook, Registered Surveyor #8424.

All iron pins set are 5/8" reinforcing bars, 30" long with a cap stamped "Dynotec Inc".

The basis of bearings shown are based on the State Plane Coordinate System, Ohio South, as per NAD 83 (2011) established by Dynotec, Inc. using GPS procedures and equipment, which sets the centerline of Sinclair Road in this area North 03 degrees 24 minutes 21 seconds East.

This description is based upon a field survey performed by Dynotec, Inc. in the years 2018-2022.

The stations referred to herein are from the centerline of construction of Sinclair Road as found on plan 3531-E on file in drawer E with the City of Columbus, Franklin County, State of Ohio.

Christopher Cook, PS
Reg. Surveyor No. 8424

Date