

EXHIBIT A

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LPA RX 851 WD

Rev. 06/09

Ver. Date 06/15/21

PID 110436

**PARCEL 4-WD1
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 0.010 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 239.96 feet along the centerline of right-of-way of Karl Road to a point, said point being at Station 166+10.96; thence South 86°34'56" East, a distance of 40.00 feet, to an Iron Pin Set at the southwest corner of said 0.131 acre tract, being on the east right-of-way line of Karl Road and the north right-of-way line of Service Road of record in Deed Book 3167, Page 391, located at an offset from the existing

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Karl Road of 40.00 feet Right from Station 166+10.96; said Iron Pin Set also being the **TRUE POINT OF BEGINNING**;

Thence North 03°25'04" East, a distance of 63.62 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 said Karl Road, to a point of curvature at an offset from the existing Karl Road of 40.00 feet Right from Station 166+74.58;

Thence with the arc of a curve to the left, having a radius of 740.02 feet, a central angle of 02°49'40", an arc length of 36.52 feet, a chord bearing of North 02°00'14" East, a chord distance of 36.52 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 said Karl Road, to an Iron Pin Set at an offset from the existing Karl Road of 40.00 feet Right from Station 167+09.13;

Thence South 13°22'13" East, a distance of 18.70 feet crossing said 0.131 acre tract and said Reserve "A", to an Iron Pin Set at an offset from the existing Karl Road of 44.73 feet Right from Station 166+92.07;

Thence South 03°25'23" West, a distance of 75.79 feet crossing said 0.131 acre tract and said Reserve "A", to an Iron Pin Set at an offset from the existing Karl Road of 44.49 feet Right from Station 166+17.40;

Thence South 41°30'58" East, a distance of 9.12 feet crossing said 0.131 acre tract and said Reserve "A" to the south line of said 0.131 acre tract and the north right-of-way line of said Service Road, to an Iron Pin Set at an offset from the existing Karl Road of 50.93 feet Right from Station 166+10.95;

Thence North 86°30'56" West, a distance of 10.93 feet along the south line of said 0.131 acre tract and the north right-of-way line of said Service Road, to the **TRUE POINT OF BEGINNING**, containing 0.010 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.

