

EXHIBIT A

LPA RX 851 WD

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Rev. 06/09

Ver. Date 06/03/22

PID 105734

**PARCEL 18-WD1
FRA 16 8.24
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 in Quarter Township 3, Township 1, Range 16, United States Military Lands and being part of a 16.879 acre tract of land in the name of Columbus East Senior Living, LLC, an Ohio Limited Liability Company, as described in IN. 201711130159656, all records are on file in 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), hereafter referred to as S.R. 16, as shown on the FRA-16-7.79 plans made by the Ohio Department of Transportation, and is more particularly described as follows:

Beginning for Reference at a concrete monument found in the southerly Right of Way line of said S.R. 16 (East Broad Street), being 33.00 feet right of centerline Station 205+00.00 as delineated in the FRA-16-7.79 centerline plat as recorded in Plat Book 29, Page 4;

Thence North 08°08'48" West, perpendicular to and leaving said southerly Right of Way line a distance of 33.00 feet to a point in said centerline, being centerline Station 205+00.00;

Thence with said FRA-16-7.79 centerline, the following two (2) courses:

1. South 81°51'12" West, a distance of 692.00 feet to a monument box set at a point of deflection at centerline Station 198+08.00;
2. South 82°20'12" West, passing a monument box set at 606.36 feet at the centerline intersection of the centerline of Right of Way of said S.R. 16 (East Broad Street) and the centerline of Right of Way of McNaughten Road (R/W Varies) being centerline Station

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192+01.64, a total distance of 615.30 feet to the southeasterly corner of a 43.837 acre tract of land in the name of Mount Carmel Health System as described in IN. 200312110392742 and the southwesterly corner of a 1.218 acre tract of land in the name of the City of Columbus as described in IN. 201710060139819, being centerline Station 191+92.70,

Thence North 07°46'25" West, with the easterly line of said 43.837 acre tract and the westerly line of said 1.218 acre tract, a distance of 86.55 feet to a mag spike set in the northerly Right of Way line of said S.R. 16, being the southwesterly corner of said 16.879 acre tract, being 86.55 feet left of centerline Station 191+92.54 and the **True Place of Beginning** for the tract of land herein being described;

Thence North 07°46'25" West, with the easterly line of said 43.837 acre tract, a distance of 62.45 feet to a mag spike set in Shakedown Street (Private), being 149.00 feet left of centerline Station 191+92.42;

Thence North 82°20'12" East, through said 16.879 acre tract and said Shakedown Street, a distance of 20.00 feet to an iron pipe set in the westerly line of a 0.760 acre tract of land in the name of Hammerhead East Broad, LLC, an Ohio limited liability company as described in IN, 201208200121332, being 149.00 feet left of centerline Station 192+12.42;

Thence with said westerly line, the following two (2) courses:

1. South 07°46'25" East, a distance of 33.77 feet to an iron pipe set 115.23 feet left of centerline Station 192+12.48;
2. With a curve to the left having a radius of 38.00 feet, an arc length of 17.47 feet, a central angle of 26°20'35", a chord bearing of South 22°08'12" East and a chord distance of 17.32 feet to an iron pipe set in said northerly Right-of-Way line and the northerly line of said 1.218 acre tract, being 98.46 feet left of centerline Station 192+16.81;

Thence South 56°12'25" West, with said Right of Way line and said northerly line, a distance of 27.04 feet to the **True Place of Beginning**.

The above described area contains 0.027 acres, more or less, of which the present road occupies 0.000 acres, which is part of Franklin County Auditor's Permanent Parcel number 520-269048-00.

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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 November 2017, holding North 82°20'12" East for the centerline of East Broad Street (State Route 16).

The stations referred to in this description are from the centerline of Right-of-Way of State Route 16, as found on the FRA-16-7.79 centerline plat as recorded in Franklin County Recorder's Office in Plat Book 29, Page 4, and the FRA-270-30.32 centerline plat as recorded in Franklin County Recorder's Office in Plat Book 40 Page 119-A.

The stations are shown on the FRA 16 8.24 centerline plat, as recorded in Franklin County Recorder's Office in Plat Book 132 Page 106-109.

Iron pins set are 13/16" inside diameter iron pipe, 30" long, with a yellow cap stamped "OHM".

This description is based on an actual field survey performed from 11/2017 to 8/2020 and was created under the direction and supervision of John J. Raab, Registered Surveyor No. S-7863

John J, Raab
Registered Surveyor No. S-7863

Date