EXHIBIT A

LPA RX 851 WD

Ver. Date 06/15/21

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PID 110436

PARCEL 1-WD 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 0.003 acres out of a 0.277 acre tract described in a deed to KAUFMANN EXECUTIVE DRIVE LLC, a Kentucky limited liability company of record in Instrument Number 200705080080931, subject to a lease to SETLA LLC, a Delaware limited liability company as recorded in Instrument Number 200705160085901 and also being part of Reserve "B" as shown and delineated upon the plat "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 left 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 72.59 feet along the centerline of right-of-way of Karl Road, to a point being on the north limited access right-of-way line of State Route 161 of record in Deed Book 3124, Page 61, said point being at Station 164+43.59; thence North 89°14'06" West, a distance of 54.47 feet along the north limited access right-of-way line of said State Route 161, to a point at an offset from the existing Karl Road of 54.41 feet Left of Station 164+41.07; thence North 86°30'50" West, a distance of 0.25 feet along

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the north limited access right-of-way line of said State Route 161, to an iron pipe found at the southeast corner of said 0.277 acre tract, being on the west right-of-way line of Karl Road and the north limited access right-of-way line of said State Route 161, located at an offset from the existing Karl Road of 54.66 feet Left from Station 164+41.07; said iron pipe found also being the **TRUE POINT OF BEGINNING**;

Thence North 86°30'50" West, a distance of 30.54 feet along the south line of said 0.277 acre tract and the north limited access right-of-way line of said State Route 161, to an Iron Pin Set at an offset from the existing Karl Road of 85.20 feet Left from Station 164+41.10;

Thence North 03°29'10" East, a distance of 4.00 feet crossing said 0.277 acre tract, to an Iron Pin Set at an offset from the existing Karl Road of 85.20 feet Left from Station 164+45.10;

Thence South 86°30'50" East, a distance of 30.55 feet crossing said 0.277 acre tract to the east line of said 0.277 acre tract and the west right-of-way line of said Karl Road, to an Iron Pin Set at an offset from the existing Karl Road of 54.65 feet Left from Station 164+45.07;

Thence South 03°37'04" West, a distance of 4.00 feet along the east line of said 0.277 acre tract and the west right-of-way line of said Karl Road, to the **TRUE POINT OF BEGINNING**, containing 0.003 acre of land more or less out of Franklin County Auditor's Parcel Number 010-011328-00, 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.

Iron pins set consist of a 5/8-inch rebar, 30 inches long with an orange plastic cap stamped "IBI Group, S-6872/S-7740".

The above description is based on and referenced to State of Ohio Department of Transportation right-of-way plan FRA-161-12.04 prepared by IBI Group attached hereto and made a part hereof. All references are to the records of the Recorder's Office, Franklin County, Ohio.

By _____

David L. Chiesa Date Registered Surveyor No. 7740