

**EXHIBIT A**

LPA RX 851 WD

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Ver. Date 06-03-22

PID 105734

**PARCEL 12-WD2  
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).

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**[Surveyor's description of the premises follows]**

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Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Quarter Township 3, Township 1, Range 16 of the United States Military Lands, being part of an original 68.03 acre tract of land in the name of Hawkes Hospital of Mt. Carmel as described in Deed Book 589, Page 648, all records are on file in the Franklin County Recorder's Office, and being a tract of land lying on the right side of the centerline of Right of Way of State Route 16 (hereafter referred to as S.R. 16), as shown on the FRA-16-7.79 and FRA-270-30.32 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 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, a distance of 1007.73 feet, passing a monument box set at the centerline of Right of Way intersection of said S.R. 16 (East Broad Street) and McNaughten Road (R/W Varies) at centerline Station 192+01.64 at 606.36 feet, to a point of deflection at centerline Station 188+00.27, being a point in the southerly line of a

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43.837 acre tract of land in the name of Mount Carmel Health System, an Ohio Nonprofit Corporation as described in IN. 200312110392742,

Thence South 82°20'12" West, with said southerly line, a distance of 654.42 feet, to the northwesterly corner of a 17.333 acre tract of land in the name of Columbus and Southern Ohio Electric Company as described in Deed Book 1925 Page 423, also being 11.12 feet right of centerline Station 181+45.03 of the centerline of Right of Way of FRA-270-30.32 as shown in Plat Book 40 Page 119-A and the **True Place of Beginning** for the tract of land herein being described;

Thence South 28°12'58" West, with the westerly line of said 17.333 acre tract, a distance of 79.71 feet to a point in the southerly Right of Way line of said S.R. 16 (East Broad Street), being 73.22 feet right of centerline Station 180+94.91 and referenced by a 3/4" inside diameter iron pipe found with a yellow cap stamped "Bird & Bull LTD" found bearing South 22°43'23" West, a distance of 0.61 feet;

Thence with said southerly Right of Way line, the following three (3) courses:

1. South 69°29'07" West, a distance of 1.88 feet to an iron pipe set 73.54 feet right of centerline Station 180+93.04;
2. South 75°37'28" West, a distance of 299.47 feet to an iron pipe set 91.22 feet right of centerline Station 177+94.33;
3. Thence South 82°20'12" West, a distance of 127.10 feet to an iron pipe set in the easterly line of a 21.416 acre tract of land in the name of Mount Carmel Health, an Ohio not for profit corporation, formerly known as The Hawkes Hospital of Mt. Carmel as described in Official Record 16070, Page D16, being 85.26 feet right of centerline Station 176+68.21;

Thence North 09°45'35" West, with said easterly line, a distance of 100.07 feet to the northeasterly corner of said 21.416 acre tract and in the southerly line of said 43.837 acre tract, being 14.81 feet left of centerline Station 176+68.77;

Thence South 82°20'12" West, with said southerly line, a distance of 476.72 feet to the **True Place of Beginning**.

The above described area contains 0.897 acres, more or less, of which the present road occupies 0.897 acres and is part of the Franklin County Auditor's Permanent Parcel number 520-121072-00.

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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).

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

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.

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

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John J. Raab  
Registered Surveyor No. S-7863

Date