

**EXHIBIT A**

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Ver. Date 06-03-22

PID 105734

**PARCEL 16-WD  
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 in Quarter Township 3, Township 1, Range 16, United States Military Lands and being part of a 2.044 acre tract of land in the name of Womet Broad Street, LLC, an Ohio Limited Liability Company, as described in IN. 201607280098338, 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 (East Broad Street), 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 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, a distance of 1002.86 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

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point at the northwesterly corner of a said 0.652 acre tract of land in the name of City of Columbus as described in Deed Book 3242, Page 172 at centerline Station 188+05.12 and the **True Place of Beginning** for the tract of land herein being described;

Thence South 03°50'58" West, a distance of 40.61 feet with the westerly line of said 0.652 acre tract, passing the southerly Right-of-Way line at 34.13 feet, to an iron pipe set 67.00 feet right of centerline Station 187+97.01,

Thence through said 2.044 acre tract the following Three (3) courses:

1. South 88°09'00" West, a distance of 64.04 feet to an iron pipe set in the southerly Right of Way line of said S.R. 16 (East Broad Street), being 60.35 feet right of centerline Station 187+33.00;
2. South 82°27'56" West, a distance of 133.35 feet with said southerly Right of Way line to an iron pipe set 58.73 feet right of centerline Station 185+99.05;
3. South 79°47'31" West, a distance of 102.91 feet to an iron pipe set in the easterly line of a 0.830 acre tract of land in the name of The Columbus Railway Power and Light Company as described in Deed Book 760, Page 366, now known as Columbus and Southern Electric Company by the consolidation agreement described in Deed Book 1070, Page 471, being 61.35 feet right of centerline Station 184+95.71;

Thence North 03°49'56" East, a distance of 38.34 feet with said easterly line to a point at the northwesterly corner of said 2.064 acre tract 23.96 feet right of centerline Station 185+04.22;

Thence North 82°20'12" East, a distance of 300.33 feet with the northerly line of said 2.044 acre tract to the to the **True Place of Beginning**.

The above described area contains 0.239 acres, more or less, of which the present road occupies 0.234 acres which is part of Franklin County Auditor's Permanent Parcel number 520-178519-00.

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".

