

**EXHIBIT A**

LPA RX 851 WD

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Ver. Date 06/03/22

PID 105734

**PARCEL 17-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 0.473 acre tract of land in the name of LM&C-wg-15 LLC, an Ohio limited liability company, as described in IN. 202006090080416, 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 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 664.12 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 at centerline Station 191+43.88;

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Thence South 07°39'48" East, perpendicular to said centerline, a distance of 32.97 feet to the northeasterly corner of a 0.094 acre tract of land in the name of the City of Columbus as described in IN. 200608040154474 and the northwesterly corner of a 0.652 acre tract of land in the name of the City of Columbus as described in Deed Book 3242, Page 172, also being 32.97 feet right of centerline Station 191+43.88;

Thence South 03°52'23" West, with the easterly line of said 0.094 acre tract and the westerly line of said 0.652 acre tract, a distance of 23.05 feet to the intersection of the southerly Right of Way line of said S.R. 16 (East Broad Street) and the westerly Right of Way line of said McNaughten Road, being the southeasterly corner of said 0.094 acre tract and the **True Place of Beginning** for the tract of land herein being described;

Thence South 03°52'23" West, with said westerly Right of Way line and the westerly line of said 0.652 acre tract, a distance of 25.87 feet to an iron pipe set 80.90 feet right of centerline Station 191+34.10 of said S.R. 16 (East Broad Street), also being 50.00 feet right of centerline Station 10+05.07 of said McNaughten Road;

Thence North 56°36'00" West, through said 0.473 acre tract, a distance of 38.59 feet to an iron pipe set in said southerly Right of Way line and the southerly line of said 0.094 acre tract, being 55.55 feet right of centerline Station 191+05.00 of said S.R. 16 (East Broad Street);

Thence North 82°20'12" East, with said southerly Right of Way line and said southerly line, a distance of 34.27 feet to the **True Place of Beginning**.

The above described area contains 0.010 acres, more or less, of which the present road occupies 0.000 acres, which is part of Franklin County Auditor's Permanent Parcel number 010-015883-00.

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

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.

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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 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