

EXHIBIT A

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LPA RX 851 WD

Rev. 06/09

Ver. Date 06-03-22

PID 105734

**PARCEL 19-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).

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Franklin, City of Columbus, part of Quarter Township 3, Township 1, Range 16, United States Military Lands and being part 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 the same premises in the name of LNCB National Bank, Trustee, as described in IN. 201010150137169, 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, a distance of 435.38 feet to a point at centerline Station 193+72.62;

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Thence North 07°39'48" West, perpendicular to said centerline and through a 1.218 acre tract of land in the name of the City of Columbus as described in IN. 201710060139819, a distance of 100.00 feet to a point in the northerly Right of Way line of said S.R. 16 (East Broad Street), the northerly line of said 1.218 acre tract, and the southeasterly corner of said 0.760 acre tract, being 100.00 feet left of centerline Station 193+72.62, referenced by a 3/4" iron pipe found bearing South 17°32'24" East a distance of 0.70 feet and being 99.32 feet left of centerline Station 193+72.74, and the **True Place of Beginning** for the tract of land herein being described;

Thence with said northerly Right of Way line and said northerly line, the following two (2) courses:

1. South 82°20'12" West, a distance of 152.67 feet to a point 100.00 feet left of centerline Station 192+19.95, referenced by an 3/4" inside diameter iron pipe found which bears South 76°09'58" East, a distance of 1.62 feet, being 99.41 feet left of centerline Station 192+21.46;
2. South 56°12'25" West, a distance of 3.50 feet to a point in the easterly line of 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, being 98.46 feet left of centerline Station 192+16.81, referenced by a 3/4" inside diameter iron found bearing South 21°30'02" East a distance of 1.12 feet and being 97.37 feet left of centerline Station 192+17.08;

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

1. With a curve to the right 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 North 22°08'12" West and a distance of 17.32 feet to a point 115.23 feet left of centerline Station 192+12.48;
2. North 07°46'25" West, a distance of 28.77 feet to an iron pipe set 144.00 feet left of centerline Station 192+12.43;

Thence through said 0.760 acre tract the following four (4) courses:

1. North 82°20'12" East, a distance of 14.57 feet to an iron pipe set 144.00 feet left of centerline Station 192+27.00;
2. South 56°44'56" East, a distance of 19.85 feet to an iron pipe set 131.00 feet left of centerline Station 192+42.00;

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3. South 70°11'14" East, a distance of 28.18 feet to an iron pipe set 118.00 feet left of centerline Station 192+67.00;
4. North 82°20'12" East, a distance of 105.47 feet to an iron pipe set in the westerly line of a 0.744 acre tract of land in the name of Kemba Financial Credit Union, Inc., an Ohio non-profit corporation as described in IN. 200908050115046, being 118.00 feet left of centerline Station 193+72.47;

Thence South 08°07'11" East, with said westerly line, a distance of 18.00 feet to the **True Place of Beginning**.

The above described area contains 0.085 acres, more or less, of which the present road occupies 0.000 acres, more or less, which is part of Franklin County Auditor's Permanent Parcel number 520-288035-00.

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.

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 1" outside diameter iron pipes, 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