

EXHIBIT A

LPA RX 851 WD

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Ver. Date 06-03-22

PID 105734

**PARCEL 24-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 3.131 acre tract of land in the name of Buffalo-6305 EB Associates, LLC, a New York limited liability company, as described in IN. 200201250023760 and IN. 201610200143183, 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 South 81°51'12" West, with said centerline, a distance of 593.96 feet to the northwesterly corner of a 0.161 acre tract of land in the name of the City of Columbus as described in IN. 201602120017924, being the northeasterly corner of said 3.131 acre tract, being in the southerly line of a 0.615 acre tract of land in the name of the City of Columbus as described in IN. 201712010169496, also being centerline Station 199+06.04 and the **True Place of Beginning** for the tract of land herein being described;

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Thence South $01^{\circ}56'09''$ West, with the westerly line of said 0.161 acre tract, a distance of 50.79 feet to an iron pipe set 50.00 feet right of centerline Station 198+97.15;

Thence through said 3.131 acre tract, the following two (2) courses:

1. North $88^{\circ}13'33''$ West, a distance of 99.08 feet to an iron pipe set in the southerly Right of Way line of said S.R. 16 (East Broad Street), being 33.00 feet right of centerline Station 197+99.82;
2. South $82^{\circ}20'12''$ West, with said southerly Right of Way line, a distance of 149.19 feet to an iron pipe set in the easterly line of a 1.170 acre tract of land in the name of HR McNAUGHTEN SPE, LLC, a Delaware limited liability company as described in IN. 202201060003673, being 33.00 feet right of centerline Station 196+50.64 and referenced by a 5/8" rebar found bearing North $54^{\circ}39'17''$ West a distance of 1.24 feet and being 32.16 feet right of centerline Station 196+49.73;

Thence North $01^{\circ}44'17''$ East, with said easterly line, a distance of 33.45 feet to the northeasterly corner of said 1.170 acre tract, being the northwesterly corner of said 3.130 acre tract and in the southerly line of said 1.218 acre tract, being centerline Station 196+56.10;

Thence North $82^{\circ}20'12''$ East, with said centerline and said southerly line, a distance of 151.90 feet, passing the southeasterly corner of said 1.218 acre tract at 64.48 feet, to a monument box set at a point of deflection at centerline Station 198+08.00;

Thence North $81^{\circ}51'12''$ East, with said centerline and the southerly line of a 0.615 acre tract of land in the name of the City of Columbus as described in IN. 201712010169496, a distance of 98.04 feet to the **True Place of Beginning**.

The above described area contains 0.209 acres, more or less, of which the present road occupies 0.189 acres and is part of the Franklin County Auditor's Permanent Parcel number 520-121081-00.

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 $82^{\circ}20'12''$ 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

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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

John J. Raab
Registered Surveyor No. S-7863

Date