

**EXHIBIT A**

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LPA RX 851 WD

Rev. 06/09

Ver. Date 06-03-22

PID 105734

**PARCEL 25-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, part of Quarter Township 3, Township 1, Range 16, United States Military Lands and being part of a 1.429 acre tract of land in the name of GCR Retail, LLC, an Ohio Limited Liability Company, as described in IN. 201802280027766, 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 South 81°51'12" West, with said FRA-16-7.79 centerline and the southerly line of a 0.757 acre tract of land in the name of the City of Columbus as described in IN. 201710060139818, a distance of 534.94 feet to a point of at centerline Station 199+65.06;

Thence North 08°07'11" West, with the westerly line of said 0.757 acre tract and the easterly 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 110.00 feet to a point in the northerly Right of Way line of said S.R. 16, the northeasterly corner of said 0.615 acre tract and the southwesterly corner of a 1.170 acre tract in the name of Moo Moo East Broad, LLC, an Ohio Limited Liability Company, as

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described in IN. 200810170154428, being 110.00 feet left of centerline Station 199+65.11, referenced by a ¾" inside diameter iron pipe found, which bears South 15°22'50" East, a distance of 1.15 feet, being 108.86 feet left of centerline Station 199+65.26, and being the **True Place of Beginning** for the tract of land herein being described;

Thence with said Right of Way line and the northerly line of said 0.615 acre tract, the following two (2) courses:

1. South 81°51'12" West, a distance of 157.11 feet to an iron pipe set being 110.00 feet left of centerline Station 198+08.00;
2. South 82°20'12" West, a distance of 86.56 feet to an iron pipe set in the easterly line of a 1.095 acre tract of land in the name of CFA Real Property I, LLC , a Georgia limited liability company, as described in IN. 200904240057758 and the northwesterly corner of said 0.615 acre tract, being 110.00 feet left of centerline Station 197+20.51;

Thence North 08°07'11" West, with said easterly line, a distance of 11.00 feet to an iron pipe set 121.00 feet left of centerline Station 197+20.42;

Thence through said 1.429 acre tract, the following six (6) courses:

1. North 82°20'12" East, a distance of 86.56 feet to an iron pipe set 121.00 feet left of centerline Station 198+08.00;
2. North 81°51'12" East, a distance of 81.00 feet to an iron pipe set 121.00 feet left of centerline Station 198+89.00;
3. North 08°08'48" West, a distance of 10.00 feet to an iron pin set 131.00 feet left of centerline Station 198+89.00;
4. North 81°51'12" East, a distance of 46.00 feet to an iron pin set 131.00 feet left of centerline Station 199+35.00;
5. South 08°08'48" East, a distance of 13.00 feet to an iron pin set 118.00 feet left of centerline Station 199+35.00;
6. North 81°51'12" East, a distance of 30.12 feet to an iron pin set on the westerly line of a 1.170 acre tract of land in the name of Moo Moo East Broad, LLC, An Ohio Limited Liability Company, as described in IN. 200810170154428 and the easterly line of said 1.429 acre tract, being 118.00 feet left of centerline Station 199+65.11;

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Thence through said 1.429 acre tract South 08°07'11" East, a distance of 8.00 feet to the **True Point of Beginning**.

The above described area contains 0.069 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 520-283958-00.

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.

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