

EXHIBIT A

LPA RX 851 WD

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Ver. Date 07/28/22

PID 105734

**PARCEL 31-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 3.502 acre tract of land in the name of Amamata, LLC, an Ohio Limited Liability Company as described in IN. 200911020158096, 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 North 81°51'12" East, with said FRA-16-7.79 centerline, a distance of 89.03 feet to a point at centerline Station 205+89.03;

Thence North 08°08'48" West, perpendicular to said centerline, a distance of 110.00 feet to a point in the northerly Right of Way line of said S.R. 16 (East Broad Street), being 110.00 feet left of centerline Station 205+89.03 and the **True Place of Beginning** for the tract of land herein being described;

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Thence South 81°51'12" West, with said northerly Right of Way line, a distance of 311.84 feet to a point at the southeasterly corner of a 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 and the northeasterly corner of a 0.757 acre tract of land in the name of the City of Columbus as described in IN. 201710060139818, being 110.00 feet left of centerline Station 202+77.19, referenced by a ¾" inside diameter iron pipe found bearing South 04°37'48" West a distance of 1.19 feet and being 108.84 feet left of centerline Station 202+76.93;

Thence North 04°04'59" East, with the easterly line of said 16.879 acre tract, a distance of 5.12 feet to an iron pipe set 115.00 feet left of centerline Station 202+78.27;

Thence through said 3.502 acre tract, the following two (2) courses:

1. North 81°51'12" East, a distance of 316.03 feet to an iron pipe set 115.00 feet left of centerline Station 205+94.31;
2. North 38°24'53" East, a distance of 20.23 feet to a point of tangency in the westerly Right of Way line of Outerbelt Street (80.00' R/W), being 128.91 feet left of centerline Station 206+08.99, referenced by a ¾" inside diameter iron pipe found bearing South 02°20'18" East a distance of 0.24 feet and being 128.67 feet left of centerline Station 206+08.97;

Thence with said westerly Right of Way line, a curve to the right having a radius of 20.00 feet, a central angle of 86°52'38", an arc length of 30.32 feet, a chord bearing of South 38°25'23" West and a chord distance of 27.50 feet to the **True Place of Beginning**.

The above described area contains 0.038 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 520-121657-00.

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.

