

EXHIBIT A

LPA RX 851 WD

Page 1 of 2

Rev. 06/09

Ver. Date 06-03-22

PID 105734

**PARCEL 32-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 4.754 acre tract of land in the name of The Children's Hospital, an Ohio Non-Profit Corporation as described in IN. 200111010252974, 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 North 81°51'12" East, with said centerline, a distance of 166.30 feet to the northeasterly corner of a 3.024 acre tract of land in the name of Speedway Superamerica LLC, a Delaware limited liability company as described in IN. 200006280127369, being the northwesterly corner of said 4.754 acre tract, being centerline Station 206+66.30 and passing the centerline of Right of Way intersection of said S.R. 16 (East Broad Street) and Outerbelt Street (80.00' R/W) at 147.36 feet, and **True Place of Beginning** for the tract of land herein being described;

Thence North 81°51'12" East, with said centerline, a distance of 254.24 feet to the northwesterly corner of a 2.103 acre tract of land in the name of Eastglen Professional Condominium

EXHIBIT A

LPA RX 851 WD

Association as described in IN. 200309170297599 and as delineated in Eastglen Professional Condominium of record in Condominium Plat Book 121, Page 43, being the northeasterly corner of said 4.754 acre tract and centerline Station 209+20.54;

Thence South 03°58'50" West, with the westerly line of said 2.103 acre tract, a distance of 33.75 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 209+13.45;

Thence South 81°51'12" West, with said southerly Right of Way line and through said 4.754 acre tract, a distance of 254.23 feet to an iron pipe set in the easterly line of said 3.024 acre tract, being 33.00 feet right of centerline Station 206+59.22;

Thence North 03°58'03" East, with said easterly line, a distance of 33.75 feet to the **True Place of Beginning**.

The above described area contains 0.193 acres, more or less, of which the present road occupies 0.193 acres and is part of the Franklin County Auditor's Permanent Parcel number 520-121080-00.

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°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 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