

EXHIBIT A

LPA RX 851 WD

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Ver. Date 06-03-22

PID 105734

**PARCEL 45-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, being part of Section 2 of Township 12, Range 21 Refugee Lands and being part of a 6.240 acre tract of land in the name of HR McNaughten SPE, LLC, a Delaware Limited Liability Company, as described in IN. 201008230108098, 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 McNaughten Road (R/W Varies) 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 606.36 feet to a monument box set at the centerline of Right of Way intersection of said S.R. 16 (East Broad Street) and said McNaughten Road, being centerline Station 192+01.64 of said S.R. 16 (East Broad Street) and centerline Station 10+97.84 of said McNaughten Road;

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Thence South 03°52'23" West, with said centerline of McNaughten Road, a distance of 528.60 feet to a point in the westerly line of a 0.220 acre tract of land in the name of the City of Columbus as described in IN. 200008240170877, at centerline Station 5+69.24;

Thence North 86°07'37" West, perpendicular to said centerline and through said 0.220 acre tract, a distance of 50.00 feet to a point in the westerly Right of Way line of said McNaughten Road and at the southeasterly corner of a 1.484 acre tract of land in the name of Columbus & Southern Ohio Electric Company as described in Deed Book 2055, Page 56, being 50.00 feet left of centerline Station 5+69.24;

Thence South 03°52'23" West, with said westerly Right of Way line and the westerly line of a 0.391 acre tract of land in the name of the City of Columbus as described in IN. 200109210218434, a distance of 249.25 feet to an iron pipe set in said westerly Right of Way line, being 50.00 feet left of centerline Station 3+20.00 and the **True Place of Beginning** for the tract of land herein being described;

Thence South 03°52'23" West, with said Right of Way line and said westerly line, a distance of 65.00 feet to an iron pipe set 50.00 feet left of centerline Station 2+55.00;

Thence through said 6.240 acre tract, the following five (5) courses:

1. North 62°55'42" West, a distance of 45.69 feet to an iron pipe set 92.00 feet left of centerline Station 2+73.00;
2. North 86°07'36" West, a distance of 17.00 feet to an iron pipe set 109.00 feet left of centerline Station 2+73.00;
3. North 03°52'23" East, a distance of 27.00 feet to an iron pipe set 109.00 feet left of centerline Station 3+00.00;
4. South 86°07'36" East, a distance of 17.00 feet to an iron pipe set 92.00 feet left of centerline Station 3+00.00;
5. North 68°24'35" East, a distance of 46.52 feet to the **True Place of Beginning**.

The above described area contains 0.055 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 520-251641-00.

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).

