

**EXHIBIT A**

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LPA RX 851 WD

Rev. 06/09

Ver. Date 09/12/22

PID 3658-E

**PARCEL 14-WD  
SINCLAIR ROAD  
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, being part of Lot Number 2 of Blackmore Subdivision as shown in Plat Book 40, page 29. And being in Quarter Section 4, Township 2, Range 18 of the United States Military and being 158 square feet (0.004 acres) within a 0.690-acre parcel conveyed to Blackstone Enterprise, LLC as described in Instrument 201004200047412 and being more particularly described as follows:

Being a parcel of land lying on the right side of the centerline of a survey made for the PED Safety Improvement Sinclair Road project in plan 3658-E for the City of Columbus, and being located within the following described points in the boundary thereof:

**Commencing** at a mag spike in the intersection of the existing centerline of Sinclair Road (fka: Bronson Road and Indianola Avenue) as established in Plat Book 40, page 29 centerline of right of way station 510+64.87, and the existing centerline of south bound Interstate 71 on & off ramp called Morse Road Loop Ramp as established in Deed Book 3707, page 715 station 1+00;

Thence along the said centerline of Sinclair Road bearing **South 03 degrees 24 minutes 21 second West**, a distance of **42.37** feet to a point at centerline of right of way station 510+22.50;

Thence leaving the said centerline of Sinclair Road perpendicular bearing **South 86 degrees 40 minutes 35 seconds East**, a distance of **40.00** feet to the **Point of Beginning**.

**Beginning** at a point on the intersection of the existing easterly right of right of way line of Sinclair Road and southerly right of way line of the south bound Interstate 71 on & off ramp being 40.00 feet right of Sinclair Road centerline of right of way Station 510+22.55;

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Thence along said southerly right of way line of the south bound Interstate 71 on & off ramp a bearing **South 86 degrees 40 minutes 35 seconds East**, a distance of **18.00** feet to an iron pin set being 58.00 feet right of Sinclair Road centerline of right of way Station 510+22.58;

Thence crossing said Blackstone Enterprises, LLC property bearing **South 49 degrees 04 minutes 49 seconds West** a distance of **25.16** feet to an iron pin set being 40.00 feet right of Sinclair Road centerline of right of way Station 510+05.00;

Thence along the easterly right of way of Sinclair Road bearing **North 03 degrees 24 minutes 21 seconds East** a distance of **17.56** feet to the **Point of Beginning**.

The above described parcel contains 0.004 acres (158 square feet) more or less, in Auditors Permanent Parcel Number 010-009752.

Subject to all legal rights-of-way and/or easements, if any, of previous record.

Grantor claims title by Instrument Number 201004200047412 in the Franklin County Recorder's Office.

This description was prepared and reviewed on September 12, 2022 by Christopher M. Cook, Registered Surveyor #8424.

All iron pins set are 5/8" reinforcing bars, 30" long with a cap stamped "Dynotec Inc".

The basis of bearings shown are based on the State Plane Coordinate System, Ohio South, as per NAD 83 (2011) established by Dynotec, Inc. using GPS procedures and equipment, which sets the centerline of Sinclair Road North 03 degrees 24 minutes 21 seconds East.

This description is based upon a field survey performed by Dynotec, Inc. in the years 2018-2022.

The stations referred to herein are from the centerline of construction of Sinclair Road as found on plan 3531-E on file in drawer E with the City of Columbus, Franklin County, State of Ohio.

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Christopher Cook, PS  
Reg. Surveyor No. 8424

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Date