

EXHIBIT A

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Ver. Date 09/23/25

PID 122006

**PARCEL 25-WD
FAI-US22-15.58**

**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
FAIRFIELD 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 Fairfield, City of Lancaster and being that 0.458 acre part of Out lot No. 22 in Banks Second Subdivision to the City of Lancaster as conveyed to Victoria A. Scholl Bope, Trustee by deed of record in Official Record 1579, Page 481, Parcel Two, and lying on the left side of the existing centerline of right of way of Main Street (U.S. Route 22) (width varies), (all references refer to the Recorder's Office, Fairfield County, Ohio) and being more particularly described as follows:

COMMENCING at a found monument on the centerline of said Main Street, also being at the intersection of the centerline of Ewing Street (52 feet wide), being existing centerline of right-of-way Station 20+00.00 (all stationing herein from Main Street);

Thence North 85°00'50" East a distance of 312.80 feet, along the existing centerline of said Main Street, to a point, being existing centerline of right of way Station 23+12.80;

Thence North 84°32'48" East a distance of 362.68 feet, along the centerline of said Main Street, to a point, being the existing centerline of right of way Station 26+75.43;

Thence North 05°27'12" West a distance of 30.00 feet to an Iron Pin Set on the northerly right of way line of said Main Street, at a corner common to said 0.458 acre tract and that 0.778 acre tract as conveyed to Burger King Corporation by deed of record in Official Record 1223, Page 1198, being 30 feet left of existing centerline of right of way Station 0+00.00, a being the TRUE POINT OF BEGINNING, for the parcel herein described;

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Thence North 03°22'12" West a distance of 3.00 feet, to an Iron Pin Set on the line common to said 0.458 acre tract and said 0.778 acre tract, being 33 feet left of existing centerline of right of way Station 16+75.76;

Thence North 84°32'48" West a distance of 80.32 feet, across and through said 0.458 acre tract to an Iron Pin Set on a line common to said 0.46 acre tract and that 1.088 acre tract as conveyed to McDonald's Real Estate Company by deed of record in Official Record 1460, Page 835, being 33.00 feet left of existing centerline of right of way Station 17+56.19;

Thence South 02°40'26" West a distance of 3.03 feet with said line common to said 0.46 acre tract and 1.088 acre tract to an Iron Pin Set being 30.00 feet left of existing centerline of right of way Station 17+55.76;

Thence South 84°32'48" West a distance of 80.00 feet, along the northerly right of way line of said Main Street, to THE TRUE POINT OF BEGINNING, containing 0.006 acre, more or less, and being subject to any easement, restrictions or rights of way of record.

Parcel Number: 053-50133-00

Property Address: East Main Street

This description was prepared by DLZ Ohio, Inc. (6121 Huntley Road, Columbus, Ohio 43229) under the direct supervision of Alex Marks, Ohio Professional Surveyor Number 8616 in September, 2025, and is based on an actual field survey conducted by DLZ Ohio, Inc., (6121 Huntley Road, Columbus, Ohio 43229) under the direct supervision of Samuel L. Stiltner, Ohio Professional Surveyor Number 8364 in November, 2024.

The bearings shown hereon are based upon the Ohio State Plane Coordinate System, South Zone, NAD 83(2011), using the Ohio Department of Transportation's Virtual Reference System.

All stations and offsets referenced in this description are referenced to the existing centerline of right-of-way of Main Street as described in the plan known as "FAI-US22-15.58" on file with the Fairfield County Engineer's Office.

All Iron Pins Set are 5/8-inch rebar, 30-inches long, with a yellow cap stamped "DLZ".

Alex Marks, P.S. 8616

Date

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