

EXHIBIT A

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Ver. Date 07/02/2025

PID 96808

**PARCEL 36-WL1
FAI/LIC-IR 70-0.00/0.00**

ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE IN THE FOLLOWING DESCRIBED PROPERTY INCLUDING LIMITATION OF ACCESS

Grantor/Owner, his heirs, executors, administrators, successors and assigns forever, are hereby divested of any and all abutter's rights, including access rights in, over and to the within described real estate, including such rights with respect to any highway facility constructed thereon (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, Township of Violet, being located in Half Section 34, Township 16, Range 20, Refugee Lands, and being located in Section 20 of the former Congress Lands East of the Scioto River, being a part of that **62.393 acre** tract of land described in a deed to **The Board of Township Trustees of Violet Township**, of record in **Official Record 1769, Page 3357**, all records referenced herein are on file at the Office of the Recorder for Fairfield County, Ohio, and being a parcel on the right side of the centerline of right-of-way for Interstate Route 70, as delineated on the centerline plat for FAI/LIC-IR 70-0.00/0.00, all stationing herein is referenced to said centerline plat, said parcel being further bounded and described as follows:

Commencing for reference at an aluminum disk found in a concrete monument, designated as Franklin County Geodetic Survey monument number FCGS 2219, said disk being at the common corner of said Fairfield County, Franklin County and Licking County, being at the common corner of said Half Section 34, Half Section 33, Half Section 28 and Half Section 27, Township 16, Range 20, Refugee Lands, being at the north Quarter Section corner of said Section 20, and being at the south Quarter Section corner of Section 17 of the former Congress Lands East of the Scioto River, said disk being 1,525.17 feet left of Interstate Route 70 centerline of right-of-way station 88+80.85 and being 2,741.25 feet left of proposed Taylor Road centerline of right-of-way station 50+81.86;

Thence **South 03 degrees 36 minutes 56 seconds West**, along the common line between said Half Section 34 and said Half Section 33, and along the common line between the northwest Quarter Section and the northeast Quarter Section of said Section 20, a distance of **1,635.04 feet** to a point on the centerline of right-of-way for Interstate Route 70 (R/W width varies), as originally delineated on the centerline plat for FAI-70-0.00/LIC-70-0.00 (1965), of record in Plat Book 9, Page 25, said point being at Interstate Route 70 centerline of right-of-way station 82+91.61;

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Thence **North 72 degrees 29 minutes 31 seconds East**, along the centerline of right-of-way for said Interstate Route 70, a distance of **339.81 feet** to a point, said point being at Interstate Route 70 centerline of right-of-way station 86+31.42;

Thence **South 17 degrees 30 minutes 29 seconds East**, across said Interstate Route 70, a distance of **155.00 feet** to an iron pin set at a northeast corner of that 18.952 acre tract of land described in a deed to American Motorcycle Association, d/b/a American Motorcycle Association, of record in Official Record 675, Page 852, being a northwest corner of that 11.778 acre tract of land described in a deed to Falcon Four Property Holding, LLC, of record in Official Record 1648, Page 832, being an east corner of that 1.50 acre limited access right-of-way parcel described as Parcel No. 315WL in a deed to State of Ohio, of record in Deed Book 345, Page 6, being a south corner of that 19.37 acre limited access right-of-way parcel described as Parcel No. 316-WL in a deed to State of Ohio, of record in Deed Book 357, Page 683, being a west corner of that 0.68 acre limited access right-of-way parcel described as Parcel No. 316WL-2 in a deed to State of Ohio, of record in Deed Book 357, Page 683, and being on the existing south limited access right-of-way line for said Interstate Route 70, said iron pin being 155.00 feet right of Interstate Route 70 centerline of right-of-way station 86+31.42;

Thence **South 85 degrees 49 minutes 00 seconds East**, along the existing south limited access right-of-way line for said Interstate Route 70, along a north line of said 11.778 acre tract, and along the southwest line of said Parcel No. 316WL-2, a distance of **94.70 feet** to a west corner of said 62.393 acre tract, being a north corner of said 11.778 acre tract, and being a southeast corner of said Parcel No. 316WL-2, (reference a 3/4-inch iron pipe found bearing South 19 degrees 04 minutes 03 seconds East and distant 0.10 feet), said point being the **TRUE POINT OF BEGINNING** for this description and being 190.00 feet right of Interstate Route 70 centerline of right-of-way station 87+19.42;

Thence along the existing south limited access right-of-way for said Interstate Route 70, along the north line of said 62.393 acre tract, for the following three (3) described courses:

1. **North 70 degrees 55 minutes 57 seconds East**, along the southeast line of said Parcel No. 316WL-2, a distance of **477.70 feet** to a 3/4-inch iron pipe found at the southeast corner of said Parcel No. 316WL-2, being a southwest corner of said Parcel No. 316-WL, said point being 177.00 feet right of Interstate Route 70 centerline of right-of-way station 91+96.94;
2. **North 70 degrees 41 minutes 04 seconds East**, along a southeast line of said Parcel No. 316-WL, a distance of **603.10 feet** to an iron pin found with a cap inscribed "ODOT DISTRICT 5" at a south corner of said Parcel No. 316-WL, being a west corner of that 0.013 acre limited access right-of-way parcel described as Parcel No. 1WL (Tract 1) in a

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deed to State of Ohio, of record in Official Record 684, Page 558, said point being 157.98 feet right of Interstate Route 70 centerline of right-of-way station 97+99.74;

3. **North 76 degrees 40 minutes 06 seconds East**, along a southeast line of said Parcel No. 1WL (Tract 1), along a southeast line of that 5.260 acre limited access right-of-way parcel described as Parcel No. 1WL (Tract 2) in a deed to State of Ohio, of record in Official Record 684, Page 558, (passing a 5/8-inch bent iron pin found at a distance of 104.48 feet), a total distance of **671.81 feet** to a 5/8-inch bent iron pin found with a cap inscribed "CLAPSADDLE 6140" at a northeast corner of said 62.393 acre tract, being a south corner of said Parcel 1WL (Tract 2), said point being 206.90 feet right of Interstate Route 70 centerline of right-of-way station 104+69.77;

Thence **South 72 degrees 02 minutes 31 seconds East**, continuing along the existing south limited access right-of-way line for said Interstate Route 70, along a northeast line of said 62.393 acre tract, and along a southwest line of said Parcel No. 1WL (Tract 2), a distance of **183.01 feet** to a northeast corner of said 62.363 acre tract, being a southwest corner of said Parcel No. 1WL (Tract 2), (reference a 5/8-inch bent iron pin found bearing South 23 degrees 54 minutes 21 seconds East and distant 0.15 feet), said point being 313.09 feet right of Interstate Route 70 centerline of right-of-way station 106+18.82;

Thence **South 54 degrees 00 minutes 36 seconds East**, continuing along the existing south limited access right-of-way line for said Interstate Route 70, along a northeast line of said 62.393 acre tract, and along a southwest line of said Parcel No. 1WL (Tract 2), a distance of **86.04 feet** to an iron pin set, said iron pin being 382.25 feet right of Interstate Route 70 centerline of right-of-way station 106+70.00;

Thence across said 62.363 acre tract along the following seven (7) described courses:

1. **North 82 degrees 03 minutes 49 seconds West**, a distance of **354.37 feet** to an iron pin set, said iron pin being 230.00 feet right of Interstate Route 70 centerline of right-of-way station 103+50.00;
2. **South 76 degrees 46 minutes 52 seconds West**, a distance of **401.12 feet** to an iron pin set, said iron pin being 200.00 feet right of Interstate Route 70 centerline of right-of-way station 99+50.00
3. **South 72 degrees 29 minutes 31 seconds West**, a distance of **400.00 feet** to an iron pin set, said iron pin being 200.00 feet right of Interstate Route 70 centerline of right-of-way station 95+50.00

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4. **South 53 degrees 12 minutes 07 seconds West**, a distance of **105.95 feet** to an iron pin set, said iron pin being 235.00 feet right of Interstate Route 70 centerline of right-of-way station 94+50.00;
5. **South 72 degrees 29 minutes 31 seconds West**, a distance of **210.00 feet** to an iron pin set, said iron pin being 235.00 feet right of Interstate Route 70 centerline of right-of-way station 92+40.00
6. **North 17 degrees 30 minutes 29 seconds West**, a distance of **20.00 feet** to an iron pin set, said iron pin being 215.00 feet right of Interstate Route 70 centerline of right-of-way station 92+40.00
7. **South 72 degrees 29 minutes 31 seconds West**, a distance of **456.68 feet** to an iron pin set on a south line of said 62.393 acre tract and being on a north line of said 11.778 acre tract, said iron pin being 215.00 feet right of Interstate Route 70 centerline of right-of-way station 87+32.32;

Thence **North 86 degrees 08 minutes 23 seconds West**, along a south line of said 62.393 acre tract, along a north line of said 11.778 acre tract, a distance of **68.61 feet** to the **TRUE POINT OF BEGINNING** for this description.

The above described limited access right-of-way parcel contains a total area of **1.809 acres** (0.000 acres located within present road occupied), all of which are located within Fairfield County Auditor's parcel number 036-00734.00.

Bearings described hereon based on the bearing of South 86 degrees 08 minutes 42 seconds East for the common line between Half Section 27 and Half Section 34, Township 16, Range 20, Refugee Lands, being the common line between Section 17 and Section 20 of the former Congress Lands East of the Scioto River, and being a common line between Fairfield County and Licking County, as measured from Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GNSS survey and a NGS OPUS solution.

Where referenced, iron pins set are 5/8-inch diameter by 30-inch long rebar with a cap inscribed "ASI FIRM 1648".

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This description was prepared under the direct supervision of Michael J. Ward, Registered Professional Surveyor No. 8808, on July 2, 2025, is based on an actual field survey performed by American Structurepoint, Inc., and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.



Michael J. Ward
Registered Professional Surveyor No. 8808



7/14/25
Date

LEGAL DESCRIPTION AND PLAT
MEETS MINIMUM STANDARDS FOR
BOUNDARY SURVEYS.
FAIRFIELD COUNTY ENGINEER

BY ACS DATE 7/21/25

DESCRIPTION REVIEWED AND APPROVED
FOR TRANSFER ONLY, FAIRFIELD COUNTY
AUDITOR/ENGINEER TAX MAPS.

BY SAK DATE 07/22/25

FAI/LIC-IR 70-0.00/0.00