

EXHIBIT A

RX 290 PRW

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Ver. Date 07/02/2025

PID 96808

PARCEL 47-PRW FAI/LIC-IR 70-0.00/0.00

FEE SIMPLE IN THE FOLLOWING ACCESS RIGHTS, TITLES AND INTERESTS

All of the access rights of Grantor/Owner, of any nature whatsoever, to and from Interstate Route 70, in, over or across the limited access line described below, with the exception of the specific access point(s), if any, described therein (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, on the common line between Fairfield County and Licking County Licking, on the common line between Violet Township and Etna Township, on the common line between Half Section 35 and Half Section 26, Township 16, Range 20, Refugee Lands, being on the south line of that **15.313 acre** tract described as **Parcel B** in a deed to **Fish Belly LLC**, of record in **Instrument Number 202309050016101**, all records referenced herein are on file at the Office of the Recorder for Licking County, Ohio, unless otherwise stated, and being a line on the left 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 line being further bounded and described as follows:

BEGINNING at the southwest corner of said Parcel B, being the southeast corner of that 9.60 acre tract described in a deeds to M. Elizabeth Gill and Jennifer T. Sauter, Successor Co-Trustees of the Roberta A. Gill Trust Dated July 7, 1999, of record in Instrument Number 200005160015386 and Instrument Number 202405150008147, being on the north line of the remainder of that tract of land described in a deed to Homewood Building Co., of record in Deed Book 440, Page 130 (name changed to Homewood Corporation by that agreement of merger of record in Deed Book 3503, Page 135; herein referred to as "said Homewood tract"), on file at said Fairfield County Recorder's Office, and being on the north line of that proposed limited access right-of-way parcel depicted as Parcel 47A-WL, said corner being 297.38 feet left of Interstate Route 70 centerline of right-of-way station 120+00.99;

Thence **South 86 degrees 08 minutes 42 seconds East**, along the common line between Fairfield County and Licking County, along the common line between said Half Section 35 and said Half Section 26, along the south line of said Parcel B, along the north line of said Homewood tract, and along the north line of said Parcel 47A-WL, a distance of **268.14 feet** to the northwest corner of

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that proposed limited access right-of-way parcel described as Parcel 47-WL, said corner being 175.26 feet left of Interstate Route 70 centerline of right-of-way station 122+50.00, and said corner being the **POINT OF TERMINUS** for this description.


The above described line is a total length of **268.14 feet**, all of which is located on the south line of Licking County Auditor's parcel number 012-027450-00.000, located on the common line between Fairfield County and Licking County, and located on the common line between Half Section 35 and Half Section 26.

In addition to the above described line, the entirety of a 16-foot wide access easement, of record in Deed Book 144, Page 54 and Instrument Number 202309050016101, which provides access to the above referenced Parcel B from Taylor Road, is to be released.

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.

The above described property right line was prepared under the direct supervision of Michael J. Ward, Registered Professional Surveyor No. 8808, 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