

EXHIBIT A

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Ver. Date 07/02/2025

PID 96808

PARCEL 40A-WD FAI/LIC-IR 70-0.00/0.00

ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE IN THE FOLLOWING DESCRIBED PROPERTY WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS

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, Counties of Fairfield and Licking, City of Reynoldsburg, Townships of Violet and Etna, being located in Half Section 34 and Half Section 27, Township 16, Range 20, Refugee Lands, and being located in Section 20 and Section 17 of the former Congress Lands East of the Scioto River, being part of that **0.206 acre** right-of-way parcel described in a deed to **City of Reynoldsburg, Ohio**, of record in **Official Record 1121, Page 670**, on file at the Office of the Recorder for Fairfield County, Ohio, being part of that **0.263 acre** right-of-way parcel described in a deed to **City of Reynoldsburg, Ohio**, of record in **Instrument Number 200005260016710**, on file at the Office of the Recorder for Licking County, Ohio, being a parcel on the left side of the proposed centerline of right-of-way for Taylor Road, 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, said Half Section 27, Half Section 33 and Half Section 28, 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 said Section 17, 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 86 degrees 08 minutes 42 seconds East**, along the common line between said Fairfield County and said Licking County, along the common line between said Half Section 34 and said Half Section 27, and along the common line between said Section 20 and said Section 17, a distance of **2,678.16 feet** to a MAG spike set at the northeast corner of said Half Section 34, being the northwest corner of Half Section 35, Township 16, Range 20, Refugee Lands, being the northeast corner of said Section 20, being the northwest corner of Section 21 of the former Congress Lands East of the Scioto River, being the northeast corner of said 0.206 acre right-of-way parcel, being the northwest corner of that 4.041 acre tract of land described in a deed to Ignacio Carreon Alvarez and Rosario Martinez Gonzalez, of record in Instrument

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Number 202500003344, on file at said Fairfield County Recorder's Office, being on the historic centerline of right-of-way for Taylor Road (R/W width varies), being on the south line of Half Section 26, Township 16, Range 20, Refugee Lands, being on the south line of Section 16 of the former Congress Lands East of the Scioto River, and being on the south line of that 9.60 acre tract of land described in 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 202405150008174, on file at said Licking County Recorder's Office, said MAG spike being the **TRUE POINT OF BEGINNING** for this description and being 111.62 feet left of Taylor Road proposed centerline of right-of-way station 46+74.76;

Thence **South 03 degrees 49 minutes 05 seconds West**, along the historic centerline of right-of-way for said Taylor Road, along the common line between said Half Section 34 and said Half Section 35, along the common line between said Section 20 and said Section 21, along the east line of said 0.206 right-of-way parcel, and along the west line of said 4.041 acre tract, a distance of **52.45 feet** to an iron pin set at the northeast corner of a proposed limited access right-of-way parcel, said iron pin being 118.39 feet left of Taylor Road proposed centerline of right-of-way station 46+16.28;

Thence **North 86 degrees 10 minutes 56 seconds West**, across Taylor Road, across said 0.206 acre right-of-way parcel, and along the north line of said proposed limited access right-of-way parcel, a distance of **30.00 feet** to an iron pin set on the existing west right-of-way line for Taylor Road, being on the west line of said 0.206 acre right-of-way parcel, being on the east line of that 23.641 acre tract described as Parcel I, Tract I in a deed to Creekside Acquisition Columbus Associates II, LLC, of record in Official Record 1745, Page 4507, on file at said Fairfield County Recorder's Office, and being at the northwest corner of said proposed limited access right-of-way parcel, said iron pin being 148.23 feet left of Taylor Road proposed centerline of right-of-way station 46+19.82;

Thence along the existing west right-of-way line for Taylor Road for following three (3) described courses:

1. **North 03 degrees 49 minutes 05 seconds East**, along the west line of said 0.206 acre right-of-way parcel and along the east line of said Parcel I, Tract I, a distance of **52.47 feet** to the northwest corner of said 0.206 acre right-of-way parcel, being the northeast corner of said Parcel I, Tract I, being on the common line between said Fairfield County and said Licking County, being on the common line between said Half Section 34 and said Half Section 27, being on the common line between said Section 20 and said Section 17, and being on the south line of said 0.263 acre right-of-way parcel (reference a 3/4" iron pipe found with a cap inscribed "EMH&T" at a bearing of South 05 degrees 47 minutes 56 seconds West and a distance of 1.21 feet), said point being 141.23 feet left of Taylor Road proposed centerline of right-of-way station 46+80.22;

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2. **North 86 degrees 08 minutes 42 seconds West**, along the common line between said Fairfield County and said Licking County, along the common line between said Half Section 34 and said Half Section 27, along the common line between said Section 20 and said Section 17, along the south line of said 0.263 acre right-of-way parcel, and along the north line of said Parcel I, Tract I, a distance of **0.22 feet** to the southwest corner of said 0.263 acre right-of-way parcel, being the southeast corner of that 2.762 acre tract of land described in a deed to Creekside Acquisition Columbus Associates II, LLC, of record in Instrument Number 201708230017770, on file at said Licking County Recorder's Office (reference a 3/4" iron pipe found with a cap inscribed "EMH&T" at a bearing of South 04 degrees 32 minutes 20 seconds West and a distance of 1.22 feet), said corner being 141.45 feet left of Taylor Road proposed centerline of right-of-way station 46+80.26;
3. **North 03 degrees 50 minutes 07 seconds East**, along the west line of said 0.263 acre right-of-way parcel and along the east line of said 2.762 acre tract, a distance of **283.18 feet** to an iron pin set at the southwest corner of another proposed limited access right-of-way parcel, said iron pin being 85.74 feet left of Taylor Road proposed centerline of right-of-way station 49+63.06;

Thence **South 86 degrees 09 minutes 53 seconds East**, across Taylor Road, across said 0.263 acre right-of-way parcel, and along the south line of the previous said proposed limited access right-of-way parcel, a distance of **30.00 feet** to an iron pin set on the historic centerline of right-of-way for Taylor Road, being on the common line between said Half Section 27 and said Half Section 26, being on the common line between said Section 17 and said Section 16, being on the east line of said 0.263 acre right-of-way parcel, being on the west line of said 9.60 acre tract, and being the southeast corner of the previous said proposed limited access right-of-way parcel, said iron pin being 56.34 feet left of Taylor Road proposed centerline of right-of-way station 49+57.09;

Thence **South 03 degrees 50 minutes 07 seconds West**, along the historic centerline of right-of-way for said Taylor Road, along the common line between said Half Section 27 and said Half Section 26, along the common line between said Section 17 and said Section 16, along the east line of said 0.263 right-of-way parcel, and along the west line of said 9.60 acre tract, a distance of **283.19 feet** to a MAG spike set at the southeast corner of said Half Section 27, being the southwest corner of said Half Section 26, being the southeast corner of said Section 17, being the southwest corner of said Section 16, being the southeast corner of said 0.263 acre right-of-way parcel, being the southwest corner of said 9.60 acre tract, being on the common line between said Fairfield County and said Licking County, being on the north line of said Half Section 34, being on the north line of said Section 20, and being on the north line of said 0.206 acre right-of-way parcel, said MAG spike being 111.84 feet left of Taylor Road proposed centerline of right-of-way station 46.74.80;

Thence **South 86 degrees 08 minutes 42 seconds East**, along the common line between said Fairfield County and said Licking County, along the common line between said Half Section 26 and said Half Section 34, along the common line between said Section 20 and said Section 16, along the north line of said 0.206 acre right-of-way parcel and along the south line of said 9.60 acre tract, a distance of **0.22 feet** to the **TRUE POINT OF BEGINNING** for this description.

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The above described right-of-way parcel contains a total area of **0.231 acres** (0.231 acres located within present road occupied), none of which are located within a Fairfield County Auditor's parcel number nor a Licking County Auditor's parcel number, but all of which are adjacent to and bounded as follows: to the west by the existing west right-of-way line for Taylor Road, Fairfield County Auditor's parcel number 045-03793.10, and Licking County Auditor's parcel number 013-027582-00.001, to the north by a proposed limited access right-of-way parcel, to the east by the historic centerline of right-of-way for Taylor Road, and to the south by a proposed limited access right-of-way parcel.

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".

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 AKS 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 70-000/0.00