

EXHIBIT A

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Ver. Date 06/30/25

PID 115646

**PARCEL 50-WD
FRA-16-9.27
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).

[Surveyor's description of the premises follows]

Situate in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 3, Township 1 North, Range 16 West, United States Military Lands, being part of a 1.168 acre tract of land in the name of Tim Donut U.S. Limited, Inc., a Florida corporation as described in Instrument Number 200503030038997, all records are on file in the Franklin County Recorder's Office, and being a tract of land lying on the left side of the centerline of Right-of-Way of State Route 16 (East Broad Street) (R/W Varies) and is more particularly described as follows:

Commencing at a 1" iron pin set in a monument box assembly at the centerline of Right-of-Way intersection of State Route 16 (East Broad Street) (R/W Varies) and Brice Road (R/W Varies), as delineated in the FRA-16-7.79 Right-of-Way plans and the Columbus Industrial Park recorded in Plat Book 48, Page 79, said intersection being centerline station 218+57.52 of said State Route 16 (East Broad Street) and referenced by a 1" iron pin found in a monument box bearing North 81°51'39" East, a distance of 211.68 feet and being 0.02 feet right of centerline Station 220+69.20 of said State Route 16 (East Broad Street);

Thence South 81°51'39" West, with the centerline of Right-of-Way of said State Route 16 (East Broad Street), a distance of 190.25 feet to a point at centerline station 216+67.27 of said State Route 16 (East Broad Street);

Thence North 08°08'21" West, leaving and perpendicular to said centerline, a distance of 105.00 feet to a point in the northerly Right-of-Way line of said State Route 16 (East Broad Street), being the southeasterly corner of a 2.964 acre tract in the name of DAMASCUS COMPANY LTD., an Ohio limited liability company as described in Instrument Number 199807130174488, also being the southwesterly corner of said 1.168 acre tract, said corner being 105.00 feet left of

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centerline Station 216+67.27 of said State Route 16 (East Broad Street), referenced by 5/8" iron pin found bearing South 49°51'32" West a distance of 0.20 feet;

Thence North 81°51'39" East, with said northerly Right-of-Way line, also being the southerly line of said 1.168 acre tract, a distance of 120.20 feet to the intersection of the northerly Right-of-Way line of said State Route 16 (East Broad Street) and the westerly Right-of-Way line of said Brice Road, also being the southeasterly corner of said 1.168 acre tract, being 105.00 feet left of centerline Station 217+87.47;

Thence North 36°51'21" East, with said westerly Right-of-Way line also being the easterly line of said 1.168 acre tract, a distance of 31.88 feet to an iron pin set being 127.54 feet left of centerline Station 218+10.01 of said State Route 16 (East Broad Street) and being the **True Place of Beginning** for the tract of land herein described;

Thence through said 1.168 acre tract of land, the following five (5) courses:

- 1) **North 08°08'39" West**, distance of **60.45 feet** to an iron pin set being 47.50 feet left of centerline Station 101+88.00 of said Brice Road;
- 2) **North 03°41'52" West**, a distance of **116.07 feet** to an iron pin set 42.00 feet left of centerline Station 103+00.00 of said Brice Road;
- 3) **North 01°40'56" West**, a distance of **79.03 feet** to an iron pin set 44.00 feet left of centerline Station 103+75.00;
- 4) **North 06°26'07" East**, a distance of **66.70 feet** to an iron pin set in the southerly line of a 2.964 acre tract of land in the name of DAMASCUS COMPANY LTD., an Ohio limited liability company as described in Instrument Number 199807130174488, being 42.00 feet left of centerline Station 104+38.28 of said Brice Road;
- 5) Thence **North 81°51'20" East**, with said southerly line, a distance of **2.07 feet** to an iron pin set in the westerly Right-of-Way line of said Brice Road, being the easterly corner of said 2.964 acre tract and 40.00 feet left of centerline Station 104+38.80;

Thence with the westerly Right-of-Way line of said Brice Road, also being the easterly line of said 1.168 acre tract, the following three (3) courses:

- 6) A curve to the left, having a **radius of 840.00 feet**, a **central angle of 15°09'56"**, an **arc length of 222.34 feet**, a **chord bearing of South 00°33'41" East** and a **chord distance**

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of **221.69 feet** to a point being 40.00 feet left of centerline Station 102+27.05 of said Brice Road;

- 7) **South 08°08'39" East**, a distance of **92.00 feet** to a point being 135.04 feet left of centerline Station 218+17.51 of said State Route 16 (East Broad Street) and being 40.00 feet left of centerline Station 101+35.05 of said Brice Road;
- 8) **South 36°51'21" West**, a distance of **10.61 feet** to the **True Place of Beginning**.

The above described area contains 0.028 acres more or less, which is part of Franklin County Auditor's Permanent Parcel number 520-274828-00 and 0.000 acres are within the present road occupied.

Bearings for this description are based on Ohio State Plane Coordinates, South Zone, NAD 83 (2007) Datum as established utilizing a GPS survey performed in October 2020, holding North 81°51'39" East for the centerline of State Route 16 (East Broad Street).

The stations referred to herein are from the existing centerline of Right-of-Way of State Route 16, as recorded on the FRA-16-7.79 centerline plat in Plat Book 29 Page 4.

Subject to all legal easements, restrictions, and Right-of-Ways of record. Known easements at the time of survey:

A 20-foot sanitary sewer easement to the CITY OF COLUMBUS, OHIO as described in Instrument Number 200505200096495 (No overlap with 50-WD).

A 5-foot utility easement per the plat of the COLUMBUS MUNICIPAL PARK as recorded in Plat Book 48 Page 79 (0.013 acre overlap with 50-WD).

A 10-foot electric easement to Columbus Southern Power Company as described in Instrument Number 200511230246970 (No overlap with 50-WD).

A 20-foot gas pipeline easement to COLUMBIA GAS OF OHIO, INC., as described in Instrument Number 200207260183408 (No overlap with 50-WD).

Iron pins set after construction are 5/8" diameter iron rebar, 30" long, with a yellow identification cap stamped "OHM ADVISORS."

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This description is based on an actual field survey performed from October 2020 to October 2024 by OHM Advisors and was created under the direction and supervision of Branden V. Battig, Registered Surveyor No. S-8708.

Branden V. Battig
Registered Surveyor No. S-8708

Date