

EXHIBIT A

LPA RX 851 WD

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Ver. Date 07/03/25

PID 115646

**PARCEL 93-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]

Situated 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 a portion of Lot 2 as delineated on the plat of the Columbus Industrial Park of record in Plat Book 48, Page 79, and all of a 4.479 acre tract of land in the name of KONKUS PROPERTIES, LTD., an Ohio limited liability company as described in Instrument Number 202503280030781, all records being to the Recorder's Office, Franklin County, Ohio and is more particularly described as follows:

Commencing at the centerline of Right-of-Way intersection of McCormick Boulevard (60' R/W) and Broughton Avenue (60' R/W) as delineated on said Columbus Industrial Park plat, and referenced by a 5/8" iron pin found bearing North 74°32'35" East a distance of 0.07 feet, said intersection being centerline Station 308+92.84 of said McCormick Boulevard and centerline Station 60+00.00 of said Broughton Avenue;

Thence North 86°25'46" West, with the centerline of Right-of-Way of said Broughton Avenue, a distance of 530.04 feet to a point at centerline Station 54+69.95 of said Broughton Avenue;

Thence South 03°34'14" West, leaving and perpendicular to said centerline of Right-of-Way, a distance of 30.00 feet to the northwest corner of said Lot 2, being in the southerly Right-of-Way line of said Broughton Avenue and referenced by a 5/8" iron pin found bearing South 17°47'31" East a distance of 0.06 feet, said corner being 30.00 feet right of centerline Station 54+69.95 of said Broughton Avenue and the **True Point of Beginning** for the tract of land herein being described;

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Thence with said southerly Right-of-Way line, also being the northerly line of said 4.479 acre tract, the following two (2) courses

- 1) **South 86°25'46" East**, a distance of **469.95 feet** to a 5/8" iron pin found being 30.00 feet right of centerline Station 59+39.91 of said Broughton Avenue;
- 2) **South 41°23'14" East**, a distance of **42.46 feet** to a point in the westerly Right-of-Way line of said McCormick Boulevard, also being the easterly line of said 4.479 acre tract, referenced by a 3/4" iron pin found bearing South 08°52'32" East a distance of 0.34 feet, said corner being 30.00 feet left of centerline station 308+32.75 of said McCormick Boulevard;

Thence with said westerly Right-of-Way line, also being the easterly line of said 4.479 acre tract the following three (3) courses:

- 3) **South 03°39'20" West**, a distance of **104.92 feet** to a point of curvature, referenced by a 5/8" iron pin found bearing South 09°00'35" East a distance of 0.14 feet, said point being 30.00 feet left of centerline Station 307+27.83 of said McCormick Boulevard;
- 4) With a curve to the left having a **radius of 530.00 feet**, a **central angle of 15°19'14"**, an **arc length of 141.72 feet**, a **chord bearing of South 04°00'17" East** and a **chord distance of 141.30 feet** to an iron pin set at the point of tangency, said point being 30.00 feet left of centerline Station 305+94.13 of said McCormick Boulevard;
- 5) **South 11°39'55" East**, a distance of **226.43 feet** to the northeasterly corner of a 7.891 acre tract of land in the name of WESTEV COLUMBUS, LLC, a Delaware limited liability company as described in Instrument Number 201606270081815, also being the southeasterly corner of said 4.479 acre tract, said corner referenced by a 5/8" iron pin with an identification cap stamped "OH 8541" found bearing South 08°49'16" East a distance of 0.14 feet, said corner being 30.00 feet left of centerline Station 303+67.69 of said McCormick Boulevard;

Thence with the northerly line of said 7.891 acre tract, also being the southerly line of said 4.479 acre tract, the following two (2) courses:

- 6) **North 54°52'13" West**, a distance of **254.80 feet** to a 5/8" iron pin with an identification cap stamped "OH 8541" found being 204.44 feet left of centerline Station 305+53.42 of said McCormick Boulevard;

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- 7) **North 86°17'50" West**, a distance of **361.35 feet** to the northwest corner of said 7.891 acre tract, said corner being in the easterly line of a 3.651 acre tract of land in the name of 6399 BROUGHTON AVE OHCO LLC, a Nevada limited liability company as described in Instrument Number 202106030097253, also being the southwesterly corner of said 4.479 acre tract, and referenced by a 5/8" iron pin with an identification cap stamped "OH 8541" found at 361.31 feet, said corner being 389.32 feet right of centerline Station 54+69.42 of said Broughton Avenue;
- 8) **Thence North 03°39'20" East**, with the easterly line of said 7.891 acre tract and the westerly line of said Lot 2 and the westerly line of said 4.479 acre tract, a distance of **359.32 feet** to the **True Point of Beginning**.

The above described area contains 4.477 acres, more or less, within Franklin County Auditor Permanent Parcel Number 520-165723-00, of which 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 FRA-16-7.79 centerline plat in Plat Book 29 Page 4.

Subject to all 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 Deed Book 3319 Page 487 (0.220 acre overlap with 93-WD).

A 25-foot sanitary sewer easement to the CITY OF COLUMBUS, OHIO as described in Instrument Number 200508250173074 (0.096 acre overlap with 93-WD).

A 10-foot utility easement per the plat of the COLUMBUS INDUSTRIAL PARK of record in Plat Book 48 Page 79 (0.083 acre overlap with 93-WD).

A storm sewer easement to the CITY OF COLUMBUS, OHIO as described in Deed Book 3289 Page 234 (0.090 acre overlap with 93-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