

EXHIBIT A

Ver. Date 05/31/25

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PARCEL 76-ENC

Situated in the State of Ohio, County of Franklin, City of Columbus, in Quarter Township 4, Township 1 North, Range 16 West, United States Military Lands, being part of a 0.962 acre tract of land in the name of GWB REALTY, LLC, an Ohio limited liability company as described in Instrument Number 202207070099532, all records are on file in the Franklin County Recorder's Office, being a tract of land on the right side 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 said State Route 16 (East Broad Street) and Rosehill Road (R/W Varies), said intersection being centerline Station 227+31.51 of said State Route 16 (East Broad Street) and centerline Station 410+00.00 of said Rosehill Road, referenced by a 1" iron pin found in a monument box bearing South 81°51'39" West a distance of 662.31 and being 0.02 feet right of centerline Station 220+69.20 of said State Route 16 (East Broad Street);

Thence North 81°51'39" East, with the centerline of Right-of-Way of said State Route 16 (East Broad Street), a distance of 2526.68 feet to the northeasterly corner of a 4.087 acre tract of land in the name of the City of Columbus, Ohio as described in Instrument Number 199710300131356 and the northwesterly corner of said 0.962 acre tract, said corner being centerline Station 252+58.19;

Thence South 17°25'28" East, with the easterly line of said 4.087 acre tract, a distance of 50.66 feet to a point in the southerly Right-of-Way line of said State Route 16 (East Broad Street), being the northeasterly corner of a 1.890 acre tract of land in the name of GILLIGAN OIL COMPANY, LLC, an Ohio limited liability company as described in Instrument Number 200608040153584, said corner being 50.00 feet right of centerline Station 252+66.36;

Thence North 81°51'39" East, with said southerly Right-of-Way line, a distance of 109.64 feet to a point being 50.00 feet right of centerline Station 253+76.00, and referenced by iron pipe with cap "EMH&T," found North 74°18'55" East, a distance of 0.19 feet, and said point being the **True Place of Beginning** for the tract of land herein described;

Thence through the Right-of-Way of said State Route 16 (East Broad Street), the following three (3) courses:

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- 1) **North 08°08'21" West**, a distance of **5.00 feet** to a point being 45.00 feet right of centerline Station 253+76.00;
- 2) **North 81°51'39" East**, a distance of **10.00 feet** to a point being 45.00 feet right of centerline station 253+86.00;
- 3) **South 08°08'21" East**, a distance of **5.00 feet** to a point in said southerly Right-of-Way line, being 50.00 feet right of centerline Station 253+86.00;
- 4) Thence **South 81°51'39" West**, with said southerly Right-of-Way line, a distance of **10.00 feet** to the **True Place of Beginning**.

The above described area contains 0.001 acres, more or less.

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.

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

05/31/2025

Date

