

EXHIBIT A

LPA RX 851 WD

Page 1 of 3

Rev. 06/09

Ver. Date 07/11/25

PID 115646

**PARCEL 40-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 District, being a part of a 0.701 acre tract of land in the name of WH CAPITAL, L.L.C., a Georgia limited liability company as described in Instrument Number 200205080116345, 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 475.62 feet to a point being centerline Station 213+81.90;

Thence North 08°08'21" West, leaving and perpendicular to said centerline, a distance of 105.00 feet to a point on the northerly Right-of-Way line of said State Route 16 (East Broad Street), being the southwesterly corner of a 0.735 acre tract of land in the name of the City of Columbus, Ohio, a municipal corporation as described in Official Record 845, Page D19 and the northeasterly corner of a 0.735 acre tract of land in the name of the City of Columbus, Ohio as

EXHIBIT A

LPA RX 851 WD

Page 2 of 3

Rev. 06/09

described in Instrument Number 202404010030670, and the southeasterly corner of said 0.701 acre tract, said corner being 105.00 feet left of centerline Station 213+81.90, referenced by a 5/8" iron pin found bearing South 22°17'35" East a distance of 0.14 feet;

Thence South 81°51'39" West, with said northerly Right-of-Way line and the northerly line of said 0.735 acre tract, also being the southerly line of said 0.701 acre tract, a distance of 171.90 feet to an iron pin set being 105.00 feet left of centerline Station 212+10.00 and being the **True Place of Beginning** for the tract of land herein described.

- 1) Thence **South 81°51'39" West**, with said northerly Right-of-Way line, a distance of **9.08** feet to a point of curvature, being the southeasterly corner of a 4.997 acre tract in the name of Abdirahman Adan (5/8) and Abdirisaq Yusuf (3/8) as described in Instrument Numbers 202106220108795, 202402070012546, and 202504170038767 and being the southwesterly corner of said 0.701 acre tract, being 105.00 feet left of centerline Station 212+00.92, referenced by a 5/8" iron pin found bearing South 75°45'00" East a distance of 1.16 feet;
- 2) Thence with the easterly line of said 4.997 and westerly line of said 0.701 acre tract, a curve to the right having a **radius of 20.00 feet**, a **central angle of 37°59'21"**, an **arc length of 13.26 feet**, a **chord bearing of North 75°32'47" West** and a **chord distance of 13.02 feet** to an iron pin set being 110.00 feet left of centerline Station 211+88.90;

Thence through said 0.701 acre tract of land, the following two (2) courses:

- 3) **North 81°51'39" East**, a distance of **21.10 feet** to an iron pin set being 110.00 feet left of centerline Station 212+10.00;
- 4) **South 08°08'21" East**, a distance of **5.00 feet** to the **True Place of Beginning**.

The above described area contains 0.002 acres more or less, which is part of Franklin County Auditor's Permanent Parcel number 520-254101-00 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.

EXHIBIT A

LPA RX 851 WD

Page 3 of 3

Rev. 06/09

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

A 6-foot wide waterline easement to the City of Columbus, Ohio as described in Instrument Number 200006270126228 (No overlap with 40-WD).

A 0.091 acre sanitary sewer easement to WAFFLE HOUSE, INC., a Georgia corporation as described in Instrument Number 200006300129489 (No overlap with 40-WD).

A billboard lease to Nick Fallieras as described in Instrument Number 199712240175372 (No overlap with 40-WD).

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

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