

Exhibit 'A'

Sanitary Sewer Easement

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Half Section 40, Section 27, Township 5, Range 22 of the Refugee Lands and being part of a 4.646 acre tract as described in a deed to Janisch Properties, LLC in Instrument Number 201805030058976, all records on file in the Recorder's Office, Franklin County, Ohio, and said parcel being more fully described as follows:

Commencing at the northeasterly corner of Lot 37 of Max Borst Addition as shown in Plat Book 10 page 394, being the intersection of the southerly right of way of Sheldon Avenue and the westerly right of way of Lockbourne Avenue;

Thence South $03^{\circ} 53' 44''$ West, following the westerly right of way of Lockbourne Avenue, for a distance of 320.84 feet to the **True Place of Beginning** of the parcel herein described;

Thence South $03^{\circ} 53' 44''$ West, continuing along the westerly right of way of Lockbourne Avenue and passing through said 4.646 acre tract, for a distance of 46.61 feet to a $5/8''$ iron pin found with a PS 7740 identifying cap on the southerly line of said 4.646 acre tract and the northerly line of a 0.454 acre tract as described in a deed to Saythong Praseutsack and Sypaphay C. Praseutsack in Instrument Number 200602130027724;

Thence North $86^{\circ} 29' 32''$ West, following the southerly line of said 4.646-acre tract and the northerly line of said 0.454-acre tract, for a distance of 9.20 feet to a point;

Thence North $03^{\circ} 53' 44''$ East, passing through said 4.646-acre tract, for a distance of 46.68 feet to a point;

Thence South $86^{\circ} 06' 16''$ East, continuing through said 4.646 acre tract, for a distance of 9.20 feet to the **True Place of Beginning**, and containing within said bounds 429 square feet or 0.010 acres of land within Franklin County Auditor Parcel No. 010-113308, more or less, of which 0.000 acres are in present road occupied.

North for the above description is based on the centerline of Lockbourne Avenue as being North $03^{\circ} 53' 44''$ East as established from an RTN/GNSS survey on June 27, 2019, and referenced to the Ohio State Plane Coordinate System, NAD83 (2011), South Zone.

The above description was prepared by Chad S. Snow, Registered Professional Surveyor No. 8559 in December 2024 and is based on surveys made by ms consultants, inc. in June 2019 – September 2023.



Parcel Closure Report: Janisch Sanitary

S 3° 53' 44" W Dist.: 46.610

N 86° 29' 32" W Dist.: 9.200

N 3° 53' 44" E Dist.: 46.680

S 86° 06' 16" E Dist.: 9.200

Error North: 0.008 Error East: 0.001

Error Direction: S 5° 27' 21" W Total Distance Error: 0.008

Error of Closure: 1/14434.421

Perimeter: 111.690

Area: sq. Feet: 429.160 Acres: 0.010

Chad Stewart 1/22/25



Exhibit 'B'

Temporary Construction Easement

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Half Section 40, Section 27, Township 5, Range 22 of the Refugee Lands and being part of a 4.646 acre tract as described in a deed to Janisch Properties, LLC in Instrument Number 201805030058976, all records on file in the Recorder's Office, Franklin County, Ohio, and said parcel being more fully described as follows:

Commencing at the northeasterly corner of Lot 37 of Max Borst Addition as shown in Plat Book 10 page 394, being the intersection of the southerly right of way of Sheldon Avenue and the westerly right of way of Lockbourne Avenue;

Thence South 03° 53' 44" West, following the westerly right of way of Lockbourne Avenue, for a distance of 277.55 feet to the **True Place of Beginning** of the parcel herein described;

Thence South 03° 53' 44" West, continuing along the westerly right of way of Lockbourne Avenue and passing through said 4.646-acre tract, for a distance of 43.29 feet to a point;

Thence North 86° 06' 16" West, passing through said 4.646-acre tract, for a distance of 9.20 feet to a point;

Thence South 03° 53' 44" West, continuing through said 4.646-acre tract, for a distance of 46.68 feet to the southerly line of said 4.646-acre tract and the northerly line of a 0.454-acre tract as described in a deed to Saythong Praseutsack and Sypaphay C. Praseutsack in Instrument Number 200602130027724;

Thence North 86° 29' 32" West, following the southerly line of said 4.646-acre tract and the northerly line of said 0.454-acre tract, for a distance of 5.00 feet to a point;

Thence North 03° 53' 44" East, passing through said 4.646-acre tract, for a distance of 90.00 feet to a point;

Thence South 86° 06' 16" East, continuing through said 4.646 acre tract, for a distance of 14.20 feet to the **True Place of Beginning**, and containing within said bounds 848 square feet or 0.019 acres of land within Franklin County Auditor Parcel No. 010-113308, more or less, of which 0.000 acres are in present road occupied.

North for the above description is based on the centerline of Lockbourne Avenue as being North 03° 53' 44" East as established from an RTN/GNSS survey on June 27, 2019, and referenced to the Ohio State Plane Coordinate System, NAD83 (2011), South Zone.

The above description was prepared by Chad S. Snow, Registered Professional Surveyor No. 8559 in December 2024 and is based on surveys made by ms consultants, inc. in June 2019 – September 2023.

 1/22/25



Parcel Closure Report: Janisch Temp

S 3° 53' 44" W Dist.: 43.290

N 86° 06' 16" W Dist.: 9.200

S 3° 53' 44" W Dist.: 46.680

N 86° 29' 32" W Dist.: 5.000

N 3° 53' 44" E Dist.: 90.000

S 86° 06' 16" E Dist.: 14.200

Error North: -0.004 Error East: -0.000

Error Direction: N 2° 11' 14" E Total Distance Error: 0.004

Error of Closure: 1/54242.626

Perimeter: 208.370

Area: sq. Feet: 848.138 Acres: 0.019

 1/22/25





ms consultants, inc.

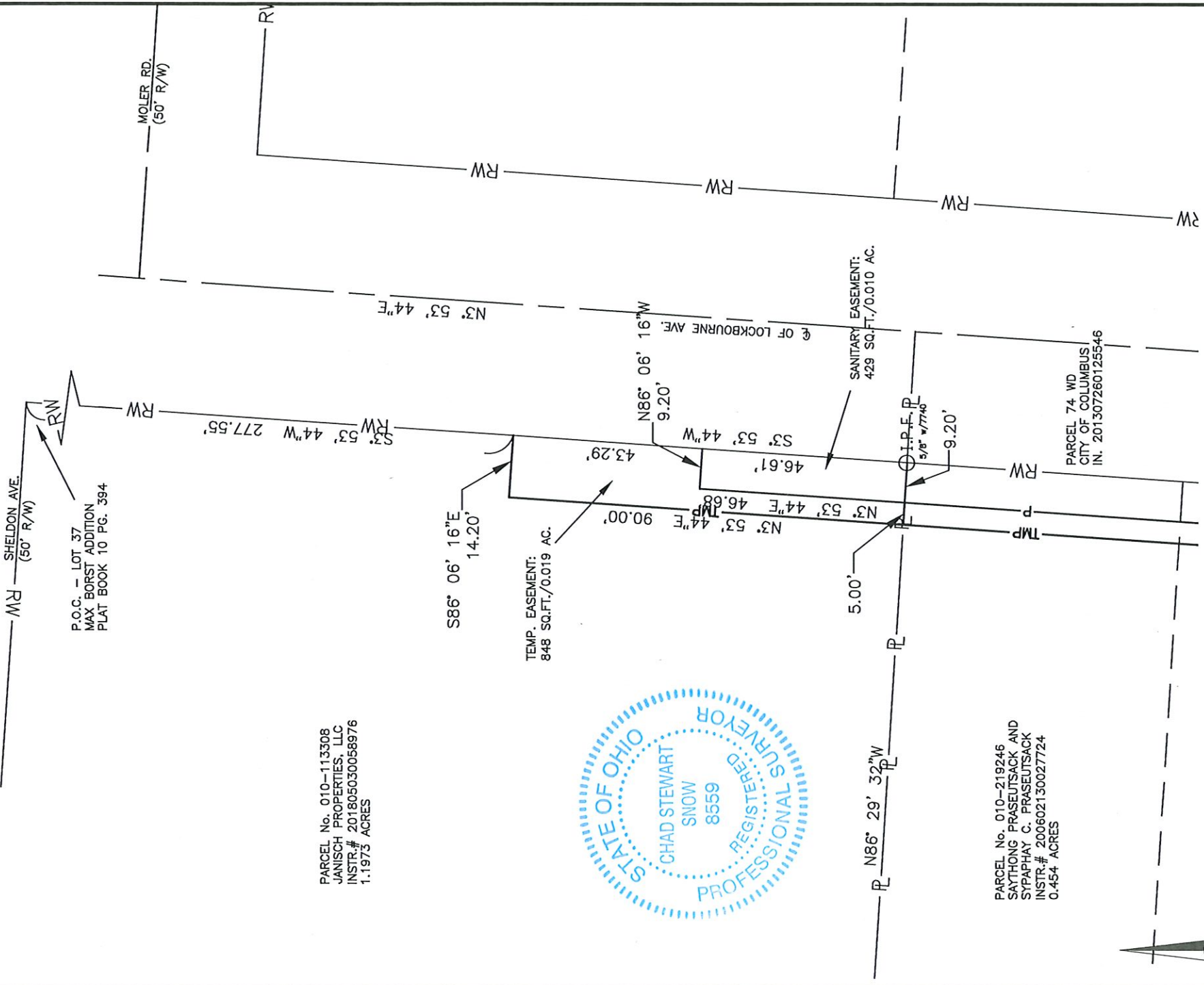
2221 SCHROCK ROAD, COLUMBUS, OHIO 43229

PHONE (614) 898-7100

FAX (614) 898-7570

SANITARY SEWER EASEMENT

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, LOCATED IN HALF SECTION 40, SECTION 27, TOWNSHIP 5, RANGE 22 OF THE REFUGEE LANDS AND BEING PART OF A 4.646 ACRE TRACT AS DESCRIBED IN A DEED TO JANISCH PROPERTIES LLC IN INSTRUMENT NUMBER 201805030058976 (ALL RECORDS ON FILE AT THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO).



P.O.C. - LOT 37
MAX BORST ADDITION
PLAT BOOK 10 PG. 394

PARCEL No. 010-113308
JANISCH PROPERTIES, LLC
INSTR.# 201805030058976
1.1973 ACRES

TEMP. EASEMENT:
848 SQ.FT./0.019 AC.



PARCEL No. 010-219246
SAYTHONG PRASEUTSACK AND
SYPAPHAY C. PRASEUTSACK
INSTR.# 200602130027724
0.454 ACRES

PARCEL 74 WD
CITY OF COLUMBUS
IN. 201307260125546

BASIS OF BEARING
'NORTH' FOR THIS EXHIBIT IS BASED ON THE CENTERLINE OF LOCKBOURNE AVE. AS BEING NORTH 03° 53' 44" EAST AS ESTABLISHED FROM A RTN/GNSS SURVEY PERFORMED BY ms consultants, inc. ON JUNE 27, 2019 AND IS TIED TO THE OHIO STATE PLANE COORDINATE, SOUTH ZONE AND REFERENCED TO THE NAD 83(2011).

THIS EXHIBIT WAS PREPARED BY ms consultants, inc. UNDER THE DIRECTION AND SUPERVISION OF CHAD S. SNOW, REGISTERED PROFESSIONAL SURVEYOR NO. 8559 AND IS BASED ON AN ACTUAL FIELD SURVEYS MADE IN JUNE 2019 - SEPTEMBER 2023.

ms consultants, inc.
Chad S. Snow 1/22/25

CHAD S. SNOW
REGISTERED PROFESSIONAL SURVEYOR NO. 8559

