

EXHIBIT A

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LPA RX 851 WD

Rev. 06/09

Ver. Date 03/19/24

PID 106095

**PARCEL 27-WD
FRA-23-15.30
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 in the Section 1 of Township 1, Range 18, United States Military Lands, being a part of Lot 1 of the Herman P. Weber's Subdivision as recorded in Plat Book 5, Page 367 of the Franklin County Recorder's Office also known as being a part of the property conveyed to BRS Investment Company, LLC by Instrument Number 200405280123622 of the Franklin County Recorder's Office, (Franklin County Auditor's Parcel Numbers 010-047042-00 & 010-022221-00), being Parcel 27-WD on the right side of the existing centerline of Right-of-Way of Indianola Avenue (Right-of-Way 58') as shown on the City of Columbus Right-of-Way Plans for Indianola Avenue (1908-A) and being more particularly described as follows:

Beginning for Reference at a Monument Box Set in the centerline of Right-of-Way of Indianola Avenue at Station 156+00.96. Thence, along said centerline of Right-of-Way of Indianola Avenue, South 03 degrees 52 minutes 37 seconds West, 89.56 feet to a point in said centerline of Right-of-Way of Indianola Avenue, said point being Station 155+11.40. Thence, leaving said centerline, South 86 degrees 07 minutes 23 seconds East, 28.00 feet to the southwest corner of said BRS Investment Company property, said point being at the intersection of the existing easterly Right-of-Way line of said Indianola Avenue and the existing northerly Right-of-Way line of Clinton Heights Avenue (Right-of-Way 50'), said point also being 28.00 feet right of Station 155+11.40 of said centerline of Right-of-Way of Indianola Avenue and the **True Point of Beginning** for the parcel herein described;

Thence, along the westerly line of said BRS Investment Company property, the same being said existing easterly Right-of-Way line of Indianola Avenue, **North 03 degrees 52 minutes 37 seconds East, 79.25 feet** to a the northwest corner of BRS Investment Company property, the

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same being the southwest corner of property conveyed to Bambi Capital, LLC, an Ohio limited liability company by Instrument Number 202112140226272 of the Franklin County Recorder's Office, (Franklin County Auditor's Parcel Number 010-022220-00), said point being 28.00 feet right of Station 155+90.65 of said centerline of Right-of-Way of Indianola Avenue;

Thence, along the common line of said BRS Investment Company and Bambi Capital properties, **South 86 degrees 07 minutes 23 seconds East, 2.50 feet** to an Iron Pin Set in said common line, said point being 30.50 feet right of Station 155+90.65 of said centerline of Right-of-Way of Indianola Avenue;

Thence, crossing said BRS Investment Company property, **South 03 degrees 52 minutes 37 seconds West, 79.25 feet**, to an Iron Pin Set in the southerly line of said BRS Investment Company property, the same being said existing northerly Right-of-Way line of Clinton Heights Avenue, said point being 30.50 feet right of Station 155+11.40 of said centerline of Right-Of-Way of Indianola Avenue;

Thence, along the southerly line of said BRS Investment Company property, the same being the northerly Right-of-Way line of said Clinton Heights Avenue, **North 86 degrees 07 minutes 23 seconds West, 2.50 feet** to the **Point of Beginning**, containing 0.004 acre (198.1 sq. ft), more or less, 0.002 of which is in Franklin County Auditor's Parcel Numbers 010-047042-00, and 0.002 of which is in Franklin County Auditor's Parcel Numbers 010-022221-00.

Subject to all, legal, easements, rights-of-way, conditions and restrictions.

Iron Pins Set are 5/8" rebar, 30" long, with a yellow ID cap marked "Smart Services".

The Gross Take from Franklin County Auditor's Parcel Number 010-047042-00 is 0.002 acre.

The Gross Take from Franklin County Auditor's Parcel Number 010-022221-00 is 0.002 acre.

The P.R.O. in Take for Franklin County Auditor's Parcel Number 010-047042-00 is 0.000 acres.

The P.R.O. in Take for Franklin County Auditor's Parcel Number 010-022221-00 is 0.000 acres.

All bearings shown are for project use only and are based on the Ohio State Plane Coordinate System, South Zone, NAD83(2011). A bearing of North 03 degrees 52 minutes 37seconds East was held as the bearing of the centerline of Indianola Avenue from E. Weber Road to Clinton Heights Avenue.

Address: 3248-3252 Indianola Avenue, Columbus, Ohio 43202.

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The ownership and recording information from the Franklin County Recorder and Auditor's Offices is current as of the date of description.

This description was prepared in March 2024 by Smart Services, Inc. under the direct supervision of John C. Dodgion, P.S. 8069 and is based on actual field measurements performed by the same in August and September of 2022 and March of 2023.

JOHN C. DODGION
REG. SURVEYOR NO. 8069