

EXHIBIT A

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Ver. Date 06/30/25

PID 115646

**PARCEL 56-U
FRA-16-9.27
PERPETUAL EASEMENT FOR UTILITY PURPOSES
IN THE NAME AND FOR THE USE OF THE
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

Provides the right to construct and perpetually maintain traffic control devices, utilities, underground conduit, and appurtenances thereto

[Surveyor's description of the premises follows]

Situate in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 3, Township 1 North, Range 16 West, United States Military Land, part of Lot 1 of Columbus Industrial Park as delineated in Plat Book 48 Page 79, being part of a 4.326 acre tract of land in the name Columbus Corporate Center, Inc., an Ohio corporation as described in Instrument Number 201306240106289, 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 North 81°51'39" East, with the centerline of Right-of-Way of said State Route 16 (East Broad Street), a distance of 826.00 feet to a point at centerline station 226+83.52;

Thence North 08°08'21" West, leaving and perpendicular to said centerline, a distance of 105.00 feet to a point in the northerly Right-of-Way line of said State Route 16 (East Broad Street), being the southwesterly corner of a 20.231 acre tract of land in the name of MENARD, INC., a Wisconsin corporation as described in Instrument Number 201102100021230, also being the southeasterly corner of said 4.326 acre tract, said corner being 105.00 feet left of centerline Station 226+83.52;

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Thence North 16°29'57" West, with said westerly line and the easterly line of said 4.326 acre tract, a distance of 25.27 feet to an iron pin set, being 130.00 feet left of centerline Station 226+79.85 and the **True Place of Beginning** for the tract of land herein being described;

Thence through said 4.326 acre tract, the following two (2) courses:

- 1) **South 81°51'39" West**, a distance of **98.53 feet** to an iron pin set, being 130.00 feet left of centerline Station 225+81.32;
- 2) **South 08°08'21" East**, a distance of **25.00 feet** to an iron pin set in the northerly Right-of-Way line of said State Route 16 (East Broad Street) and the southerly line of said 4.326 acre tract, being 105.00 feet left of centerline Station 225+81.32;
- 3) Thence **South 81°51'39" West**, with said northerly Right-of-Way line and the southerly line of said 4.326 acre tract, a distance of **41.32 feet** to a point being 105.00 feet left of centerline Station 225+40.00;

Thence through said 4.326 acre tract, the following two (2) courses:

- 4) **North 27°53'17" East**, a distance of **68.01 feet** to a point being 160.00 feet left of centerline Station 225+80.00;
- 5) **North 81°51'39" East**, a distance of **95.44 feet** to a point in the westerly line of said 20.231 acre tract and the easterly line of said 4.326 acre tract, said point being 160.00 feet left of centerline Station 226+75.44;
- 6) Thence **South 16°29'57" East**, with said westerly and easterly lines, a distance of **30.32 feet** to the **True Place of Beginning**.

The above described area contains 0.093 acres, more or less, which is part of Franklin County Auditor's Permanent Parcel Number 010-121094-00.

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.

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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

Date