

EXHIBIT A

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Ver. Date 03/13/25

PID 115646

**PARCEL 52-WD2
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 part of a 18.875 acre tract of land in the name of ROSEBROOK LIMITED, an Ohio limited liability company as described in Official Record 30785 Page B01, all records are on file with the Franklin County Recorder's Office, and being a tract of land lying on the right side of the centerline of Right-of-Way of State Route 16 (East Broad Street) (R/W Varies) and on the left side of the centerline of Right-of-Way of Rosehill Road (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 7.06 feet to a point, being the northeasterly corner of a 0.260 acre tract of land in the name of the CITY OF COLUMBUS, OHIO, a municipal corporation as described in Instrument Number 200102090027118 and centerline Station 218+50.46;

Thence South 03°01'19" West, with the easterly line of said 0.260 acre tract a distance of 33.64 feet to a point in the southerly Right-of-Way line of said State Route 16 (East Broad Street), being the northwesterly corner of said 18.875 acre tract and the southwest corner of a 1.780

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acre tract of land in the name of THE CITY OF COLUMBUS, a municipal corporation as described in Official Record 12242 Page G16, said corner being 33.00 feet right of centerline Station 218+43.94;

Thence North 81°51'39" East, with said southerly Right-of-Way line and the southerly line of said 1.780 acre tract and the northerly line of said 18.875 acre tract, a distance of 390.06 feet to an iron pin set being 33.00 feet right of centerline Station 222+34.00 and **True Place of Beginning** for the tract of land herein described;

- 1) Thence **North 81°51'39" East**, with said southerly Right-of-Way line, a distance of **463.78 feet** to the intersection of the southerly Right-of-Way line of said State Route 16 (East Broad Street) and the westerly Right-of-Way line of Rosehill Road (90' RW), also being the easterly line of said 18.875 acre tract, being 33.00 feet right of centerline Station 226+97.78 of said State Route 16 (East Broad Street) and 40.00 feet left of centerline Station 409+74.96 of said Rosehill Road, referenced by a 5/8" iron pin found bearing South 47°23'04" West a distance of 0.16 feet;
- 2) Thence **South 20°27'59" East**, with the westerly Right-of-Way line of said Rosehill Road, also being the easterly line of said 18.875 acre tract, a distance of **60.39 feet** to an iron pin set 92.00 feet right of centerline Station 227+10.67 of said State Route 16 (East Broad Street) and 40.00 feet left of centerline Station 409+14.57 of said Rosehill Road;

Thence through said 18.875 acre tract, the following eight (8) courses:

- 3) **South 81°51'39" West**, a distance of **56.67 feet** to an iron pin set 92.00 feet right of centerline Station 226+54.00 of said State Route 16 (East Broad Street);
- 4) **North 27°25'45" West**, a distance of **42.38 feet** to an iron pin set 52.00 feet right of centerline Station 226+40.00 of said State Route 16 (East Broad Street);
- 5) **South 88°59'09" West**, a distance of **40.31 feet** to an iron pin set 47.00 feet right of centerline Station 226+00.00 of said State Route 16 (East Broad Street);
- 6) **South 81°51'39" West**, a distance of **55.00 feet** to an iron pin set 47.00 feet right of centerline Station 225+45.00;
- 7) **South 82°46'39" West**, a distance of **250.03 feet** to an iron pin set being 43.00 feet right of centerline Station 222+95.00;

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- 8) **North 88°49'45" West**, a distance of **30.91 feet** to an iron pin set being 38.00 feet right of centerline station 222+64.50;
- 9) **South 81°51'39" West**, a distance of **30.50 feet** to an iron pin set being 38.00 feet right of centerline Station 222+34.00;
- 10) Thence **North 08°08'21" West**, a distance of **5.00 feet** to the **True Place of Beginning**.

The above described area contains 0.191 acres more or less, which is part of Franklin County Auditor's Permanent Parcel number 520-121069-00 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 using 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.

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

A 15-foot storm sewer easement to the CITY OF COLUMBUS, OHIO as described in Official Record 11359 Page A10 (No overlap with 52-WD2).

A 0.016 acre access easement to Epcon Broadmere, LLC, an Ohio limited liability company as described in Instrument Number 200210070250253 (No overlap with 52-WD2).

A 10-foot utility easement to Columbus Southern Power Company as described in Official Record 11932 Page D09 (0.003 acre overlap with 52-WD2).

A watercourse easement to the CITY OF COLUMBUS, OHIO as described in Official Record 12177 Page A13 (0.017 acre overlap with 52-WD2).

A 10-foot x 10-foot utility easement to THE OHIO BELL TELEPHONE COMPANY as described in Official Record 12071 Page J04 (No overlap with 52-WD2).

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A 10-foot x 30-foot utility easement to THE OHIO BELL TELEPHONE COMPANY (AT&T) as described in Instrument Number 200711140196745 (No overlap with 52-WD2).

A channel easement to the State of Ohio as described in Miscellaneous Volume 123 Page 287 (0.013 acre overlap with 52-WD2).

Iron pins set after construction are 5/8" diameter iron rebar, 30" long with 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