

EXHIBIT A

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Ver. Date 06/30/25

PID 115646

**PARCEL 57-SL
FRA-16-9.27**

PERPETUAL EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF SLOPES IN THE NAME AND FOR THE USE OF THE CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

An exclusive perpetual easement for the construction and maintenance of slopes over the within described real estate. With the express prior permission of Grantee, Grantor/Owner may (1) alter the contours of the slopes constructed and maintained by Grantee over the easement area; and (2) install, construct and make improvements on the slopes constructed and maintained by Grantee over the easement area. Provided, however, any and all such alterations of the slopes and construction of improvements thereon shall be undertaken at the sole expense of Grantor/Owner; in no event shall Grantee be liable to Grantor/Owner for any compensation whatsoever if it should be reasonably necessary or desirable for Grantee to restore the slopes over the easement area to the same condition as originally constructed by Grantee or if it should be reasonably necessary or desirable for Grantee to maintain or reconstruct and maintain the slopes over the easement area in a manner different than originally constructed by Grantee or altered by Grantor/Owner, nor shall Grantee be liable to Grantor/Owner for any compensation whatsoever if, in the course of maintaining or reconstructing the slopes over the easement area, it is reasonably necessary or convenient for Grantee to remove or impair any improvement constructed thereon by Grantor/Owner. (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 Lands, part of Lot 1 of Columbus Industrial Park as delineated in Plat Book 48 Page 79, being part of a 20.231 acre tract of land in the name MENARD, INC., a Wisconsin corporation, as described in Instrument Number 201102100021230, 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

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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 of said State Route 16 (East Broad Street);

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 southeasterly corner of a 4.326 acre tract of land in the name of Columbus Corporate Center Inc., an Ohio Corporation as described in Instrument Number 201306240106289 and Deed Book 3477 Page 518, also being the southwesterly corner of said 20.231 acre tract, said corner being 105.00 feet left of centerline Station 226+83.52 of said State Route 16 (East Broad Street);

Thence North 81°51'39" East, with said northerly Right-of-Way line and said southerly line, a distance of 85.92 feet to the southeasterly corner of an 85 foot wide access easement between Columbus Corporate Center, Inc., an Ohio Corporation and Menard, Inc., a Wisconsin corporation as described in Instrument Number 201102100021232, said corner being 105.00 feet left of centerline Station 227+69.44 of said State Route 16 (East Broad Street);

Thence North 16°29'57" West, through said 20.231 acre tract and with the easterly line of said 85 foot wide access easement, a distance of 15.16 feet to a point being 120.00 feet left of centerline Station 227+67.23 of said State Route 16 (East Broad Street) and the **True Place of Beginning** for the tract of land herein described;

- 1) Thence **North 16°29'57" West**, with said easterly easement line, a distance of **112.82 feet** to a point being 231.62 feet left of centerline Station 227+50.83 of said State Route 16 (East Broad Street);
- 2) Thence **South 24°55'45" East**, a distance of **111.37 feet** to a point being 125.00 feet left of centerline Station 227+83.00 of said State Route 16 (East Broad Street);
- 3) Thence **South 53°08'21" East**, a distance of **7.07 feet** to a point being 120.00 feet left of centerline Station 227+88.00 of said State Route 16 (East Broad Street);
- 4) Thence **South 81°51'39" West**, a distance of **20.77 feet** to the **True Place of Beginning**.

The above described area contains 0.022 acres more or less, which is part of Franklin County Auditor's Permanent Parcel number 010-289867-00.

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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 $81^{\circ}51'39''$ 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.

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