

EXHIBIT A

COC U

Rev. 1-31-23

Date 2/20/25

Plan No. 3997-E

**PARCEL 9-U
0.169 ACRES**

**GENERAL UTILITY EASEMENT
PROVIDES THE RIGHT TO CONSTRUCT AND PERPETUALLY MAINTAIN
TRAFFIC CONTROL DEVICES, UTILITIES, UNDERGROUND CONDUIT, AND
APPURTENANCES THERETO
IN THE NAME AND FOR THE USE OF
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Quarter Township 3, Township 1, Range 16, United States Military Lands and being part of a 3.000 acre tract of land as described in a deed to Cairn Recovery Holdings, LLC, an Ohio limited liability company by deed of record in Instrument No. 202501170005132 and being a part of Lot 10 of the Outerbelt East Commerce Park as shown and delineated in Plat Book 46, Page 4. All references to records herein are those located in the Recorder's Office of Franklin County, Ohio and being more particularly described as follows:

Beginning at a $\frac{3}{4}$ inch iron pipe found in the southwest corner of a 1.099 acre tract of land as described in a deed to ASP, Inc by deed of record in Instrument No. 199903290076187 as shown and delineated in the Outerbelt East Commerce Park in Plat Book 46, Page 4, said iron pipe also lies in the west line of said Lot 10, being North 04 degrees 04 minutes 48 seconds East a distance of 119.08 feet northerly from an iron pin found at the southwest corner of said Lot 10, said $\frac{3}{4}$ " inch iron pipe also being in the east line of the residue of a 77.083 acre tract of land as described in a deed to Trident Broad Development, LLC, a Massachusetts limited liability company by deed of record in Instrument No. 202305260051100 and being also the northwest corner of the grantor's 3.000 acre tract, said iron pipe being 5.74 feet left of utility easement centerline station 14+64.78, also being the **TRUE POINT OF BEGINNING**;

Thence **North 85 degrees 38 minutes 52 seconds East** a distance of **368.21 feet** with the south line of said ASP, Inc 1.099 acre tract and the north line of the grantor's 3.000 acre tract to the existing westerly right of way line for Outerbelt Street (60 feet wide right of way, dedicated in said Plat Book 46, Page 4), same being the southeast corner of said ASP, Inc 1.099 acre tract and being also the northeast corner of the grantor's 3.000 acre tract, also being 10.00 feet left of utility easement centerline station 18+36.30;

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Thence **South 02 degrees 17 minutes 43 seconds West** a distance of **20.14 feet** with the existing westerly right of way line of said Outerbelt Street, same being the easterly line of the grantor's 3.000 acre tract to a point in said line, also being 10.00 feet right of utility easement centerline station 18+33.97;

Thence **South 85 degrees 38 minutes 52 seconds West** a distance of **368.84 feet** across the grantor's 3.000 acre tract on a line 20 feet southerly from and parallel with the grantor's said northerly line to a point in the east line of said Trident Broad Development 68.773 acre tract, same being the west line of the grantor's 3.000 acre tract and also being the westerly boundary line of said Outerbelt East Commerce Park, also being located 13.76 feet right of utility easement centerline station 14+70.12;

Thence **North 04 degrees 04 minutes 48 seconds East** a distance of **20.22 feet** with the westerly boundary line for the said Outerbelt East Commerce Park and the east line of said Trident Broad Development original 77.083 acre tract, same being also the west line of grantor's 3.000 acre tract to the **TRUE POINT OF BEGINNING**, containing a total of **0.169 acres more or less**, within Franklin County Auditor's Parcel Number 520-132715-00, which includes 0.000 acres in the present road occupied.

Grantor claims title by Instrument recorded in Instrument No. 202501170005132 in the records of Franklin County, Ohio.

Bearings used in this description are based on Ohio State Plane Coordinate System, South Zone as per NAD 83(2011) and were established utilizing ODOT's RTN System, GPS equipment and procedures and an established bearing of South 04°04'48" West, being the west line of the Outerbelt East Commerce Park, Plat Book 46, Page 4.

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This description was prepared from existing records and a field survey performed in January 2022 by Resource International, Inc.

Mark S. Ward, P.S.

Professional Surveyor No. S-7514
February 20, 2025