

EXHIBIT A

Ver. Date 05/31/25

Page 1 of 2

PARCEL 37-ENC

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 a part of a 0.180 acre tract of land in the name of the CITY OF COLUMBUS, OHIO as described in Official Record 32343, Page J08, all records are on file in 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 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 762.52 feet to a point being centerline Station 210+95.00;

Thence South 08°08'21" East, leaving and perpendicular to said centerline and through said 0.180 acre tract, a distance of 45.00 feet to a point being 45.00 feet left of centerline Station 210+95.00 and the **True Place of Beginning** for the tract of land herein described.

Thence through said 0.180 acre tract the following four (4) courses;

- 1) **South 08°08'21" East**, through said 0.180 acre tract, a distance of **15.00 feet** to a point in the northerly line of an existing sign lease area boundary in the name of NATIONWIDE CHILDREN'S HOSPITAL, an Ohio non-profit organization as described in Instrument Number 200812120178744, said point being 60.00 feet right of centerline Station 210+95.00;
- 2) **South 81°51'39" West**, with said northerly lease boundary line, a distance of **10.00 feet** to a point being 60.00 feet right of centerline Station 210+85.00;
- 3) **North 08°08'21" West**, a distance of **15.00 feet** to a point being 45.00 feet right of centerline Station 210+85.00;
- 4) **North 81°51'39" East**, a distance of **10.00 feet** to the **True Place of Beginning**.

The above described area contains 0.003 acres more or less.

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

05/31/2025

Date

