

## EXHIBIT A

Page 1 of 2

RX 250 WD

Rev. 06/09

Ver. Date 03/12/25

PID 120251

**PARCEL 25-WD  
FRA-STRS MT VERNON  
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE  
IN THE FOLLOWING DESCRIBED PROPERTY  
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

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, being located in Half Section 13, Township 5, Range 22, Refugee Lands, being a part of Disposal Parcel 1 of the Mt. Vernon Plaza Urban Renewal Plat recorded in Plat Book 50, page 70 at the Recorder's Office of Franklin County, Ohio and being created out of a 11.037 acre tract as conveyed to **MVP II 2018 L.L.C., A Michigan Limited Liability Company**, in Instrument Number 201901080002719 (See Instrument Number 201904010036334) at said Recorder's Office, lying on the left (northerly) side of the centerline of Mount Vernon Avenue and being more particularly described as follows:

Commencing at a mag spike set at the centerline intersection of Mount Vernon Avenue (variable right-of-way width) at centerline station 115+65.83, with Monroe Avenue (60.00 foot right-of-way) at centerline station 36+00.00;

Thence **North 03 degrees 42 minutes 41 seconds East**, with the centerline of Monroe Avenue, a distance of **45.20 feet** to a point on line at Monroe Avenue centerline station 35+54.80;

Thence **South 86 degrees 15 minutes 50 seconds East**, leaving said centerline, a distance of **30.00 feet** to a mag nail found in the southwest corner of said Disposal Parcel 1 and the northwest corner of Disposal Parcel 6 of said Mt. Vernon Plaza Urban Renewal Plat declared as road right-of-way in Ordinance No. 1282-2024, also being at the intersection of the north right-of-way of Mount Vernon Avenue and the east right-of-way of Monroe Avenue, being 35.00 feet left of Mount Vernon Avenue centerline station 116+07.27 and 30.00 feet left of Monroe Avenue centerline station 35+54.81, also being the **True Point of Beginning**;

Thence **North 03 degrees 42 minutes 41 seconds East**, with said east right-of-way line of Monroe Avenue, a distance of **15.30 feet** to an iron pin set at 49.69 feet left of Mount Vernon Avenue centerline station 116+11.54, said iron pin also being 30.00 feet left of Monroe Avenue centerline station 35+39.51;

## **EXHIBIT A**

Page 2 of 2

RX 250 WD

Rev. 06/09

Thence **South 39 degrees 41 minutes 28 seconds East**, leaving said east right-of-way line, and crossing through said 11.037 acre tract, a distance of **16.51 feet** to an iron pin set in the existing north right-of-way line of Mount Vernon Avenue at 35.00 feet left of Mount Vernon Avenue centerline station 116+19.08;

Thence **South 77 degrees 28 minutes 32 seconds West**, with said north right-of-way line of Mount Vernon Avenue, a distance of **11.82 feet** to the **True Point of Beginning**.

The above describe area contains a total of **0.002 acres** within Franklin County Auditor's Parcel Number 010-086573-00 which includes 0.000 acres in the present road occupied.

Grantor, MVP II 2018 L.L.C., A Michigan Limited Liability Company, claims the right to grant by record Instrument Number 201901080002719 (See Instrument Number 201904010036334), in the records of Franklin County, Ohio.

All iron pins set, as shown on the plan and in the above descriptions are 5/8-inch diameter iron rods, thirty (30) inches long with a cap stamped "Rii".

Basis of stationing:

Martin Luther King Jr. Blvd centerline stationing set = 100+00.00 at the centerline intersection of existing right-of-way Hamilton Avenue and Martin Luther King Jr Blvd as established for this project.

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 N 81°50'55" E on the centerline of Martin Luther King Jr. Boulevard.

This description was prepared from existing records and a field survey performed in November 2024 by Resource International, Inc.

---

Mark S. Ward, P.S. No. S-7514  
03-12-2025