

EXHIBIT A

COC WD

Rev. 1-31-23

Date 10/22/25

Plan No. 3997-E

**PARCEL 8-WD
0.027 ACRES**

**ALL RIGHT, TITLE, AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATIONS OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situate in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 3, Township 1, Range 16, United States Military Lands, being created from a 7.000 acre tract as conveyed to **PAAR 108-Blacklick LLC**, a Michigan limited liability company in Instrument Number 202408060078912 at the Franklin County Recorder's Office, lying on the left of the proposed centerline of Blossom Field Boulevard (varied right of way), as recorded in Plat Book _____, Page _____, and bounded and described as follows:

Commencing at a 1 inch iron pin set in a monument box at the centerline intersection of East Broad Street (varied right of way) at centerline station 201+75.71 and proposed centerline of Blossom Field Boulevard (varied right of way) at centerline station 49+97.04, thence **North 04 degrees 04 minutes 48 seconds East**, with said proposed centerline, a distance of **1201.86 feet** to the south line of a 68.773 acre tract as conveyed to Trident Broad Development, LLC, a Massachusetts limited liability company in Instrument Number 202408300089021, and also the north line of a 16.877 acre tract as conveyed to Columbus East Senior Living, LLC, an Ohio limited liability company in Instrument Number 201711130159656, being at station 61+98.89;

Thence **South 82 degrees 11 minutes 38 seconds West**, leaving said proposed centerline and with said north and south lines, a distance of **54.29 feet** to an iron pin set at the southwest corner of said 68.773 acre tract and the southeast corner of said 7.000 acre tract, being the **True Point of Beginning**, also being 53.13 feet left of centerline station 61+87.73;

Thence **South 82 degrees 11 minutes 38 seconds West**, with the north line of said 16.877 acre tract and the south line of said 7.000 acre tract, a distance of **22.36 feet** to an iron pin set at the proposed westerly right of way of Blossom Field Boulevard, also being 75.00 feet left of centerline station 61+83.11;

Thence **North 04 degrees 04 minutes 48 seconds East**, leaving said north and south lines, a distance of **108.59 feet** to an iron pin set in the west line of said 68.773 acre tract and the east line of said 7.000 acre tract, also being at 75.00 feet left of centerline station 62+91.70;

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Thence **South 07 degrees 48 minutes 06 seconds East**, with said west line, a distance of **106.26 feet** to the **True Point of Beginning**.

The above describe area contains a total of **0.027 acres**, more or less, within Franklin County Auditor's Parcel Number 520-302801-00 which includes 0.000 acres in the present road occupied.

Grantor, PAAR 108-Blacklick LLC, a Michigan limited liability company claims the right to grant the easement by record Instrument No. 202408060078912 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, thirty (30) inches long with a cap stamped "Rii," unless otherwise specified;

Basis of stationing:

Proposed centerline of Blossom Field Boulevard centerline stationing set = 49+97.04 at the centerline intersection of existing right of way East Broad Street and Blossom Field Boulevard 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 04°04'48" E on the centerline of Blossom Field Boulevard.

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

Mark Ward
Professional Surveyor Number S-7514
Date: _____