

**EXHIBIT A**

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LPA RX 851 WD

Rev. 06/09

Ver. Date 03/19/24

PID 106095

**PARCEL 28-WD  
FRA-23-15.30  
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE  
IN THE FOLLOWING DESCRIBED PROPERTY  
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS  
IN THE NAME AND FOR THE USE OF THE  
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

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).

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[Surveyor's description of the premises follows]

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Situate in the State of Ohio, County of Franklin, City of Columbus in the Section 1 of Township 1, Range 18, United States Military Lands, being a part of Lot 1 of the Herman P. Weber's Subdivision as recorded in Plat Book 5, Page 367 of the Franklin County Recorder's Office, also known as being a part of the property conveyed to Bambi Capital LLC, an Ohio limited liability company by Instrument Number 202112140226272 of the Franklin County Recorder's Office, (Franklin County Auditor's Parcel Number 010-022220-00), being Parcel 28-WD on the right side of the existing centerline of Right-of-Way of Indianola Avenue (Right-of-Way 60') as shown on the City of Columbus Right-of-Way Plans for Indianola Avenue (1908-A) and being more particularly described as follows:

Beginning for Reference at a Monument Box Set in the centerline of Right-of-Way of Indianola Avenue at Station 156+00.96. Thence, along said centerline of Right-of-Way of Indianola Avenue, South 03 degrees 52 minutes 37 seconds West, 10.31 feet to a point in said centerline of Right-of-Way of Indianola Avenue, said point being Station 155+90.65. Thence, leaving said centerline, South 86 degrees 07 minutes 23 seconds East, 28.00 feet to the southwest corner of said Bambi Capital property, the same being northeast corner of property conveyed to BRS Investment Company, LLC by Instrument Number 200405280123622 of the Franklin County Recorder's Office, (Franklin County Auditor's Parcel Number 010-022221-00), said point being in the existing easterly Right-of-Way line of said Indianola Avenue, said point also being 28.00 feet right of Station 155+90.65 of said centerline of Right-of-Way of Indianola Avenue and the **True Point of Beginning** for the parcel herein described;

Thence, along the westerly line of said Bambi Capital property, the same being said existing easterly Right-of-Way line of Indianola Avenue, the following two (2) courses:

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**North 03 degrees 52 minutes 37 seconds East, 10.26 feet** to a point, said point being 28.00 feet right of Station 156+00.96 of said centerline of Right-of-Way of Indianola Avenue;

**North 04 degrees 11 minutes 20 seconds East, 31.40 feet** to the northwest corner of said Bambi Capital property, the same being the southwest corner of Right-of-Way conveyed to City of Columbus, Ohio by Deed Volume 918, Page 323 of the Franklin County Recorder's Office, said point being 28.00 feet right of Station 156+32.46 of said centerline of Right-of-Way of Indianola Avenue;

Thence, along the common line of said Bambi Capital property and City of Columbus Right-of-Way, **South 86 degrees 07 minutes 23 seconds East, 2.50 feet** to an Iron Pin Set in said common line, said point being the southeast corner of said City of Columbus Right-of-Way, said point also being 30.50 feet right of Station 156+32.47 of said centerline of Right-of-Way of Indianola Avenue;

Thence, crossing said Bambi Capital property, the following two (2) courses:

**South 04 degrees 11 minutes 20 seconds West, 31.43 feet** to an Iron Pin Set, said point being 30.50 feet right of Station 156+00.96 of said centerline of Right-Of-Way of Indianola Avenue;

**South 03 degrees 52 minutes 37 seconds West, 10.23 feet** to an Iron Pin Set in the southerly line of said Bambi Capital property, the same being the northerly line of said BRS Investment Company property, said point being 30.50 feet right of Station 155+90.65 of said centerline of Right-Of-Way of Indianola Avenue;

Thence, along the common line of said Bambi Capital and BRS Investment Company properties, **North 86 degrees 07 minutes 23 seconds West, 2.50 feet** to the **Point of Beginning**, containing 0.002 acre (104.1 sq. ft), more or less, all of which is in Franklin County Auditor's Parcel Numbers 010-022220-00.

Subject to all, legal, easements, rights-of-way, conditions and restrictions.

Iron Pins Set are 5/8" rebar, 30" long, with a yellow ID cap marked "Smart Services".

The Gross Take from Franklin County Auditor's Parcel Number 010-022220-00 is 0.002 acre.

The P.R.O. in Take for Franklin County Auditor's Parcel Number 010-022220-00 is 0.000 acres.

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All bearings shown are for project use only and are based on the Ohio State Plane Coordinate System, South Zone, NAD83(2011). A bearing of North 03 degrees 52 minutes 37seconds East was held as the bearing of the centerline of Indianola Avenue from E. Weber Road to Clinton Heights Avenue.

Address: 3256 Indianola Avenue, Columbus, Ohio 43202.

The ownership and recording information from the Franklin County Recorder and Auditor's Offices is current as of the date of description.

This description was prepared in March 2024 by Smart Services, Inc. under the direct supervision of John C. Dodgion, P.S. 8069 and is based on actual field measurements performed by the same in August and September of 2022 and March of 2023.

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**JOHN C. DODGION**  
REG. SURVEYOR NO. 8069