

EXHIBIT A

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Ver. Date 03/18/25

PID 115646

**PARCEL 57-WD
FRA-16-9.27
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).

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 3, Township 1 North, Range 16 West, United States Military Lands, part of Lot 1 of Columbus Industrial Park as delineated in Plat Book 48 Page 79, being part of a 20.231 acre tract of land in the name MENARDS, INC., a Wisconsin corporation, as described in Instrument Number 201102100021230, all records are on file in the Franklin County Recorder's Office, and being a tract of land lying on the left 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 North 81°51'39" East, with the centerline of Right-of-Way of said State Route 16 (East Broad Street), a distance of 826.00 feet to a point at centerline station 226+83.52;

Thence North 08°08'21" West, leaving and perpendicular to said centerline, a distance of 105.00 feet to a point in the northerly Right-of-Way line of said State Route 16 (East Broad Street), being the southeasterly corner of a 4.326 acre tract of land in the name of Columbus Corporate Center, Inc., an Ohio Corporation as described in Instrument Number 201306240106289 and Deed Book 3477 Page 518, also being the southwesterly corner of said 20.231 acre tract, said

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corner being 105.00 feet left of centerline Station 226+83.52 and the **True Place of Beginning** for the tract of land herein described;

- 1) Thence **North 16°29'57" West**, with the easterly line of said 4.326 acre tract, also being the westerly line of said 20.231 acre tract, a distance of **15.16 feet** to an iron pin set being 120.00 feet left of centerline Station 226+81.32;

Thence through said 20.231 acre tract, the following nine (9) courses:

- 2) **North 81°51'39" East**, a distance of **137.68 feet** to an iron pin set 120.00 feet left of centerline Station 228+19.00;
- 3) **South 08°08'21" East**, a distance of **7.00 feet** to an iron pin set 113.00 feet left of centerline Station 228+19.00;
- 4) **North 81°51'39" East**, a distance of **91.00 feet** to an iron pin set 113.00 feet left of centerline Station 229+10.00;
- 5) **North 87°34'17" East**, a distance of **10.05 feet** to an iron pin set 112.00 feet left of centerline Station 229+20.00;
- 6) **North 81°51'39" East**, a distance of **355.00 feet** to an iron pin set 112.00 feet left of centerline Station 232+75.00;
- 7) **North 08°08'21" West**, a distance of **2.00 feet** to an iron pin set 114.00 feet left of centerline Station 232+75.00;
- 8) **North 81°51'39" East**, a distance of **43.00 feet** to an iron pin set 114.00 feet left of centerline Station 233+18.00;
- 9) **South 08°08'21" East**, a distance of **2.00 feet** to an iron pin set 112.00 feet left of centerline Station 233+18.00;
- 10) **North 81°51'39" East**, a distance of **83.25 feet** to an iron pin set in the westerly line of a 5.156 acre tract of land in the name of The Villas at East Pointe Condominium Association, being the common area as declared in Official Record 27831 Page C14 and demonstrated in Condominium Plat Book 62 Page 19, also being the easterly line of said 20.231 acre tract, being 112.00 feet left of centerline Station 234+01.25;

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- 11) Thence **South 04°18'13" West**, with said westerly and easterly lines, a distance of **7.17 feet** to a point in the northerly Right-of-Way line of said State Route 16 (East Broad Street), being the northeasterly corner of a 0.389 acre tract of land, known as Lot 1-C, in the name of CITY OF COLUMBUS, OHIO as described in Instrument Number 201102100021231, also being the southerly line of said 20.231 acre tract, said corner being 105.00 feet left of centerline Station 233+99.70
- 12) Thence **South 81°51'39" West**, with said northerly Right-of-Way line and the northerly line of said 0.389 acre tract and the southerly line of said 20.231 acre tract, a distance of **716.18 feet** to the **True Place of Beginning**.

The above described area contains 0.145 acres more or less, which is part of Franklin County Auditor's Permanent Parcel number 010-289867-00 and 0.000 acres are within the present road occupied.

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°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.

Subject to all easements, restrictions, and Right-of-Ways of record. Known easements at the time of survey:

A 20-foot gas pipeline easement to COLUMBIA GAS OF OHIO, INC., as described in Instrument Number 200207260183408 (0.107 acre overlap with 57-WD).

An 85-foot access easement to COLUMBUS CORPORATE CENTER, INC., an Ohio Corporation as described in Instrument Number 201102100021232 (0.030 acre overlap with 57-WD).

A 10-foot electric easement to Columbus Southern Power Company an Ohio corporation and a unit of American Electric Power as described in Instrument Number 201306100095075 (0.003 acre overlap with 57-WD).

0.386 acre sanitary sewer easement to CITY OF COLUMBUS, OHIO, A MUNICIPAL CORPORATION as described in Official Record 5112 Page E13 (0.107 acre overlap with 57-WD).

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Iron pins set after construction are 5/8" diameter iron rebar, 30" long with a yellow identification cap stamped "OHM Advisors."

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

Date