

Exhibit 'A'

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Fraction Section 25, Township 5, Range 22 of the Refugee Lands and being part of 5.3386 acre tract as described to American Electric Power Services Corporation in O.R. 126 F-17 and O.R. 1272 C-15, all records on file in the Recorder's Office, Franklin County, Ohio, and said parcel being more fully described as follows:

**Commencing** at a drill hole found at the intersection of the southerly line of Spring Street (U.S.Rt. 33 westbound) and the northwesterly right of way line of Pennsylvania Lines LLC, Instrument Number 200212180325195, now known as Norfolk Southern Railway Company successor by merger in Instrument Number 200710260186473, said intersection also being the northeasterly corner of a 0.744 acre tract as described in a deed to the City of Columbus in Instrument Number 200312310407022;

Thence South 79° 49' 35" East, following the southerly line of Spring Street, for a distance of 93.18 feet to the northwesterly corner of said 5.3386 acre tract and being on the southeasterly line of said Railway;

Thence South 46° 35' 32" West, following the southeasterly line of said Railway and the northwesterly line of said 5.3386 acre tract, for a distance of 142.61 feet to an iron pin set at the **True Place of Beginning** of the parcel herein described;

Thence South 43° 24' 28" East, passing through said 5.3386 acre tract, for a distance of 49.43 feet to an iron pin set;

Thence South 13° 36' 09" West, continuing through said 5.3386 acre tract, for a distance of 104.85 feet to an iron pin set on the southerly line of said 5.3386 acre tract and the northerly line of Long Street (U.S.Rt.33 eastbound) as appropriated by the City of Columbus, Ohio in Franklin County Court of Common Pleas Case No. 82160, designated as Parcel 9 on the right of way plan of FRA-33-15.07 right of way plans and declared as public right of way in Ordinance No. 1378-58;

Thence North 41° 30' 57" West, following the southerly line of said 5.3386 acre tract and the northerly line of Long Street, for a distance of 106.58 feet to an iron pin set on the southeasterly line of said Railway;

Thence North 46° 35' 32" East, following the southeasterly line of said Railway and the northwesterly line of said 5.3386 acre tract, for a distance of 84.43 feet to the **True Place of Beginning**, and containing within said bounds 6,670 square feet or 0.153 acres of land within Franklin County Auditor Parcel No. 010-048090, more or less, of which 0.000 acres are in present road occupied.

All iron pipe set are a 5/8" x 30" rebar with a 'MS CONS. INC.' identifying cap.

North for the above description is based on the bearing between FCGS Monuments 60/26 & Broad as being South 69° 00' 10" East as established from a VRS/GNSS survey on November 18, 2020 and referenced to the Ohio State Plane Coordinate System, NAD83 (2011), South Zone.

The above description was prepared by Chad S. Snow, Registered Professional Surveyor No. 8559 in March 2022 and is based on a survey made by ms consultants, inc. in November 2020 and updated in March 2022.



3/14/23



Exhibit 'B'

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Fraction Section 25, Township 5, Range 22 of the Refugee Lands and being part of 5.3386 acre tract as described to American Electric Power Services Corporation in O.R. 126 F-17 and O.R. 1272 C-15, all records on file in the Recorder's Office, Franklin County, Ohio, and said parcel being more fully described as follows:

**Commencing** at a drill hole found at the intersection of the southerly line of Spring Street (U.S. Rt. 33 westbound) and the northwesterly right of way line of Pennsylvania Lines LLC, Instrument Number 200212180325195, now known as Norfolk Southern Railway Company successor by merger in Instrument Number 200710260186473, said intersection also being the northeasterly corner of a 0.744 acre tract as described in a deed to the City of Columbus in Instrument Number 200312310407022;

Thence South 79° 49' 35" East, following the southerly line of Spring Street, for a distance of 119.44 feet to a point on the northerly line of said 5.3386 acre tract and being the **True Place of Beginning** of the parcel herein described;

Thence South 79° 49' 35" East, continuing along the southerly line of Spring Street, for a distance of 0.45 feet to a point;

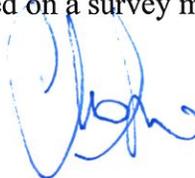
Thence continuing with the southerly line of Spring Street and the northerly line of said 5.3386 acre tract along the arc of a curve to the left, having a radius of 74.21 feet, a delta of 17° 25' 48", a chord bearing of South 70° 57' 41" East, a chord distance of 22.48 feet, for an arc length of 22.57 feet to a point;

Thence passing through said 5.3386 acre tract for the following five (5) courses and distances;

1. South 48° 08' 18" West, for a distance of 101.07 feet to a point;
2. South 44° 15' 36" West, for a distance of 67.89 feet to a point;
3. North 43° 24' 28" West, for a distance of 20.02 feet to a point;
4. North 44° 15' 36" East, for a distance of 67.76 feet to a point;
5. North 48° 08' 18" East, for a distance of 90.54 feet to the **True Place of Beginning**, and containing within said bounds 3,261 square feet or 0.075 acres of land within Franklin County Auditor Parcel No. 010-048090, more or less, of which 0.000 acres are in present road occupied.

North for the above description is based on the bearing between FCGS Monuments 60/26 & Broad as being South 69° 00' 10" East as established from a VRS/GNSS survey on November 18, 2020 and referenced to the Ohio State Plane Coordinate System, NAD83 (2011), South Zone.

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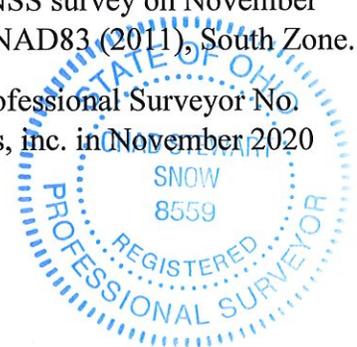


Exhibit 'C'

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Fraction Section 25, Township 5, Range 22 of the Refugee Lands and being part of 5.3386 acre tract as described to American Electric Power Services Corporation in O.R. 126 F-17 and O.R. 1272 C-15, all records on file in the Recorder's Office, Franklin County, Ohio, and said parcel being more fully described as follows:

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Thence South 79° 49' 35" East, following the southerly line of Spring Street, for a distance of 93.18 feet to the northwesterly corner of said 5.3386 acre tract, being on the southeasterly line of said Railway and also the **True Place of Beginning** of the parcel herein described;

Thence South 79° 49' 35" East, continuing along the southerly line of Spring Street and the northerly line of said 5.3386 acre tract, for a distance of 26.26 feet to a point;

Thence passing through said 5.3386 acre tract for the following three (3) courses and distances;

1. South 48° 08' 18" West, for a distance of 90.54 feet to a point;
2. South 44° 15' 36" West, for a distance of 67.76 feet to a point;
3. North 43° 24' 28" West, for a distance of 21.45 feet to the northwesterly line of said 5.3386 acre tract and the southeasterly line of said Railway;

Thence North 46° 35' 32" East, following the southeasterly line of said Railway and the northwesterly line of said 5.3386 acre tract, for a distance of 142.61 feet to the **True Place of Beginning**, and containing within said bounds 2,996 square feet or 0.069 acres of land within Franklin County Auditor Parcel No. 010-048090, more or less, of which 0.000 acres are in present road occupied.

North for the above description is based on the bearing between FCGS Monuments 60/26 & Broad as being South 69° 00' 10" East as established from a VRS/GNSS survey on November 18, 2020 and referenced to the Ohio State Plane Coordinate System, NAD83 (2011), South Zone.

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Exhibit 'D'

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Fraction Section 25, Township 5, Range 22 of the Refugee Lands and being part of 5.3386 acre tract as described to American Electric Power Services Corporation in O.R. 126 F-17 and O.R. 1272 C-15, all records on file in the Recorder's Office, Franklin County, Ohio, and said parcel being more fully described as follows:

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Thence South 79° 49' 35" East, following the southerly line of Spring Street, for a distance of 93.18 feet to the northwesterly corner of said 5.3386 acre tract and being on the southeasterly line of said Railway;

Thence South 46° 35' 32" West, following the southeasterly line of said Railway and the northwesterly line of said 5.3386 acre tract, for a distance of 142.61 feet to a point;

Thence South 43° 24' 28" East, passing through said 5.3386 acre tract, for a distance of 41.47 feet to the **True Place of Beginning** of the parcel herein described;

Thence North 44° 15' 36" East, passing through said 5.3386 acre tract, for a distance of 32.72 feet to a point;

Thence South 13° 36' 09" West, continuing through said 5.3386 acre tract, for a distance of 143.14 feet to the southerly line of said 5.3386 acre tract and the northerly line of Long Street (U.S.Rt.33 eastbound) as appropriated by the City of Columbus, Ohio in Franklin County Court of Common Pleas Case No. 82160, designated as Parcel 9 on the right of way plan of FRA-33-15.07 right of way plans and declared as public right of way in Ordinance No. 1378-58;

Thence North 54° 14' 41" West, following the southerly line of said 5.3386 acre tract and the northerly line of Long Street, for a distance of 4.36 feet to a point;

Thence North 41° 30' 57" West, continuing along the southerly line of said 5.3386 acre tract and the northerly line of Long Street, for a distance of 7.27 feet to a point;

Thence North 13° 36' 09" East, passing through said 5.3386 acre tract, for a distance of 104.85 feet to a point;

Thence North 43° 24' 28" West, continuing through said 5.3386 acre tract, for a distance of 7.96 feet to the **True Place of Beginning**, and containing within said bounds 1,374 square feet or

0.032 acres of land within Franklin County Auditor Parcel No. 010-048090, more or less, of which 0.000 acres are in present road occupied.

North for the above description is based on the bearing between FCGS Monuments 60/26 & Broad as being South 69° 00' 10" East as established from a VRS/GNSS survey on November 18, 2020 and referenced to the Ohio State Plane Coordinate System, NAD83 (2011), South Zone.

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STATE OF OHIO  
CHAD STEWART  
SNOW  
8559  
REGISTERED  
PROFESSIONAL SURVEYOR

