

**PARCEL 38 - WD**  
**0.239 ACRE**  
**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**

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[Surveyor's description of the premises follows]

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Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Half Section 52, Township 12, Range 21, of the Refugee Lands, and being part of a 41.744 acre tract conveyed to Prime Property Group II, LTD., an Ohio Limited Liability Company (hereinafter referred to as "Grantor") by deed of record in Instrument Number 201809120123361 (Franklin County Parcel Number 010-118878-00) (all documents referenced herein are from the Franklin County Recorder's Office), and being more particularly described as follows:

**BEGIN FOR REFERENCE** at a concrete monument with an aluminum cap labeled "Frank 144" located along I-70 and the entrance ramp for James Road;

Thence South 68° 13' 01" East a distance of 3871.42 feet to a 1 inch Rebar set at the centerline right-of-way intersection of Petzinger Road (Station 37+02.68) and Courtright Road (Station 41+62.20);

Thence North 04° 20' 06" East a distance of 848.95 feet along centerline of Courtright Road (R/W width varies) to a point at centerline Station 50+11.15;

Thence North 04° 20' 06" East a distance of 848.95 feet along centerline of Courtright Road (R/W width varies) and the northerly line of a 0.431 acre tract conveyed to Buynow Properties, LLC by deed of record in Instrument Number 200311240375950 and the southerly line of the Grantor's 41.744 acre tract, to a point at centerline station 50+11.18 and being the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence North 85° 44' 18" West a distance of 30.00 feet to an iron pin set on the line common to the Grantor's 41.744 acre tract and the 0.431 acre tract, 30.00 feet left of the centerline station 50+11.14;

COC TMP

EXHIBIT A

Thence North 04° 20' 06" East a distance of 389.11 feet through the Grantor's 41.744 acre tract to an iron pin set on the westerly right-of-way line of Courtright Road originally partitioned to right-of-way in Deed Book 2619, Page 668 and subsequently conveyed to the City of Columbus as a portion of a 6.3256 acre tract in Official Record 16559I17, 30.00 feet left of the centerline station 54+00.26

Thence South 06° 58' 30" East a distance of 50.99 feet along the westerly right-of-way line of Courtright Road and said 6.3256 acre tract, 20.00 feet left of the centerline station 53+50.26;

Thence South 85° 39' 54" East a distance of 20.00 feet through the right-of-way of Courtright Road and on the south line of said 6.3256 acre tract, to a point at centerline station 53+50.26;

Thence South 04° 20' 06" West a distance of 339.08 feet continuing along the centerline of Courtright Road to the **TRUE POINT OF BEGINNING**, containing 0.239 acres, more or less, of which the present road occupies 0.156 acres and being subject to all easements, restrictions, and right-of-way of record.

This description was prepared by Robert J. Sands, Ohio Professional Survey Number 8053, and is based on a survey conducted by DLZ Ohio, Inc. in 2021 under his direct supervision.

The bearings for this description are based on the Ohio State Plane Coordinate System, South Zone, and reference the North American Datum of 1983 and the 2007 adjustment (NAD83(2007)), with the bearing of Courtright Road being North 04° 20' 06" East.

Stationing for Courtright Road, as shown, is based upon an assumed station of 0+00 at the centerline intersection of Refugee Road and Courtright Road.

Where described, iron pins set are 5/8 inch rebar, 30 inches long, with yellow caps stamped "DLZ OHIO INC."

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Robert J. Sands  
Professional Surveyor No. 8053

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Date