

**PARCEL 12-P**  
**PERMANENT SIDEWALK EASEMENT**  
**0.004 ACRE TRACT (155 S.F.)**  
**EXHIBIT "A"**

Situated in the State of Ohio, County of Franklin, City of Columbus, United States Military Lands, Quarter Township 4, Township 1 North, Range 18 West, being located in Lot 1 of the MARIETTA COLLEGE SUBDIVISION, Plat Book 7, page 53 and being 0.004 acres within the residue of said Lot 1 conveyed to FIFTH SUMMIT QOZB LLC as described in Instrument Number 201905020051017 and being more particularly described as follows:

Being a parcel of land lying on the left side of the centerline of a survey made for project Summit Street - Signals, made by Dynotec, Inc., as referenced on plan number 3751-E, and being located within the following described points in the boundary thereof:

**Commencing** at a mag nail set at the southwesterly corner of said Lot 1 adjoining Lot 2, being 65.21 feet left of Summit Street centerline Station 534+50.98;

Thence South 86 degrees 43 minutes 13 seconds East, along the northerly right of way of said Fifth Avenue, dedicated in said Plat Book 7 page 53, a distance of 7.18 feet to a mag nail set, being 58.02 feet left of Summit Street centerline Station 534+50.99, being the **POINT OF BEGINNING** of the tract herein described;

Thence leaving the said southerly right-of-way line and crossing thru Lot 1, North 3 degrees 16 minutes 47 seconds East a distance of 3.89 feet to a mag nail set being 58.02 feet left of Summit Street centerline Station 534+54.88;

Thence crossing thru said Lot 1, South 86 degrees 43 minutes 07 seconds East a distance of 16.97 feet to a mag nail set being 41.05 feet left of Summit Street centerline Station 534+54.90;

Thence crossing thru said Lot 1, South 3 degrees 16 minutes 18 seconds West a distance of 1.12 feet to a mag nail set being 41.05 feet left of Summit Street centerline Station 534+53.77;

Thence crossing thru said Lot 1, South 86 degrees 43 minutes 53 seconds East a distance of 2.94 feet to a mag nail set being 38.11 feet left of Summit Street centerline Station 534+53.77;

Thence crossing thru said Lot 1, North 3 degrees 16 minutes 07 seconds East a distance of 2.94 feet to a mag nail set being 34.74 feet left of Summit Street Station 534+56.00;

Thence crossing thru said Lot 1, North 86 degrees 43 minutes 42 seconds West a distance of 1.13 feet to a mag nail set being 39.24 feet left of Summit Street Station 534+56.70;

Thence crossing thru said Lot 1, North 3 degrees 16 minutes 07 seconds East a distance of 15.21 feet to a mag nail set being 39.25 feet left of Summit Street Station 534+71.92;

Thence crossing thru said parcel, South 86 degrees 50 minutes 57 seconds East a distance of 5.33 feet to a mag nail set on the westerly right-of-way line of Summit Street, conveyed to the City of Columbus in Deed Book 1010 page 538, being 33.92 feet left of Summit Street Station 534+71.92;

Thence along the westerly right-of-way line of a 0.0003 acre tract conveyed to the City of Columbus, Ohio, in Instrument No. 201703100033686 and the easterly property line of said remaining portion of said Lot 1, South 6 degrees 17 minutes 32 seconds West, a distance of 15.94 feet to a mag nail set being 34.74 feet left of Summit Street centerline Station 534+56.00;

Thence along the southeastern right-of-way line of Summit Street and the southeasterly property line of said Lot 1, South 49 degrees 48 minutes 18 seconds West, a distance of 7.26 feet to a mag nail set being 40.00 feet left of Summit Street Station 534+51.00;

Thence along the northerly right-of-way line of Fifth Avenue and the southerly property line of said Lot 1, North 86 degrees 43 minutes 13 seconds West, a distance of 18.01 feet to the **Point of Beginning**, containing 0.004 acres (155 S.F.), more or less.

The above described parcel contains 0.004 acres (155 S.F.) more or less, in Auditors Permanent Parcel Number 010-028014.

Subject to all legal rights-of-way and/or easements, if any, of previous record.

Grantor claims title by Instrument Number 201905020051017 in the Franklin County Recorder's Office.

This description was prepared and reviewed on January 10, 2022 by Christopher M. Cook, Registered Surveyor #8424.

The basis of bearings shown are based on the State Plane Coordinate System, Ohio South, as per NAD 83 (2011) established by Dynotec, Inc. using GPS procedures and equipment, which sets the centerline of Summit Street as North 3° 16' 24" East.

The stations referred to herein are from the centerline of right-of-way of Summit Street as found on right of way plan "Summit Street - Signals" on file with the City of Columbus, Franklin County, State of Ohio.

This description is based upon a field survey performed by Dynotec, Inc. in December, 2020.

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Christopher M. Cook, PS  
Reg. Surveyor No. 8424

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Date