

EXHIBIT A

COC WD

Rev. 1-31-23

Date 2/21/25

Plan No. 3930-E

**PARCEL 20-WD
AREA 0.0001 Acres / 5.30 SQUARE FEET**

**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**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Quarter Township 4, Township 1 North, Range 18 West, United States Military Lands and being part of a tract of land as described in a deed to AJ Investment Real Estate V, LLC by deed of record in Instrument No. 201810300147778 and also shown as numbered and delineated as Lot 1, Block 6, upon a plat titled Indianola Summit Addition, Plat Book 5 Page 140 and being a parcel of land on the right side of the centerline of right of way for Fourth Street. All references to records herein are those located in the Recorder's Office of Franklin County, Ohio and being more particularly described as follows:

Commencing on a mag spike set in the centerline intersection of existing right of way line for Fourth Street (80' width) and Seventeenth Avenue (60' Width), both dedicated in said Plat Book 5, page 140, and said mag spike being at Seventeenth Avenue centerline station 52+00.00 and Fourth Street centerline station 502+00.00;

Thence **South 03 degrees 20 minutes 44 seconds West** a distance of **30.00 feet** with the existing centerline of right of way line for Fourth Street to a point in said line, said point being at Fourth Street centerline station 501+70.00;

Thence **South 86 degrees 39 minutes 16 seconds East** a distance of **40.00 feet** across the existing right of way for Fourth Street to an iron pin set in the existing easterly right of way line of Fourth Street, said iron pin being also the northwest corner of said Lot 1, said iron pin being 30.00 feet right from Seventeenth Avenue centerline station 52+40.00 and 40.00 feet right from Fourth Street centerline station 501+70.00 and being the **TRUE POINT OF BEGINNING**;

Thence **South 86 degrees 39 minutes 16 seconds East** a distance of **3.46 feet** with the existing southerly right of way line for Seventeenth Avenue and the north line of said Lot 1 to an iron pin set, said iron pin being 30.00 feet right from Seventeenth Avenue centerline station 52+43.46 and 43.46 feet right from Fourth Street centerline station 501+70.00;

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Thence **South 51 degrees 47 minutes 38 seconds West** a distance of **4.62 feet** across said Lot 1 to an iron pin set in the existing easterly right of way line of Fourth Street, same being the west line of said Lot 1, said iron pin being 33.06 feet right from Seventeenth Avenue centerline station 52+40.00 and 40.00 feet right from Fourth Street centerline station 501+66.94;

Thence **North 03 degrees 20 minutes 44 seconds East** a distance of **3.06 feet** with the existing easterly right of way line for Fourth Street and the west line of said Lot 1 to the northeast corner of said Lot 1 and the **TRUE POINT OF BEGINNING**; containing **5.30 square feet** of land more or less within Franklin County Auditor's Parcel Number 010-027457-00, which includes 0.000 acres in the present road occupied.

Grantor, AJ Investment Real Estate V, LLC claims the right to grant the right of way by record Instrument No. 201810300147778, in the records of Franklin County, Ohio.

Iron pins set, as shown on plan and in the above description are 5/8 inch iron rods, thirty (30) inches long with a caps stamped "Rii".

Basis of stationing:

Fourth Street centerline stationing set = 500+00.00, measured 200 feet south along the centerline of Fourth Street from the centerline intersection of existing right of way of Fourth Street and Seventeenth Avenue as established for this project.

Bearings used in this description are based on Ohio State Plane Coordinate System, South Zone as per NAD 83(2011) and were established utilizing ODOT's RTN System, GPS equipment and procedures and an established bearing of N 03°20'44" E on the centerline of Fourth Street.

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This description was prepared from existing records and a field survey performed in October 2023 by Resource International, Inc.

Mark S. Ward, P.S.
Professional Surveyor No. S-7514
02/17/2025