

Exhibit 'A'

Sanitary Sewer Easement

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Half Section 40, Section 27, Township 5, Range 22 of the Refugee Lands and being part of a 0.186 acre tract and 0.454 acre tract as described in a deed to Saythong Praseutsack and Sypaphay C. Praseutsack in Instrument Number 200602130027724, all records on file in the Recorder's Office, Franklin County, Ohio, and said parcel being more fully described as follows:

Commencing at the northeasterly corner of Lot 37 of Max Borst Addition as shown in Plat Book 10 page 394, being the intersection of the southerly right of way of Sheldon Avenue and the westerly right of way of Lockbourne Avenue;

Thence South 03° 53' 44" West, following the westerly right of way of Lockbourne Avenue, for a distance of 367.45 feet to a 5/8" iron pin found with a PS 7740 identifying cap on the northerly line of said 0.454 acre tract and the southerly line of a 4.646 acre tract as described in a deed to Janisch Properties, LLC in Instrument Number 201805030058976 and being the **True Place of Beginning** of the parcel herein described;

Thence South 03° 53' 44" West, continuing along the westerly right of way of Lockbourne Avenue and passing through said 0.454 acre and 0.186 acre tracts, for a distance of 107.41 feet to a 5/8" iron pin found with a PS 7740 identifying cap on the southerly line of said 0.186 acre tract and the northerly line of a 0.501 acre tract as described in a deed to Vahid G Hagee and Neda Nassirzadeh in Instrument number 200009130184858;

Thence North 86° 27' 37" West, following the line thereof, for a distance of 9.20 feet to a point;

Thence North 03° 53' 44" East, passing through said 0.186 acre and 0.454-acre tracts, for a distance of 107.40 feet to the northerly line of said 0.454-acre tract and the southerly line of said 4.646-acre tract;

Thence South 86° 29' 32" East, following the line thereof, for a distance of 9.20 feet to the **True Place of Beginning**, and containing within said bounds 988 square feet or 0.023 acres of land, more or less, of which 0.000 acres are in present road occupied.

Franklin County Auditor Parcel acreage Breakdown:

Franklin County Auditor Parcel No. 010-219246: 580 Sq.ft./0.014 Acres.

Franklin County Auditor Parcel No. 010-021496: 408 Sq.ft./0.009 Acres.

North for the above description is based on the centerline of Lockbourne Avenue as being North 03° 53' 44" East as established from an RTN/GNSS survey on June 27, 2019, 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 December 2024 and is based on surveys made by ms consultants, inc. in June 2019 – September 2023.