

EXHIBIT A

LPA RX 851 WD

Page 1 of 3

Rev. 06/09

Ver. Date 03/18/25

PID 115646

**PARCEL 56-WD
FRA-16-9.27
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 3, Township 1 North, Range 16 West, United States Military Land, part of Lot 1 of Columbus Industrial Park as delineated in Plat Book 48 Page 79, being part of a 4.326 acre tract of land in the name Columbus Corporate Center, Inc., an Ohio corporation as described in Instrument Number 201306240106289, all records are on file in the Franklin County Recorder's Office, and being a tract of land lying on the left side of the centerline of Right-of-Way of State Route 16 (East Broad Street) (R/W Varies) and is more particularly described as follows:

Commencing at a 1" iron pin set in a monument box assembly at the centerline of Right-of-Way intersection of State Route 16 (East Broad Street) (R/W Varies) and Brice Road (R/W Varies), as delineated in the FRA-16-7.79 Right-of-Way plans and the Columbus Industrial Park recorded in Plat Book 48, Page 79, said intersection being centerline station 218+57.52 of said State Route 16 (East Broad Street) and referenced by a 1" iron pin found in a monument box bearing North 81°51'39" East, a distance of 211.68 feet and being 0.02 feet right of centerline Station 220+69.20 of said State Route 16 (East Broad Street);

Thence North 81°51'39" East, with the centerline of Right-of-Way of said State Route 16 (East Broad Street), a distance of 826.00 feet to a point at centerline station 226+83.52;

Thence North 08°08'21" West, leaving and perpendicular to said centerline, a distance of 105.00 feet to a point in the northerly Right-of-Way line of said State Route 16 (East Broad Street), being the southwesterly corner of a 20.231 acre tract of land in the name of MENARD, INC., a Wisconsin corporation as described in Instrument Number 201102100021230, also being the

EXHIBIT A

LPA RX 851 WD

Page 2 of 3

Rev. 06/09

southeasterly corner of said 4.326 acre tract, said corner being 105.00 feet left of centerline Station 226+83.52 and the **True Place of Beginning** for the tract of land herein being described;

- 1) Thence **South 81°51'39" West**, with said northerly Right-of-Way line, also being the southerly line of said 4.326 acre tract, a distance of **102.21 feet** to an iron pin set 105.00 feet left of centerline Station 225+81.32;

Thence through said 4.326 acre tract, the following two (2) courses:

- 2) Thence **North 08°08'21" West**, a distance of **25.00 feet** to an iron pin set 130.00 feet left of centerline Station 225+81.32;
- 3) Thence **North 81°51'39" East**, a distance of **98.53 feet** to an iron pin set in the westerly line of said 20.231 acre tract and the easterly line of said 4.326 acre tract, being 130.00 feet left of centerline Station 226+79.85;
- 4) Thence **South 16°29'57" East**, with as westerly and easterly lines, a distance of **25.27 feet** to the **True Place of Beginning**.

The above described area contains 0.058 acres, more or less, which is part of Franklin County Auditor's Permanent Parcel Number 010-121094-00 and 0.000 acres are within the present road occupied.

Bearings for this description are based on Ohio State Plane Coordinates, South Zone, NAD 83 (2007) Datum as established utilizing a GPS survey performed in October 2020, holding North 81°51'39" East for the centerline of State Route 16 (East Broad Street).

The stations referred to herein are from the existing centerline of Right-of-Way of State Route 16, as recorded on the FRA-16-7.79 centerline plat in Plat Book 29 Page 4.

Subject to all easements, restrictions, and Right-of-Ways of record. Known easements at the time of survey:

0.120 acre sanitary sewer easement to the CITY OF COLUMBUS, OHIO as described in Instrument Number 201407230094425 (No overlap with 56-WD).

A conservation easement to the CITY OF COLUMBUS, OHIO as described in Instrument Number 201112120161685 (0.058 acre overlap with 56-WD).

EXHIBIT A

Page 3 of 3

LPA RX 851 WD

Rev. 06/09

A 20-foot sanitary sewer easement to the CITY OF COLUMBUS, OHIO as described in Deed Book 3319 Page 487 (No overlap with 56-WD).

A 20-foot gas pipeline easement to COLUMBIA GAS OF OHIO, INC., as described in Instrument Number 200207260183408 (0.046 acre overlap with 56-WD).

A 30-foot channel easement per the plat of COLUMBUS MUNICIPAL PARK as recorded in Plat Book 48 Page 79 (0.018 acre overlap with 56-WD).

A channel easement to the State of Ohio as described in Deed Book 2259 Page 260 (0.007 acre overlap with 56-WD).

A 0.386 acre sanitary sewer easement to the CITY OF COLUMBUS, OHIO, A MUNICIPAL CORPORATION as described in Official Record 5112 Page E13 (0.058 acre overlap with 56-WD).

Iron pins set after construction are 5/8" diameter iron rebar, 30" long with a yellow identification cap stamped "OHM ADVISORS."

This description is based on an actual field survey performed from October 2020 to October 2024 by OHM Advisors and was created under the direction and supervision of Branden V. Battig, Registered Surveyor No. S-8708.

Branden V. Battig
Registered Surveyor No. S-8708

Date