

EXHIBIT A

LPA RX 851 WD

Page 1 of 3

Rev. 06/09

Ver. Date 03/18/25

PID 115646

**PARCEL 53-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 Lands, part of Lot 1 of Columbus Industrial Park as delineated in Plat Book 48 Page 79, and being a part of a 3.148 acre tract of land in the name AFI EAST BROAD COMMONS LLC, an Ohio limited liability company, as described in Instrument Number 201504130047086, 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 70.04 feet to a point being centerline Station 219+27.56;

Thence North 08°08'21" West, leaving and perpendicular to said centerline, a distance of 105.00 feet to the southwesterly corner of said 3.148 acre tract, being the intersection of the northerly Right-of-Way line of said State Route 16 (East Broad Street) and the easterly Right-of-Way line of said Brice Road, also being the southwesterly corner of said 3.148 acre tract, said corner being

EXHIBIT A

Page 2 of 3

LPA RX 851 WD

Rev. 06/09

105.00 feet left of centerline Station 219+27.56 and the **True Place of Beginning** for the tract of land herein being described;

- 1) Thence **North 53°08'39" West**, with the easterly Right-of-Way line of said Brice Road, also being the westerly line of said 3.148 acre tract, a distance of **7.07 feet** to an iron pin set 110.00 feet left of centerline Station 219+22.56;

Thence through said 3.148 acre tract, the following two (2) courses:

- 2) **North 81°51'39" East**, a distance of **252.44 feet** to an iron pin set 110.00 feet left of centerline Station 221+75.00;
- 3) **South 08°08'21" East**, a distance of **5.00 feet** to an iron pin set in the northerly Right-of-Way line of said State Route 16 (East Broad Street), also being the southerly line of said 3.148 acre tract, being 105.00 feet left of centerline Station 221+75.00;
- 4) Thence **South 81°51'39" West**, with said northerly Right-of-Way line, a distance of **247.44 feet** to the **True Place of Beginning**.

The above described area contains 0.029 acres more or less, which is part of Franklin County Auditor's Permanent Parcel number 010-292307-00 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:

A 5-foot utility easement per the plat of the COLUMBUS MUNICIPAL PARK as recorded in Plat Book 48 Page 79 (0.001 acre overlap with 53-WD).

A 20-foot gas pipeline easement to COLUMBIA GAS OF OHIO, INC., as described in Instrument Number 200207260183408 (0.029 acre overlap with 53-WD).

EXHIBIT A

Page 3 of 3

LPA RX 851 WD

Rev. 06/09

A 20-foot utility easement to COLUMBUS CORPORATE CENTER, INC., an Ohio corporation as described in Instrument Number 201307010109956 (0.003 acre overlap with 53-WD).

A 10-foot electric easement to the Ohio Power Company, an Ohio corporation and a unit of American electric Power as described in Instrument Number 201312090201853 (0.002 acre overlap with 53-WD).

A 0.067 acre sanitary sewer easement to the CITY OF COLUMBUS, OHIO as described in Instrument Number 201404180047350 (No overlap with 53-WD).

A 5-foot electric easement to Columbus and Southern Ohio Electric Company as described in Deed Book 1986 Page 297 (No overlap with 53-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