

**EXHIBIT A**

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Ver. Date 01/08/2020

PID 89464

**PARCEL 25A-LA2  
FRA-70-13.10  
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES  
INCLUDING LIMITATION OF ACCESS**

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the State of Ohio, Department of Transportation, its successors and assigns forever.

Grantor/Owner, his heirs, executors, administrators, successors and assigns forever, are hereby divested of any and all abutter's rights, including access rights in, over and to the within described real estate, including such rights with respect to any highway facility constructed thereon (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

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**[Surveyor's description of the premises follows]**

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Situated in the State of Ohio, County of Franklin, City of Columbus, located in Township 5, Range 22, Half Section 26 of the Refugee Lands, being a portion of Mound Street as dedicated to the City of Columbus and shown in the plat of Comstockville in Plat Book 1 page 12, portion of Mound Street as dedicated to the City of Columbus in Deed Book 42 page 9, portion of Short Street as dedicated by the State of Ohio to the City of Columbus of State of Ohio Add-Sub of the Old Penitentiary Lot as shown in Plat Book 1 page 183, and as amended in the Re-Survey & Subdivision of the Old Penitentiary Lot as shown in Plat Book 1 page 240 and part of Lot 2 as shown in J. Hull GRN of J.F. Comstock and as shown in Plat Book 1 page 369, and described in a deed to the City of Columbus in Deed Book 1570 page 105, (All records are on file at the Recorder's Office, Franklin County, Ohio) and being more fully described as follows:

**Beginning** at an iron pin set at the northwesterly corner of Lot 2 and the northeasterly corner of Lot 3 of said J. Hull GRN of J.F. Comstock Subdivision, being on the southerly right of way of Mound Street and on the existing northerly limited access right of way of Interstate 70, and also being the northeasterly corner of Parcel 12 LA as shown in FRA-40R-12.30 Right of way Plans and as described in Highway Easement to the State of Ohio in Deed Volume 2770 page 1 and in Fee to Joseph L. Schwatz in Deed Book 1594 page 162;

Thence North 70° 31' 56" East, passing through Mound Street, for a distance of 319.58 feet to an iron pin set;

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Thence North  $81^{\circ} 40' 15''$  East, continuing through Mound Street, for a distance of 455.96 feet to an iron pin set;

Thence South  $08^{\circ} 30' 04''$  East, continuing through Mound Street, for a distance of 60.64 feet to an iron set at the northwesterly corner of Lot 80 of Town Plat of Columbus as described in Deed Book "F" page 332, destroyed by fire, replatted in Plat Book 3 page 247 and also represented in Plat Book 14 page 27, the northeasterly corner of Second Street vacated by City of Columbus Ordinance Number 998-56 and 467-71, being on the southerly right of way of Mound Street and at an angle point on the northerly limited access right of way of Interstate 70 as shown in said FRA-40R-12.30 Right of way Plans;

Thence South  $81^{\circ} 43' 28''$  West, following the southerly right of way of Mound Street, the northerly limited access right of way of Interstate 70, the northerly line of said vacated Second Street, the northerly line of Parcel 59 LA described in Highway Easement to the State of Ohio in Common Pleas Court Case No. 194,815 and in Fee to the City of Columbus in Deed Book 2014 page 254, the northerly line of Parcel 57 LA described in Highway Easement to the State of Ohio in Common Pleas Court Case No. 194,815 and in Fee to the City of Columbus in Deed book 2014 page 251 and the northerly line of Comstock & Millers Subdivision as shown in Plat Book 1 page 262, for a distance of 152.16 feet to an angle point along the northerly limited access right of way of Interstate 70, the northwesterly corner of said Parcel 57 LA, the northwesterly corner of Lot 12 and the northeasterly corner of Lot 11 of said Comstock & Millers Subdivision, said Lot 11 described in a deed to Columbus and Southern Ohio Electric Company in Deed Book 1940 page 57;

Thence South  $81^{\circ} 40' 15''$  West, continuing along the southerly right of way of Mound Street and the northerly line of said Comstock & Millers Subdivision, for a distance of 425.26 feet to the intersection of the southerly right of way of Mound Street and the easterly right of way of Short Street and being the northwesterly corner of Lot 31 of said Re-Survey & Subdivision of the Old Penitentiary Lot;

Thence South  $08^{\circ} 05' 04''$  East, following the easterly right of way of Short Street, the westerly line of said Lot 31 and the westerly line of Lot 30 of said Re-Survey & Subdivision of the Old Penitentiary Lot, for a distance of 119.20 feet to the northerly limited access right of way of Interstate 70 and being the northwesterly corner of Parcel 14 LA as described in Highway Easement to the State of Ohio in Lease Volume 142 page 418 as shown in said FRA-40R-12.30 Right of way Plans;

Thence South  $85^{\circ} 56' 37''$  West, crossing the right of way of Short Street and following the northerly limited access right of way of Interstate 70, for a distance of 30.87 feet to the southeasterly corner of Parcel 2, a common area of the Miranova Condominium as declared by

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Instrument Number 200009010177122 and re-recorded in Instrument Number 200009050177931 as demonstrated in Condominium Plat Book 88 page 76, a common corner with the City of Columbus parcel as described in Deed Book 1570 page 105, being on the westerly right of way of Short Street and the easterly line of said Lot 2;

Thence North 08° 49' 06" West, following the westerly right of way of Short Street, the easterly lines of said Lot 2 and said Parcel 2, for a distance of 116.99 feet to the northeasterly corner of said Lot 2 and said Parcel 2 and being at the intersection of the southerly right of way of Mound Street and the westerly right of way of Short Street;

Thence South 81° 11' 46" West, following the southerly right of way of Mound Street and the northerly lines of said Lot 2 and said Parcel 2, for a distance of 149.96 feet to the northwesterly corner of said Parcel 2;

Thence South 08° 49' 26" East, following the westerly line of said Parcel 2, a line common with said City of Columbus parcel and passing through said Lot 2, for a distance of 89.00 feet to the southwestly corner of said Parcel 2 and being on the northerly limited access right of way of Interstate 70 as shown in said FRA-40R-12.30 Right of way Plans;

Thence North 88° 13' 49" West, continuing through said Lot 2 and following the northerly limited access right of way of Interstate 70, for a distance of 10.22 feet to the westerly line of said Lot 2 and the easterly line of said Parcel 12 LA;

Thence North 08° 49' 06" West, continuing along the northerly limited access right of way of Interstate and following the westerly line of said Lot 2 and the easterly line of said Parcel 12 LA, for a distance of 87.12 feet to the **Beginning**, and containing 41,461 square feet or 0.9518 acres of land, more or less, of which all acreage is contained within Present Road Occupied.

All iron pin set are 5/8" x 30" rebar with a yellow ms consultants identifying cap.

The bearings for this description are based on Grid North, Ohio State Plane, South Zone and referenced to the North American Datum of 1983 (1986 Adjustment) determined by GPS Observations between Franklin County Control Monuments "Frank 143" and "COC 5-83" as being North 77° 09' 24" West.

The above description was prepared under the direction and supervision by Chad S. Snow, Registered Professional Surveyor No. 8559.

