

EXHIBIT A

LPA RX 851 WD

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Ver. Date 08/07/25

PID 115646

**PARCEL 68-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 4, Township 1 North, Range 16 West, United States Military District, being part of a 13.714 acre tract of land in the name of name REGENCY CENTERS, L.P., a Delaware limited partnership as described in Instrument Number 199805080112954, all records are on file with 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 said State Route 16 (East Broad Street) and Rosehill Road (R/W Varies), said intersection being centerline Station 227+31.51 of said State Route 16 (East Broad Street) and centerline Station 410+00.00 of said Rosehill Road, said intersection being the northwesterly corner of a 4.087 acre tract of land in the name of CITY OF COLUMBUS, OHIO as described in Instrument Number 199710300131356 and referenced by a 1" iron pin found in a monument box bearing South 81°51'39" West a distance of 662.31 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) and the northerly line of said 4.087 acre tract, a distance of 1693.89 feet to a point at centerline Station 244+25.40, being in the southerly line of a certain tract of land in the name of State of Ohio as described in Instrument Number 199802130033174;

Thence North 08°08'21" West, leaving and perpendicular to said centerline and through said State of Ohio tract, a distance of 110.00 feet to a point in the northerly Right-of-Way line of said

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State Route 16 (East Broad Street) and the northerly line of said State of Ohio tract, being the southeasterly corner of a 1.102 acre tract in the name of McDonald's Corporation, a Corporation duly organized under the laws of the State of Delaware as described in Official Record 27084 Page I17, also being the southwesterly corner of said 13.714 acre tract, said corner being 110.00 feet left of centerline Station 244+25.40, referenced by a 5/8" iron pin with a cap stamped "SITE ENGINEERS" found bearing South 88°42'18" West a distance of 0.28 feet, and **True Place of Beginning** for the tract of land herein described;

- 1) Thence **North 08°09'12" West**, with the easterly line of said 1.102 acre tract, also being the westerly line of said 13.714 acre tract, a distance of **12.00 feet** to an iron pin set 122.00 feet left of centerline Station 244+25.40;
- 2) Thence **North 81°51'39" East**, through said 13.714 acre tract, a distance of **67.89 feet** to an iron pin set in the westerly line of a 0.585 acre tract in the name of WENDY'S PROPERTIES, LLC, a Delaware limited liability company as described in Instrument Number 201511190163981, also being the easterly line of said 13.714 acre tract, being 122.00 feet left of centerline Station 244+93.29;
- 3) Thence **South 08°12'00" East**, with said westerly and easterly lines, a distance of **12.00 feet** to a point in said northerly Right-of-Way line and the northerly line of said State of Ohio tract, being the southwesterly corner of said 0.585 acre tract, also being the southeasterly corner of said 13.714 acre tract, and 110.00 feet left of centerline Station 224+93.30, referenced by a 5/8" iron pin with cap stamped "VHHA 6563" found bearing South 48°24'03" West a distance of 0.12 feet;
- 4) Thence **South 81°51'39" West**, with said northerly Right-of-Way line and the northerly line of said State of Ohio tract, also being the southerly line of said 13.714 acre tract, a distance of **67.90 feet** to the **True Place of Beginning**.

The above described area contains 0.019 acres more or less, which is part of Franklin County Auditor's Permanent Parcel number 010-209087-00 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 using 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.

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

A 10-foot telecom easement to THE OHIO BELL TELEPHONE COMPANY as described in Official Record 21601 Page J07 (0.016 acre overlap with 68-WD).

A 15-foot sanitary sewer easement to the CITY OF COLUMBUS, OHIO as described in Official Record 20074 Page D05 (No overlap with 68-WD).

A 10-foot electric easement to Columbus Southern Power Company as described in Instrument Number 199708060064905 (No overlap with 68-WD).

A 0.576 acre access easement to THE KROGER CO. as described in Instrument Number 200305090138463 (0.017 acre overlap with 68-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