EXHIBIT A

LPA RX 877 SW Rev. 05/22

Ver. Date 03/18/25 PID 115646

PARCEL 69-SW
FRA-16-9.27
PERPETUAL EASEMENT TO CONSTRUCT AND MAINTAIN A SEWER IN THE NAME AND FOR THE USE OF THE CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

A perpetual easement for the construction and maintenance of a sewer in, upon and over the within described real estate. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (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 1.515 acre tract of land in the name of CHARLEY'S STEAKERY, INC., an Ohio corporation as described in Instrument Number 201409300128820, all records are on file with the Franklin County Recorder's Office, and being a tract of land lying on the right 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, 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), a distance of 1745.90 feet to a point at centerline Station 244+77.41;

Thence South 08°08'21" East, leaving and perpendicular to said centerline, a distance of 50.00 feet to a point in the southerly Right-of-Way line of said State Route 16 (East Broad Street0, being the northeasterly corner of a 0.187 acre tract of land in the name TIRELESS LIMITED PARTNERSHIP, an Ohio limited partnership as described in Instrument Number 200301070005309, also being the northwesterly corner of said 1.515 acre tract, being 50.00 feet right of centerline Station 244+77.41 and the **True Place of Beginning** for the tract of land herein described;

1) Thence **North 81°51'39" East**, with said southerly Right-of-Way line, also being the northerly line of said 1.515 acre tract, a distance of **5.59 feet** to a point being 50.00 feet right of Station 244+83.00;

Thence through said 1.515 acre tract, the following two (2) courses:

2) **South 08°08'21" East**, a distance of **18.00 feet** to a point being 68.00 feet right of centerline Station 244+83.00;

3) **South 81°51'39" West,** a distance of **5.45 feet** to a point in the easterly line of said 0.187 acre tract, also being the westerly line of said 0.827 acre tract, being 68.00 feet right of centerline Station 244+77.55;

4) Thence **North 08°35'33" West,** with said easterly and westerly lines, a distance of **18.00 feet** to the **True Place of Beginning.**

The above described area contains 0.002 acres more or less, which is part of Franklin County Auditor's Permanent Parcel number 520-241336-00. Grantor's 1.515 acre tract contains 0.827 acres within Franklin County Auditor Permanent Parcel Number 520-241336-00 and 0.688 acres within Franklin County Auditor Permanent Parcel Number 010-241335-00.

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.

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

A 25-foot sewer easement to the CITY OF COLUMBUS, OHIO, a municipal corporation as described in Official Record 8379 Page H18 (0.001 acre overlap with 69-SW).

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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.

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Branden V. Battig Date
Registered Surveyor No. S-8708