

EXHIBIT A

LPA RX 851 WD

Page 1 of 3

Rev. 06/09

Ver. Date 03/18/25

PID 115646

**PARCEL 90-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, in Quarter Township 3, Township 1 North, Range 16 West, United States Military Lands, being part of a 0.920 acre tract of land in the name of PREFERRED CHOICE INVESTMENTS I, LLC, an Ohio limited liability company as described in Instrument Number 202305260051237, all records are on file in the Franklin County Recorder's Office, being a tract of land on the right side of Rosehill Road (90' R/W) 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 South 20°27'59" East, with the centerline of Right-of-Way of said Rosehill Road and the westerly line of said 4.087 acre tract, a distance of 343.00 feet to a point being centerline Station 406+57.00 of said Rosehill Road;

Thence North 69°32'01" East, leaving and perpendicular to said centerline of Right-of-Way and through said 4.087 acre tract, a distance of 50.00 feet to a point in the easterly Right-of-Way line of said Rosehill Road and the easterly line of said 4.087 acre tract, being the westerly corner of a 21.979 acre tract of land in the name of BROAD STREET RETAIL, LLC, a Delaware limited

EXHIBIT A

LPA RX 851 WD

Page 2 of 3

Rev. 06/09

liability company as described in Instrument Number 199710300131360, also being the northwesterly corner of said 0.920 acre tract, said corner being 50.00 feet right of centerline Station 406+57.00 of said Rosehill Road and the **True Point of Beginning** for the tract of land herein being described;

- 1) Thence with a curve to the right having a **radius of 29.00 feet**, a **central angle of 16°07'25"**, an **arc length of 8.16 feet**, a **chord bearing of North 59°07'11" East** and a **chord distance of 8.13 feet** to an mag nail set, being 58.00 feet right of centerline Station 406+58.47 of said Rosehill Road;

Thence through said 0.920 acre tract, the following five (5) courses:

- 2) **South 20°27'59" East**, a distance of **25.47 feet** to an iron pin set, being 58.00 feet right of centerline Station 406+33.00 of said Rosehill Road;
- 3) **North 69°32'01" East**, a distance of **20.00 feet** to an iron pin set, being 78.00 feet right of centerline Station 406+33.00 of said Rosehill Road;
- 4) **South 20°27'59" East**, a distance of **58.00 feet** to an iron pin set, being 78.00 feet right of centerline Station 405+75.00 of said Rosehill Road;
- 5) **South 04°14'09" West**, a distance of **16.51 feet** to an iron pin set, being 71.10 feet right of centerline Station 405+60.00 of said Rosehill Road;
- 6) **South 69°32'01" West**, a distance of **21.10 feet** to an iron pin set in the easterly Right-of-Way line of said Rosehill Road and the easterly line of said 4.087 acre tract, being 50.00 feet right of centerline Station 405+60.00 of said Rosehill Road;
- 7) Thence **North 20°27'59" West**, with said easterly Right-of-Way line and the easterly line of said 4.087 acre tract and said westerly line of said 0.920 acre tract, a distance of **97.00 feet** to the **True Point of Beginning**.

The above described area contains 0.050 acres, more or less, within Franklin County Auditor Permanent Parcel Number 010-241337-00, of which 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).

EXHIBIT A

LPA RX 851 WD

Page 3 of 3

Rev. 06/09

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 10-foot gas pipeline easement to COLUMBIA GAS OF OHIO, INC., as described in Instrument Number 199902020027174 (0.002 acre overlap with 90-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