

EXHIBIT A

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Ver. Date 05/30/25

PID 115646

**PARCEL 68-CH
FRA-16-9.27
PERPETUAL EASEMENT TO CONSTRUCT AND MAINTAIN A CHANNEL
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 perpetual watercourse, ditch, channel or other drainage facility upon 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 1.165 acre tract of land, known as Tract II, in the name of 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, 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 2231.32 feet to a point being centerline Station 249+62.83;

Thence North 08°08'21" West, leaving and perpendicular to said centerline of Right-of-Way, a distance of 110.00 feet to a point in the northerly Right-of-Way line of said State Route 16 (East Broad Street), being the southeasterly corner of a 13.714 acre tract of land, known as Tract I, in the name of REGENCY CENTERS, L.P., a Delaware limited liability company as described in Instrument Number 199805080112954, said corner being the southwesterly corner of said 1.165 acre tract and being 110.00 feet left of centerline Station 249+62.83, referenced by an 5/8" iron

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pipe found 109.95 feet left of centerline Station 249+62.67 and the **True Place of Beginning** for the tract of land herein being described;

- 1) Thence **North 08°08'21" West**, with the easterly line of said 13.714 acre tract and the westerly line of said 1.165 acre tract, a distance of **15.00 feet** to a point being 125.00 feet left of centerline Station 249+62.83;
- 2) Thence **North 81°51'39" East**, through said 1.165 acre tract, a distance of **238.11 feet** to a point in the westerly line of a 1.818 acre tract of land in the name of EAST BROAD & NEW ALBANY RD. DUCHESS, LLC. an Ohio limited liability company as described in Instrument Number 201603040026272, also being the easterly line of said 1.165 acre tract and said point being 125.00 feet left of centerline Station 252+00.94;
- 3) Thence **South 07°22'45" East**, with said westerly line and said easterly line, a distance of **15.00 feet** to an iron pin set in said northerly Right-of-Way line, being the southwesterly corner of said 1.818 acre tract and the southeasterly corner of said 1.165 acre tract, being 110.00 feet left of centerline Station 252+00.74;
- 4) Thence **South 81°51'39" West**, with said northerly Right-of-Way line, a distance of **237.91 feet** to the **True Place of Beginning**.

The above described area contains 0.082 acres more or less, which are part of Franklin County Auditor's Permanent Parcel Number 010-231561-00.

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.

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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.

Branden V. Battig
Registered Surveyor No. S-8708

Date