

## **EXHIBIT A**

LPA RX 851 WD

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Ver. Date 07/03/25

PID 115646

**PARCEL 60-WD1  
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).

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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, Quarter Township 3, Township 1 North, Range 16 West, United States Military District, being part of a 21.979 acre tract of land in the name BROAD STREET RETAIL, LLC, a Delaware limited liability company as described in Instrument Number 199710300131360, 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, 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 271.81 feet to a point being centerline Station 230+03.32 of said State Route 16 (East Broad Street);

Thence South 08°08'21" East, leaving and perpendicular to said centerline and through said 4.087 acre tract, a distance of 50.00 feet to a point in the southerly Right-of-Way line of said State Route 16 (East Broad Street) and the southerly line of said 4.087 acre tract, being the

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northeasterly corner of a 1.002 acre tract of land in the name of WHITE CASTLE SYSTEM, INC., a Delaware corporation as described in Instrument Number 199806040137156, also being the northwesterly corner of a 0.992 acre tract of land in the name of RB BROAD, LLC, an Ohio limited liability company as described in Instrument Number 201803160035552, being 50.00 feet right of centerline Station 230+03.32 of said State Route 16 (East Broad Street);

Thence North 81°51'39" East with said southerly Right-of-Way line and the southerly line of said 4.087 acre tract and northerly line of said 0.992 acre tract, a distance of 142.27 feet to a point, being the northeasterly corner of a said 0.992 acre tract and the northwesterly corner of said 21.979 acre tract, being 50.00 feet right of centerline Station 231+45.59 of said State Route 16 (East Broad Street) 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 and the southerly line of said 4.087 acre tract, also being the northerly line of said 21.979 acre tract, a distance of **74.41 feet** to an iron pin set 50.00 feet right of Station 232+20.00;

Thence through said 21.979 tract, the following two (2) courses:

- 2) **South 08°08'21" East**, a distance of **8.00 feet** to an iron pin set 58.00 feet right of centerline Station 232+20.00;
- 3) **South 81°51'39" West**, a distance of **70.97 feet** to an iron pin set 58.00 feet right of centerline Station 231+49.03;
- 4) Thence with the easterly line of said 0.992 acre tract, also being the westerly line of said 21.979 acre tract, a curve to the left, having a **radius of 59.00 feet**, a **central angle of 08°27'51"**, an **arc length of 8.72 feet**, a **chord bearing of North 31°24'08" West**, and a **chord distance of 8.71 feet** to the **True Place of Beginning**;

The above described area contains 0.013 acres more or less, which is part of Franklin County Auditor's Permanent Parcel number 010-241328 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 25-foot sewer easement to the CITY OF COLUMBUS, OHIO as described in Official Record 11016 Page E12 (No overlap with 60-WD1).

A 10-foot gas pipeline easement to COLUMBIA GAS OF OHIO, INC., as described in Instrument Number 199908030197037 (No overlap with 60-WD1).

A 25-foot sewer easement to the CITY OF COLUMBUS, OHIO as described in Official Record 5369 Page G13 (0.008 acre overlap with 60-WD1).

A 25-foot sewer easement to the CITY OF COLUMBUS, OHIO as described in Official Record 8379 Page H18 (No overlap with 60-WD1).

A 15-foot sanitary sewer easement to the CITY OF COLUMBUS, OHIO as described in Instrument Number 199712080161010 (No overlap with 60-WD1).

A channel easement in the name of the State of Ohio as described in Deed Book 2990 Page 72 (No overlap with 60-WD1).

A channel easement in the name of the State of Ohio as described in Deed Book 2981 Page 344 (No overlap with 60-WD1).

A conservation easement in the name of the CITY OF COLUMBUS, OHIO as described in Instrument Number 199710300131355 (No overlap with 60-WD1).

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.

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Branden V. Battig  
Registered Surveyor No. S-8708

Date