

## EXHIBIT A

1S  
DESCRIPTION OF A  
20 FOOT WIDE  
SANITARY SEWER EASEMENT  
CITY OF COLUMBUS,  
FRANKLIN COUNTY, OHIO

Situate in the State of Ohio, Franklin County, City of Columbus, lying in Sections 7 and 8, Township 5, Range 22, Refugee Tract and being a strip twenty (20) foot wide lying on, over, under and across Lots 26 and 27 of Brecount, Smith and Conover's Northwest Addition, a subdivision of record in Plat Book 1, Page 250, being that 4.687 acre tract as conveyed to White Castle Management Company by deed of record in Instrument Number 200209270241972 and that 10.631 acre tract as conveyed to White Castle Management Company by deed of record in Instrument Number 200011090228442 (all records herein are from the Recorder's Office, Franklin County, Ohio). The said easement to be with the approximate location of a 36 inch sanitary sewer built as part of the City of Columbus RP 35, and being more particularly described as follows;

Begin, for reference, at the corner common to said 4.687 and 10.631 acre tracts, being on the southerly right-of-way line of Goodale Avenue (width varies);

Thence North  $87^{\circ}15'23''$  West, a distance of 168.95 feet along the southerly right-of-way line of said Goodale Avenue to a point on the easterly line of an existing 20.00 foot wide sanitary sewer easement as conveyed to the City of Columbus by deed of records in Deed Volume 336, Page 489 and Deed Volume 336, Page 495;

Thence South  $00^{\circ}53'24''$  West, a distance of 150.51 feet along the easterly line of said easement, crossing said 4.687 acre tract to the TRUE POINT OF BEGINNING:

Thence the following five (5) courses and distances across said 4.687 and 10.631 acre tracts:

1. South  $00^{\circ}53'24''$  West, a distance of 157.66 feet to a point;
2. South  $01^{\circ}32'32''$  West, a distance of 323.34 feet to a point of curvature;
3. With a curve to the left having a Central Angle of  $42^{\circ}42'12''$ , a Radius of 251.60 feet, an Arc Length of 187.52 feet, a Chord Bearing of South  $19^{\circ}48'34''$  East, and a Chord Distance of 183.21 feet to a point;
4. South  $41^{\circ}09'40''$  East, a distance of 26.39 feet to a point;
5. South  $41^{\circ}32'37''$  East, a distance of 41.45 feet to a point on the southerly line of said 10.631 acre tract, being on the northerly right-of-way line of the New York Central Lines as recorded in Instrument Number 200212180325201;

Thence North  $79^{\circ}15'31''$  West, a distance of 32.69 feet along the northerly right-of-way line of said New York Central Lines to a point;

Thence the following five (5) courses and distances across said 10.631 and 4.687 acre tracts;

1. North  $41^{\circ}32'37''$  West, a distance of 15.62 feet to a point;
2. North  $41^{\circ}09'42''$  West, a distance of 26.49 feet to a point of curvature;
3. With a curve to the right having a Central Angle of  $42^{\circ}42'12''$ , a Radius of 271.60 feet, an Arc Length of 202.43 feet, a Chord Bearing of North  $19^{\circ}48'34''$  West and a Chord Distance of 197.77 feet to a point;
4. North  $01^{\circ}32'32''$  East, a distance of 323.23 feet to a point;
5. North  $00^{\circ}53'24''$  East, a distance of 157.54 feet to the southwesterly corner of said City of Columbus sanitary sewer easement;

Thence South  $89^{\circ}06'36''$  East, a distance of 20.00 feet along the southerly line of said City of Columbus sanitary sewer easement to THE TRUE POINT OF BEGINNING, containing 0.336 acre more or less.

Bearings in the above description are based on the grid bearing of South  $41^{\circ}32'40''$  East between Franklin County Engineer's monument "Astro" and Franklin County Engineer's monument COC 13-83 as determined by GPS network of field observations performed in December 8, 2006. (Ohio State Plane Coordinate System, South Zone, NAD 83 with the 1986 Adjustment).

STANTEC CONSULTING SERVICES INC.



Robert J. Sands

Date, Professional Surveyor No. S-8053



EXHIBIT B

2S  
DESCRIPTION OF A  
20 FOOT WIDE  
SANITARY SEWER EASEMENT  
CITY OF COLUMBUS,  
FRANKLIN COUNTY, OHIO

Situate in the State of Ohio, Franklin County, City of Columbus, lying in Section 8, Township 5, Range 22, Refugee Tract and being a subterranean strip twenty (20) foot wide lying on, over, under and across Lots 27 and 28 of Brecount, Smith and Conover's Northwest Addition, a subdivision of record in Plat Book 1, Page 250 as conveyed to New York Central Lines by deed of record in Instrument Number 200212180325201 (all records herein are from the Recorder's Office, Franklin County, Ohio). Said easement to be between the elevations of 712.36 and 689.14 feet, NAVD 1988. The said easement to be with the approximate location of a 36 inch sanitary sewer built as part of the City of Columbus RP 35, and being more particularly described as follows;

Begin for reference at the corner common to said New York Central Lines and that 10.631 acre tract as conveyed to White Castle Management Company by deed of record in Instrument Number 200011090228442 and being on the westerly Limited Access Right-of-Way line of I-670 as conveyed to the State of Ohio by deed of record in Official Record 13061 J01 and shown in plan FRA-670-1.25 on file with the Ohio Department of Transportation;

Thence North 79°15'31" West, a distance of 322.38 feet along the northerly right-of-way line of said New York Central Lines to the TRUE POINT OF BEGINNING;

Thence South 41°32'37" East, a distance of 132.82 feet crossing said New York Central Lines right-of-way line to a point on the southerly right-of-way line to said New York Central Lines and being the northerly right-of-way line of the CSX Transportation Inc., by deed of record in Deed Volume 924, Page 338 and Deed Volume 1116, Pg. 569;

Thence North 79°17'50" West, a distance of 32.67 feet along the common right-of-way line of said New York Central Lines and said CSX Transportation Inc.;

Thence North 41°32'37" West, a distance of 132.86 feet crossing said New York Central Lines to a point on the northerly right-of-way line of said New York Central Lines;

Thence South 79°15'31" East, a distance of 32.69 feet along the northerly right-of-way line of said New York Central Lines to the TRUE POINT OF BEGINNING, containing 0.061 acre more or less.

Bearings in the above description are based on the grid bearing of South 41°32'40" East between Franklin County Engineer's monument "Astro" and Franklin County Engineer's monument COC 13-83 as determined by GPS network of field observations performed in December 8, 2006. (Ohio State Plane Coordinate System, South Zone, NAD 83 with the 1986 Adjustment). STANTEC CONSULTING SERVICES INC., Robert J. Sands Date, Professional Surveyor No. S-8053



Professional Surveyor No. S-8053



EXHIBIT D

4S

DESCRIPTION OF A  
20 FOOT WIDE  
SANITARY SEWER EASEMENT  
CITY OF COLUMBUS,  
FRANKLIN COUNTY, OHIO

Situate in the State of Ohio, Franklin County, City of Columbus, lying in Section 8, Township 5, Range 22, Refugee Tract and being a subterranean strip twenty (20) foot wide lying on, over, under and across Lots 16 and 19 of Brecount, Smith and Conover's Northwest Addition, a subdivision of record in Plat Book 1, Page 250 as conveyed to the State of Ohio by deed of record in Official Record 13061 J01 (all records herein are from the Recorder's Office, Franklin County, Ohio). Said easement to be between the elevations of 711.85 and 688.58 feet and a top of castings of 734.49 and 736.54 feet, NAVD 1988. The said easement to be with the approximate location of a 36 inch sanitary sewer built as part of the City of Columbus RP 35, and being more particularly described as follows;

Begin for reference at the corner common to that tract as conveyed to CSX Transportation Inc. by deed of record in Deed Volume 924, Page 338 and Deed Volume 1116, Page 569 and that tract as conveyed to New York Central Lines by deed of record in Instrument Number 200212180325201, being on the westerly Limited Access Right-of-Way line of I-670 as conveyed to the State of Ohio by deed of record in Official Record 13061 J01 and shown on the plan FRA-670-1.25 on file with the Ohio Department of Transportation;

Thence the following two (2) courses and distances along the northerly Limited Access Right-of-Way line of said I-670;

1. South 59°05'42" West, a distance of 20.48 feet to a point;
2. South 68°03'27" West, a distance of 97.52 feet to the TRUE POINT OF BEGINNING;

Thence the following three (3) courses and distances across said State of Ohio tract;

1. South 06°00'01" West, a distance of 65.43 feet to a point;
2. South 68°16'02" East, a distance of 182.71 feet to a point;
3. South 39°14'37" East, a distance of 9.84 feet to a point on the southerly Limited Access Right-of-Way line of said I-670 and the northerly line of that tract as conveyed to CSX Transportation Inc. by deed of record in Deed Volume 924, Page 338 and Deed Volume 1116, Page 569;

Thence South 55°26'11" West, a distance of 20.07 feet along said northerly Limited Access Right-of-Way line of I-670 to a point;

Thence the following three (3) courses and distances across said State of Ohio tract;

1. North 39°14'37" West, a distance of 3.02 feet to a point;
2. North 68°16'02" West, a distance of 192.68 feet to a point;
3. North 06°00'01" East, a distance of 69.97 feet to a point on said northerly Limited Access Right-of-Way line of I-670;

Thence North 68°03'27" East, a distance of 22.64 feet along said northerly Limited Access Right-of-Way line of I-670 to the TRUE POINT OF BEGINNING, containing 0.120 acre more or less.

Bearings in the above description are based on the grid bearing of South 41°32'40" East between Franklin County Engineer's monument "Astro" and Franklin County Engineer's monument COC 13-83 as determined by GPS network of field observations performed in December 8, 2006. (Ohio State Plane Coordinate System, South Zone, NAD 83 with the 1986 Adjustment). STANTEC CONSULTING SERVICES INC., Robert J. Sands  
Date



EXHIBIT E

5S  
DESCRIPTION OF A  
20 FOOT WIDE  
SANITARY SEWER EASEMENT  
CITY OF COLUMBUS,  
FRANKLIN COUNTY, OHIO

Situate in the State of Ohio, Franklin County, City of Columbus, lying in Section 8, Township 5, Range 22, Refugee Tract and being a subterranean strip twenty (20) foot wide lying on, over, under and across Lots 14, 16 and 17 of Brecount, Smith and Conover's Northwest Addition, a subdivision of record in Plat Book 1, Page 250 as conveyed to CSX Transportation Inc. by deed of records in Deed Volume 924, Page 338 and Deed Volume 1116, Page 569 (all records herein are from the Recorder's Office, Franklin County, Ohio). Said easement to be between the elevations of 711.58 and 688.72 feet and top of castings of 722.55 and 714.52 feet, NAVD 1988. The said easement to be with the approximate location of a 36 inch sanitary sewer built as part of the City of Columbus RP 35, and being more particularly described as follows;

Begin for reference at the corner common to that tract as conveyed to New York Central Lines by deed of record in Instrument Number 200212180325201 and that 10.631 acre tract as conveyed to White Castle Management Company by deed of record in Instrument Number 200011090228442, being on the northerly Limited Access Right-of-Way line of I-670 as conveyed to the State of Ohio by deed of record in Official Record 13061 J01 and shown on the plan FRA-670-1.25 on file with the Ohio Department of Transportation;

Thence South  $09^{\circ}55'13''$  West, a distance of 253.84 feet crossing said State of Ohio tract to a point on the line common to the southerly Limited Access Right-of-Way line of I-670 and CSX Transportation Inc. tract, being the TRUE POINT OF BEGINNING;

Thence the following two (2) courses and distances across said CSX Transportation Inc. tract;

1. South  $39^{\circ}14'29''$  East, a distance of 135.33 feet to a point;
2. South  $41^{\circ}07'33''$  East, a distance of 99.48 feet to a point on a line common to said CSX Transportation Inc. tract and that 18.312 acre tract as conveyed to Jaeger Commerce Park Limited Partnership by deed of record in Official Record 11558 G19, said point being on a curve;

Thence with a curve to the left, said curve having a Central Angle of  $04^{\circ}39'12''$ , a Radius of 463.34 feet, an Arc Length of 37.63 feet, a Chord Bearing North  $73^{\circ}14'29''$  West and a Chord Distance of 37.62 feet along the line common to said CSX Transportation Inc. and 18.312 acre tracts;

Thence the following two (2) courses and distances across said CSX Transportation Inc. tract;

1. North  $41^{\circ}07'33''$  West, a distance of 67.62 feet to a point;
2. North  $39^{\circ}14'45''$  West, a distance of 137.62 feet to a point on the southerly Limited Access Right-of-Way line of I-670;

Thence North  $55^{\circ}26'11''$  East, a distance of 20.07 feet along the southerly Limited Access Right-of-Way line of I-670 to the TRUE POINT OF BEGINNING, containing 0.101 acre more or less.

Bearings in the above description are based on the grid bearing of South  $41^{\circ}32'40''$  East between Franklin County Engineer's monument "Astro" and Franklin County Engineer's monument COC 13-83 as determined by GPS network of field observations performed in December 8, 2006. (Ohio State Plane Coordinate System, South Zone, NAD 83 with the 1986 Adjustment).

STANTEC CONSULTING SERVICES INC., Robert J. Sands  
Professional Surveyor No. S-8053

Date



EXHIBIT F

EXHIBIT F

DESCRIPTION OF A  
20 FOOT WIDE  
SANITARY SEWER EASEMENT  
CITY OF COLUMBUS,  
FRANKLIN COUNTY, OHIO

Situate in the State of Ohio, Franklin County, City of Columbus, lying in Section 8, Township 5, Range 22, Refugee Tract and being a subterranean strip twenty (20) foot wide lying on, over, under and across Lots 13 and 14 of Brecount, Smith and Conover's Northwest Addition, a subdivision of record in Plat Book 1, Page 250 and part of Lot F of the Map of Penitentiary Farm for W.A. Neil, a subdivision of record in Plat Book 5, Page 44, being that 18.312 acre tract as conveyed to Jaeger Commerce Park Limited Partnership by deed of record in Official Record 11558 G19 (all records herein are from the Recorder's Office, Franklin County, Ohio). Said easement to be between the elevations of 711.72 and 688.27 feet and a top of casting of 715.34 feet, NAVD 1988. The said easement to be with the approximate location of a 36 inch sanitary sewer built as part of the City of Columbus RP 35, and being more particularly described as follows;

Begin, for reference, at the corner common to the southeasterly corner of said 18.312 acre tract and the southwesterly corner of that 3.18 acre tract as conveyed to Bernard R. Ruben by deed of record in Instrument Number 199911170287536, being on the northerly right-of-way line of Nationwide Boulevard (60.00 feet in width);

Thence North  $07^{\circ}43'03''$  West, a distance of 665.81 feet along the line common to said 18.312 and 3.18 acre tracts to the TRUE POINT OF BEGINNING;

Thence the following two (2) courses and distances across said 18.312 acre tract;

1. North  $41^{\circ}00'46''$  West, a distance of 295.58 feet to a point;
2. North  $41^{\circ}07'33''$  West, a distance of 289.49 feet to a point on a curve of the southerly right-of-way line of that tract as conveyed to CSX Transportation Inc. by deed of record in Deed Volume 24, Page 338 and Deed Volume 1116, Page 569;

Thence with a curve to the right, said curve having a Central Angle of  $04^{\circ}39'12''$ , a Radius of 463.34 feet, an Arc Length of 37.63 feet, a Chord Bearing South  $73^{\circ}14'29''$  East and a Chord Distance of 37.62 feet along the southerly right-of-way line of said CSX Transportation Inc. to a point;

Thence the following two courses and distances across said 18.312 acre tract;

1. South  $41^{\circ}07'33''$  East, a distance of 257.67 feet to a point;
2. South  $41^{\circ}00'46''$  E, a distance of 265.13 feet to a point on the line common to said CSX Transportation Inc. and 3.18 acre tracts;

Thence South  $07^{\circ}43'03''$  East, a distance of 36.43 feet along the line common to said CSX Transportation Inc. and 3.18 acre tracts to the TRUE POINT OF BEGINNING, containing 0.255 acre more or less.

Bearings in the above description are based on the grid bearing of South  $41^{\circ}32'40''$  East between Franklin County Engineer's monument "Astro" and Franklin County Engineer's monument COC 13-83 as determined by GPS network of field observations performed in



December 8, 2006. (Ohio State Plane Coordinate System, South Zone, NAD 83 with the 1986 Adjustment).

STANTEC CONSULTING SERVICES INC.

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Robert J. Sands	Date
Professional Surveyor No. S-8053	



7S  
DESCRIPTION OF A  
20 FOOT WIDE  
SANITARY SEWER EASEMENT  
CITY OF COLUMBUS,  
FRANKLIN COUNTY, OHIO

Robert J. Sands  
Professional Surveyor No. S-8053



EXHIBIT H

8S  
DESCRIPTION OF A  
20 FOOT WIDE  
SANITARY SEWER EASEMENT  
CITY OF COLUMBUS,  
FRANKLIN COUNTY, OHIO

Situate in the State of Ohio, Franklin County, City of Columbus, lying in Section 8, Township 5, Range 22, Refugee Tract and being a subterranean strip twenty (20) foot wide lying on, over, under and across part of Lot F of the Map of Penitentiary Farm for W.A. Neil, a subdivision of record in Plat Book 5, Page 44 as conveyed to CSX Transportation Inc. by deed of record in Deed Volume 924, Page 338 and Deed Volume 1116, Page 569 (all records herein are from the Recorder's Office, Franklin County, Ohio). Said easement to be between the elevations of 710.41 and 687.39 feet, NAVD 1988. The said easement to be with the approximate location of a 36 inch sanitary sewer built as part of the City of Columbus RP 35, and being more particularly described as follows;

Begin, for reference, at the corner common to the southeasterly corner of said CSX

Transportation Inc. tract and that 8.973 acre tract as conveyed to Savco Brothers Properties I

L.L.C. by deed of record in Instrument Number 199710270127638, being on the northerly

right-of-way line of Nationwide Boulevard (60.00 feet in width);

Thence North  $21^{\circ}39'57''$  West, a distance of 163.71 feet along the line common to said CSX Transportation Inc. tract and said 8.973 acre tract to a point of curvature, being the TRUE POINT OF BEGINNING;

Thence the following two (2) courses and distances across said CSX Transportation Inc. tract;

1. With a curve to the right having a Central Angle of  $07^{\circ}03'48''$ , a Radius of 629.52 feet, an Arc Length of 77.61 feet, a Chord Bearing of North  $44^{\circ}04'28''$  West and a Chord Distance of 77.56 feet to a point;
2. North  $40^{\circ}37'43''$  West, a distance of 143.29 feet to a point on the line common to said CSX Transportation Inc. tract and that 3.18 acre tract as conveyed to Bernard R. Ruben by deed of record in Instrument Number 199911170287536;

Thence North  $22^{\circ}18'03''$  West, a distance of 63.60 feet along the line common to said CSX

Transportation Inc. tract and that 3.18 acre tract to a point;

Thence the following two (2) courses and distances across said CSX Transportation Inc. tract;

1. South  $40^{\circ}37'43''$  East, a distance of 203.68 feet to a point of curvature;
2. With a curve to left having a Central Angle of  $02^{\circ}52'57''$ , a Radius of 609.52 feet, an Arc Length of 30.66 feet, a Chord Bearing of South  $41^{\circ}58'58''$  East and a Chord Distance of 30.66 feet to a point on the line common to said CSX Transportation Inc. tract and said 8.973 acre tract;

Thence South  $21^{\circ}39'57''$  East, a distance of 49.43 feet along the line common to said CSX Transportation Inc. tract and said 8.973 tract to the TRUE POINT OF BEGINNING, containing 0.105 acre more or less.



Bearings in the above description are based on the grid bearing of South 41°32’40” East between Franklin County Engineer’s monument “Astro” and Franklin County Engineer’s monument COC 13-83 as determined by GPS network of field observations performed in December 8, 2006. (Ohio State Plane Coordinate System, South Zone, NAD 83 with the 1986 Adjustment).

STANTEC CONSULTING SERVICES INC.

Robert J. Sands	Date
Professional Surveyor No. S-8053	



9S  
DESCRIPTION OF A  
20 FOOT WIDE  
SANITARY SEWER EASEMENT  
CITY OF COLUMBUS,  
FRANKLIN COUNTY, OHIO

Robert J. Sands  
Professional Surveyor No. S-8053



EXHIBIT J

10S  
DESCRIPTION OF A  
20 FOOT WIDE  
SANITARY SEWER EASEMENT  
CITY OF COLUMBUS,  
FRANKLIN COUNTY, OHIO

Situate in the State of Ohio, Franklin County, City of Columbus, lying in Section 8, Township 5, Range 22, Refugee Tract and being a subterranean strip twenty (20) foot wide lying on, over, under and across part of Lot F of the Map of Penitentiary Farm for W.A. Neil, a subdivision of record in Plat Book 5, Page 44 as conveyed to CSX Transportation Inc. by deed of record in Deed Volume 924, Page 338 and Deed Volume 1116, Page 569 (all records herein are from the Recorder's Office, Franklin County, Ohio). Said easement to be between the elevations of 710.38 and 687.35 feet, NAVD 1988. The said easement to be with the approximate location of a 36 inch sanitary sewer built as part of the City of Columbus RP 35, and being more particularly described as follows;

Begin, for reference at the corner common to said CSX Transportation Inc. tract and that 2.300 acre tract as conveyed to Buggyworks Loft Condominium by deed of record in Instrument Number 200511080236414, being on the northerly right-of-way line of Nationwide Boulevard (60.00 feet in width);

Thence with a curve to the right having a Central Angle of  $00^{\circ}41'04''$ , a Radius of 1021.45 feet, an Arc Length of 12.20 feet, a Chord Bearing of North  $03^{\circ}24'15''$  East and a Chord Distance of 12.20 feet along the line common to said CSX Transportation Inc and said 2.300 acre tract to a point of curvature, being the TRUE POINT OF BEGINNING;

Thence the following three (3) courses and distances across said CSX Transportation Inc. tract;

1. With a curve to the right having a Central Angle of  $04^{\circ}42'03''$ , a Radius of 294.50 feet, an Arc Length of 24.16 feet, a Chord Bearing of North  $61^{\circ}09'00''$  West and a Chord Distance of 24.16 feet to a point;

2. North  $58^{\circ}47'58''$  West, a distance of 72.99 feet to a point of curvature;

3. With a curve to the right having a Radius of  $01^{\circ}53'46''$ , a Radius of 629.52 feet, an Arc Length of 20.83 feet, a Chord Bearing of North  $57^{\circ}56'14''$  West and a Chord Distance of 20.83 feet to a point of curvature on the line common to said CSX Transportation Inc. tract and that 8.973 acre tract as conveyed to Savco Brothers Properties I L.L.C. by deed of record in Instrument Number 19971020127638 to a point of curvature;

Thence with a curve to the right having a Central Angle of  $03^{\circ}11'44''$ , a Radius of 433.40 feet, an Arc Length of 24.17 feet, a Chord Bearing of North  $00^{\circ}31'16''$  West and a Chord Distance of 24.17 feet along the line common to said CSX Transportation Inc. tract and said 8.973 acre tract to a point of curvature;

Thence the following three (3) courses and distances across said CSX Transportation Inc. tract;

1. With a curve to the left having a Central Angle of  $03^{\circ}09'09''$ , a Radius of 609.52, an Arc Length of 33.54 feet, a Chord Bearing of South  $57^{\circ}18'38''$  East and a Chord Distance of 33.53 feet to a point;

2. South  $58^{\circ}47'58''$  East, a distance of 73.00 feet to a point of curvature,

3. With a curve to the left having a Central Angle of  $02^{\circ}59'29''$ , a Radius of 274.50 feet, an Arc Length of 14.33 feet, a Chord Bearing of South  $60^{\circ}17'43''$  East and a Chord Distance of 14.33 feet to a point of curvature on the line common to said CSX Transportation Inc. tract and said 2.300 acre tract;



Bearings in the above description are based on the grid bearing of South 41°32'40" East between Franklin County Engineer's monument "Astro" and Franklin County Engineer's monument COC 13-83 as determined by GPS network of field observations performed in December 8, 2006. (Ohio State Plane Coordinate System, South Zone, NAD 83 with the 1986 Adjustment).

Robert J. Sands  
Professional Surveyor No. S-8053



11S  
DESCRIPTION OF A  
SANITARY SEWER EASEMENT  
CITY OF COLUMBUS,  
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Robert J. Sands  
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