

EXHIBIT A

LPA RX 851 WD

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Ver. Date 06/03/25

PID 115646

**PARCEL 59-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, Quarter Township 3, Township 1 North, Range 16 West, United States Military District, being part of a 0.992 acre tract of land in the name RB BROAD, LLC, an Ohio limited liability company as described in Instrument Number 201803160035552, 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;

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), being the northeasterly corner of a 1.002 acre tract of land in

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the name of WHITE CASTLE SYSTEM, INC., a Delaware corporation as described in Instrument Number 199806040137156, also being the northwesterly line of said 0.992 acre tract, being 50.00 feet right of centerline Station 230+03.32;

Thence North $81^{\circ}51'39''$ 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 0.992 acre tract, a distance of 126.68 feet to an iron pin set 50.00 feet right of centerline Station 231+30.00 and the **True Place of Beginning** for the tract of land herein being described.

- 1) Thence **North $81^{\circ}51'39''$ East**, with said southerly Right-of-Way line and the southerly line of said 4.087 acre tract and southerly line of said 0.992 acre tract, a distance of **15.59 feet** to the northwesterly corner of a 21.697 acre tract of land in the name of BROAD STREET RETAIL, LLC, a Delaware limited liability company as described in Instrument Number 19970300131360, also being the northeasterly corner of said 0.992 acre tract being 50.00 feet right of centerline Station 231+45.59;
- 2) Thence with the westerly line of said 21.697 acre tract, also being the easterly line of said 0.992 acre tract, a curve to the right having a **radius of 59.00 feet**, a **central angle of $08^{\circ}27'51''$** , an **arc length of 8.72 feet**, a **chord bearing of South $31^{\circ}24'08''$ East** and a **chord distance of 8.71 feet** to an iron pin set being 58.00 feet right of centerline Station 231+49.03;

Thence through said 0.992 acre tract, the following two (2) courses:

- 3) **South $81^{\circ}51'39''$ West**, a distance of **19.03 feet** to an iron pin set being 58.00 feet right of centerline Station 231+30.00;
- 4) Thence **North $08^{\circ}08'21''$ West**, a distance of **8.00 feet** to the **True Place of Beginning**.

The above described area contains 0.003 acres more or less, which is part of Franklin County Auditor's Permanent Parcel number 010-243361-00 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 $81^{\circ}51'39''$ 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 15-foot utility easement to CNL AMERICAN PROPERTIES FUND, INC., a Maryland corporation as described in Instrument Number 199804070082020 (0.002 acre overlap with 59-WD).

A 25-foot sewer easement to the CITY OF COLUMBUS, OHIO as described in Official Record 11016 Page E12 (No overlap with 59-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

Date