

EXHIBIT A

LPA RX 887 T

Page 1 of 3

Rev. 07/09

Ver. Date 04/18/25

PID 115646

**PARCEL 70-T
FRA-16-9.27
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
COMPLETE GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

[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 0.585 acre tract of land in the name of WENDY'S PROPERTIES, LLC, a Delaware limited liability company as described in Instrument Number 201511190163981, 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 1761.79 feet to a point being centerline Station 244+93.30;

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 in the name of REGENCY CENTERS, L.P., a Delaware limited partnership as described in Instrument Number 199805080112954, also being the southwesterly corner of said 0.585 acre tract, said corner being 110.00 feet left of centerline Station 244+93.30, referenced by a 5/8" iron pin found bearing North 40°35'53" West a distance of 0.08 feet;

Thence North 08°12'00" West, with the easterly line of said 13.714 acre tract, also being the westerly line of said 0.585 acre tract, a distance of 12.00 feet to a point being 122.00 feet left of

EXHIBIT A

LPA RX 887 T

Page 2 of 3

Rev. 07/09

centerline Station 244+93.29 and being the **True Place of Beginning** for the tract of land herein described;

- 1) Thence **North 08°12'00" West**, with said easterly and westerly lines, a distance of **4.00 feet** to a point being 126.00 feet left of centerline Station 244+93.28;

Thence through said 0.585 acre tract, the following three (3) courses:

- 2) **North 81°51'39" East**, a distance of **21.72 feet** to a point being 126.00 feet left of centerline Station 245+15.00;
- 3) **South 08°08'21" East**, a distance of **5.00 feet** to a point being 121.00 feet left of centerline Station 245+15.00;
- 4) **North 81°51'39" East**, a distance of **148.29 feet** to a point in the westerly line of a 0.707 acre tract of land in the name of G-Made, Inc., as described in Instrument Number 201307010109591, also being the easterly line of said 0.585 acre tract, being 121.00 feet left of centerline Station 246+63.29;
- 5) Thence **South 08°12'00" East**, with said westerly and easterly lines, a distance of **11.00 feet** to a point in the northerly Right-of-Way line of said State Route 16 (East Broad Street), being the southwesterly corner of said 0.707 acre tract, also being the southeasterly line of said 0.585 acre tract, and 110.00 feet left of centerline Station 246+63.30, referenced by a 5/8" iron pin found bearing South 49°16'00" East a distance of 0.16 feet;
- 6) Thence **South 81°51'39" West**, with said northerly Right-of-Way line, also being the southerly line of said 0.585 acre tract, a distance of **158.30 feet** to a point being 110.00 feet left of centerline Station 245+05.00;

Thence through said 0.585 acre tract, the following two (2) courses:

- 7) **North 08°08'21" West**, a distance of **12.00 feet** to a point being 122.00 feet left of centerline Station 245+05.00;
- 8) **South 81°51'39" West**, a distance of **11.71 feet** to the **True Place of Beginning**.

The above described area contains 0.042 acres, more or less, which is part of Franklin County Auditor's Permanent Parcel Number 010-223970-00.

EXHIBIT A

Page 3 of 3

LPA RX 887 T

Rev. 07/09

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.

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