

EXHIBIT A

LPA RX 851 WD

Page 1 of 3

Rev. 06/09

Ver. Date 03/18/25

PID 115646

**PARCEL 60-WD3
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 Lands, being part of a 21.979 acre tract of land in the name of BROAD STREET RETAIL, LLC, a Delaware limited liability company as described in Instrument Number 199710300131360, all records are on file in the Franklin County Recorder's Office, being a tract of land on the right side of Rosehill Road (90' R/W) 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 South 20°27'59" East, with the centerline of Right-of-Way of said Rosehill Road and the westerly line of said 4.087 acre tract, a distance of 294.43 feet to a point being centerline Station 407+05.57 of said Rosehill Road;

Thence North 69°32'01" East, leaving and perpendicular to said centerline of Right-of-Way and through said 4.087 acre tract, a distance of 50.00 feet to a point in the easterly Right-of-Way line of said Rosehill Road and the easterly line of said 4.087 acre tract, being the southwesterly corner of a 1.002 acre tract of land in the name of WHITE CASTLE SYSTEM, INC., a

EXHIBIT A

LPA RX 851 WD

Page 2 of 3

Rev. 06/09

Delaware corporation as described in Instrument Number 199806040137156, also being the northwesterly corner of said 21.979 acre tract, said corner being 50.00 feet right of centerline Station 407+05.57 of said Rosehill Road and the **True Point of Beginning** for the tract of land herein being described;

- 1) Thence with the southerly line of said 1.002 acre tract, a curve to the left having a **radius of 29.00 feet, a delta of 20°04'29"**, a **length of 10.16 feet, a chord bearing of South 72°46'54" East** and a **chord distance of 10.11 feet** to an iron pin set being 58.00 feet right of centerline Station 406+99.39 of said Rosehill Road;
- 2) Thence **South 20°27'59" East**, through said 21.979 acre tract, a distance of **40.92 feet** to an iron pin set in the northerly line of a 0.920 acre tract of land in the name of PREFERRED CHOICE INVESTMENTS I, LLC, an Ohio limited liability company as described in Instrument Number 202305260051237, also being the southerly line of said 21.979 acre tract, being 58.00 feet right of centerline Station 406+58.47;
- 3) Thence with the northerly line of said 0.920 acre tract, also being the southerly line of said 21.979 acre tract, a curve to the left having a **radius of 29.00 feet, a delta of 16°07'25"**, a **length of 8.16 feet, a chord bearing of South 59°07'11" West** and a **chord distance of 8.13 feet** to the northwesterly corner of said 0.920 acre tract in the easterly Right-of-Way line of said Rosehill Road and the easterly line of said 4.087 acre tract and being the westerly line of said 21.979 acre tract, said corner being 50.00 feet right of centerline Station 406+57.00;
- 4) Thence **North 20°27'59" West**, with said easterly Right-of-Way line and the easterly line of said 4.087 acre tract and westerly line of said 21.979 acre tract, a distance of **48.57 feet** to the **True Point of Beginning**.

The above described area contains 0.008 acres, more or less, within Franklin County Auditor Permanent Parcel Number 010-241328-00, of which 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 utilizing 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.

EXHIBIT A

LPA RX 851 WD

Page 3 of 3

Rev. 06/09

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-WD3).

A 10-foot gas pipeline easement to COLUMBIA GAS OF OHIO, INC., as described in Instrument Number 199908030197037 (No overlap with 60-WD3).

A 25-foot sewer easement to the CITY OF COLUMBUS, OHIO as described in Official Record 5369 Page G13 (No overlap with 60-WD3).

A 25-foot sewer easement to the CITY OF COLUMBUS, OHIO as described in Official Record 8379 Page H18 (No overlap with 60-WD3).

A 15-foot sanitary sewer easement to the CITY OF COLUMBUS, OHIO as described in Instrument Number 199712080161010 (No overlap with 60-WD3).

A channel easement in the name of the State of Ohio as described in Deed Book 2990 Page 72 (No overlap with 60-WD3).

A channel easement in the name of the State of Ohio as described in Deed Book 2981 Page 344 (No overlap with 60-WD3).

A conservation easement in the name of the CITY OF COLUMBUS, OHIO as described in Instrument Number 199710300131355 (No overlap with 60-WD3).

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