

EXHIBIT A

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Ver. Date 07/11/25

PID 115646

**PARCEL 60-T2
FRA-16-9.27
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
CONSTRUCT DRIVE AND 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, being part of Quarter Township 3 and Quarter Township 4, 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;

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 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 line of a 0.992 acre tract 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;

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Thence North 81°51'39" East, with said southerly Right-of-Way line and the southerly line of said 4.087 acre tract, a distance of 586.68 feet to a point being 50.00 feet right of centerline Station 235+90.00 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, a distance of **20.00 feet** to a point being 50.00 feet right of centerline Station 236+10.00;

Thence through said 21.979 acre tract, the following eleven (11) courses:

- 2) **South 08°08'21" East**, a distance of **10.00 feet** to a point being 60.00 feet right of centerline Station 236+10.00;
- 3) **North 81°51'39" East**, a distance of **77.00 feet** to a point being 60.00 feet right of centerline Station 236+87.00;
- 4) **South 08°08'21" East**, a distance of **50.00 feet** to a point being 110.00 feet right of centerline Station 236+87.00;
- 5) **South 81°51'39" West**, a distance of **60.00 feet** to a point being 110.00 feet right of centerline Station 236+27.00;
- 6) **North 08°08'21" West**, a distance of **36.00 feet** to a point being 74.00 feet right of centerline Station 236+27.00;
- 7) **North 70°57'29" West**, a distance of **41.59 feet** to a point being 55.00 feet right of centerline Station 235+90.00;
- 8) **South 69°45'58" West**, a distance of **71.59 feet** to a point being 70.00 feet right of centerline Station 235+20.00;
- 9) **South 81°51'39" West**, a distance of **65.00 feet** to a point being 70.00 feet right of centerline Station 234+55.00;
- 10) **North 08°08'21" West**, a distance of **10.00 feet** to a point being 60.00 feet right of centerline Station 234+55.00;
- 11) **North 78°28'10" East**, a distance of **135.24 feet** to a point being 52.00 feet right of centerline Station 235+90.00;

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12) North 08°08'21" West, a distance of 2.00 feet to the True Place of Beginning.

The above described area contains 0.109 acres more or less, which is part of Franklin County Auditor's Permanent Parcel number 010-241328-00.

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