

EXHIBIT A

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Ver. Date 07/16/25

PID 115646

**PARCEL 60-CH1
FRA-16-9.27
PERPETUAL EASEMENT TO CONSTRUCT AND MAINTAIN A CHANNEL
IN THE NAME AND FOR THE USE OF THE
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

A perpetual easement for the construction and maintenance of a perpetual watercourse, ditch, channel or other drainage facility upon the within described real estate. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (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 and Quarter Township 4, 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 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) and the northerly line of a 4.087 acre tract of land in the name of CITY OF COLUMBUS, OHIO as described in Instrument Number 199710300131356, 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 of Right-of-Way, 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 northwesterly corner of a 0.992 acre tract of land in the name of RB Broad, LLC, an Ohio limited liability company as described in Instrument Number 201803160035552, said corner being 50.00 feet right of centerline Station 230+03.32;

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Thence North $81^{\circ}51'39''$ East, with said southerly Right-of-Way line and the southerly line of said 4.087 acre tract, a distance of 216.68 feet to an iron pin set, being 50.00 feet right of centerline Station 232+20.00 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 northerly line of said 21.979 acre tract, a distance of **370.00 feet** to a point being 50.00 feet right of centerline Station 235+90.00;

Thence leaving said southerly Right-of-Way line and through said 21.979 acre tract, the following five (5) courses:

- 2) **South $08^{\circ}08'21''$ East**, a distance of **2.00 feet** to a point being 52.00 feet right of centerline Station 235+90.00;
- 3) **South $78^{\circ}28'10''$ West**, a distance of **135.24 feet** to a point being 60.00 feet right of centerline Station 234+55.00;
- 4) **South $08^{\circ}08'21''$ East**, a distance of **14.00 feet** to a point being 74.00 feet right of centerline Station 234+55.00;
- 5) **South $81^{\circ}51'39''$ West**, a distance of **302.37 feet** to a point in the easterly line of said 0.992 acre tract and the westerly line of said 21.979 acre tract, being 74.00 feet right of centerline Station 231+52.63;
- 6) Thence **North $18^{\circ}26'02''$ West**, with said easterly and westerly lines, a distance of **7.42 feet** to a point, being 66.69 feet right of centerline Station 231+51.30;
- 7) Thence with a curve to the left and said easterly and westerly lines, having a radius of **59.00 feet**, a central angle of **$01^{\circ}40'39''$** , an arc length of **1.73 feet**, a chord bearing of **North $19^{\circ}16'21''$ West**, and a chord distance of **1.73 feet** to a point;

Thence leaving said westerly and said easterly lines and through said 21.979 acre tract, the following two (2) courses:

- 8) **North $81^{\circ}51'39''$ East**, a distance of **69.03 feet** to a point being 65.00 feet right of centerline Station 232+20.00;
- 9) **North $08^{\circ}08'21''$ West**, a distance of **15.00 feet** to the **True Place of Beginning**.

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The above described area contains 0.162 acres, more or less, all of which is 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.

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-CH).

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

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

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

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

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

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

A conservation easement in the name of the CITY OF COLUMBUS, OHIO as described in Instrument Number 199710300131355 (0.007 acre overlap with 60-CH).

Iron pins set after construction are 5/8" diameter iron rebar, 30" long with a yellow identification cap stamped "OHM ADVISORS."

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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