

Exhibit A

Exhibit "A"- 0.2312 ACRES

Survey of Existing Michigan Avenue Right-of-Way Parcels

Situate in the State of Ohio, County of Franklin, City of Columbus, Half Section 9 Township 5 North, Range 22, Scofield's Survey of the Refugee Lands, being a part of Michigan Avenue (60')(originally dedicated as Olentangy Street), as delineated on R. E. Neil's 2nd Addition to Columbus, as recorded in Plat Book 1, Page 336, being a part of Lot 30 as delineated on Brecount, Conover & Smith's Northwest Addition, as recorded in Plat Book 1, Page 250, and also being part of a 0.314 acre tract, as conveyed to the State of Ohio in O.R.V. 29564 Page E11 designated parcel 103-WD in ODOT Right-of-Way plans FRA-670-1.25(B-2 & B-3), also being part of a 14' Railroad right-of-way, commonly known as the Neil Factory Track, terminated by the Franklin County Court of Common Pleas in Case No. 06CVH-9407, Judgment Entry recorded in Instrument No. 200804010048974, all records being of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

BEGINNING at a set Mag nail at the northwest corner of Lot 6 of Rolling Mills Subdivision Calvin H. Reed Atty. as recorded in Plat Book 2 Page 130, and the northeasterly corner of Lot 30 of said Brecount, Conover & Smith's Northwest Addition, also being on an easterly corner of said 0.314 acre tract of Michigan Avenue, and also being the northwest corner of a 1.263 acre tract as conveyed to White Castle Management Co. in Instrument No. 201707180097683;

Thence along the westerly line of said 1.263 acre tract, and the easterly line of said Lot 30 and said 0.314 acre tract of Michigan Avenue, South 03 degrees 04 minutes 19 seconds West, 83.67 feet to a set Mag nail;

Thence continuing along the easterly line of said Lot 30 and said 0.314 acre tract of Michigan Avenue and the westerly line of said 0.1633 acre tract of Michigan Avenue, South 03 degrees 04 minutes 19 seconds West, 242.42 feet to a set Mag nail, also being the northwesterly corner of said Spruce Street(30'), and northeasterly corner of vacated Spruce Street (vacated 05-04-1870), and southwesterly corner of said Michigan Avenue, being the southwesterly corners of said 0.1633 acre and 0.314 acre tracts, also being on the easterly line of a 10.631 acre tract as conveyed to White Castle Management Co. in Instrument No. 201707180097683;

Thence continuing along the easterly line of said 10.631 acre tract, and the westerly line of said 0.314 acre tract of Michigan Avenue and through said Lot 30, and along a curve to the left having a radius of 1065.92 feet, a central angle of 15 degrees 04 minutes 30 seconds, an arc length of 280.45 feet, and a chord which bears North 05 degrees 09 minutes 05 seconds West, 279.65 feet to a set iron pin, also being the southern corner of a 0.099 acre tract, as conveyed to White Castle Management Company in Instrument No. 201707180097683;

Thence continuing along the easterly line of said 0.099 acre tract, and the westerly line of said 0.314 acre tract of Michigan Avenue and through said Lot 30, North 03 degrees 04 minutes 19 seconds East, 150.52 feet to a set iron pin;

Thence across said 0.314 acre tract of Michigan Avenue, along a curve to the right having a radius of 613.65 feet, a central angle of 04 degrees 23 minutes 15 seconds, an arc length of 46.99 feet, and a chord which bears South 70 degrees 37 minutes 10 seconds East, 46.98 feet, to a point, referenced by a found RR spike 0.78 feet south, also being on the easterly line of said 0.314 acre tract, also being on the westerly line of said Michigan Avenue as delineated on said R. E. Neil's 2nd Addition to Columbus;

Thence along the westerly line of said Michigan Avenue as delineated on said R. E. Neil's 2nd Addition to Columbus, and the easterly line of said 0.314 acre tract of Michigan Avenue, South 03 degrees 04 minutes 19 seconds West, 88.00 feet to a set Mag nail;

Thence along the northerly line of said 1.263 acre tract, northerly line of said Lot 6 and a southerly line of said 0.314 acre tract of Michigan Avenue, North 86 degrees 55 minutes 47 second West, 5.09 feet to a set Mag nail, also being the **POINT OF BEGINNING, CONTAINING 0.2312 ACRES (10,069 S.F.)**.

Exhibit A

Subject however to all legal easements, restrictions and rights of way of record and of records in the respective utility offices.

Iron pins set are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8342" inscribed on top.

Bearings referenced herein are based on the Northerly Right-of-Way of Spruce Street as being South 86 degrees 56 minutes 10 second East as shown on ODOT R/W plans FRA-670-1.25(B-2&3). This description is based on a field survey by E.P. Ferris and Associates in April 2016.



Matthew Lee Sloat 7/20/17
Matthew Lee Sloat, PS 8342 Date

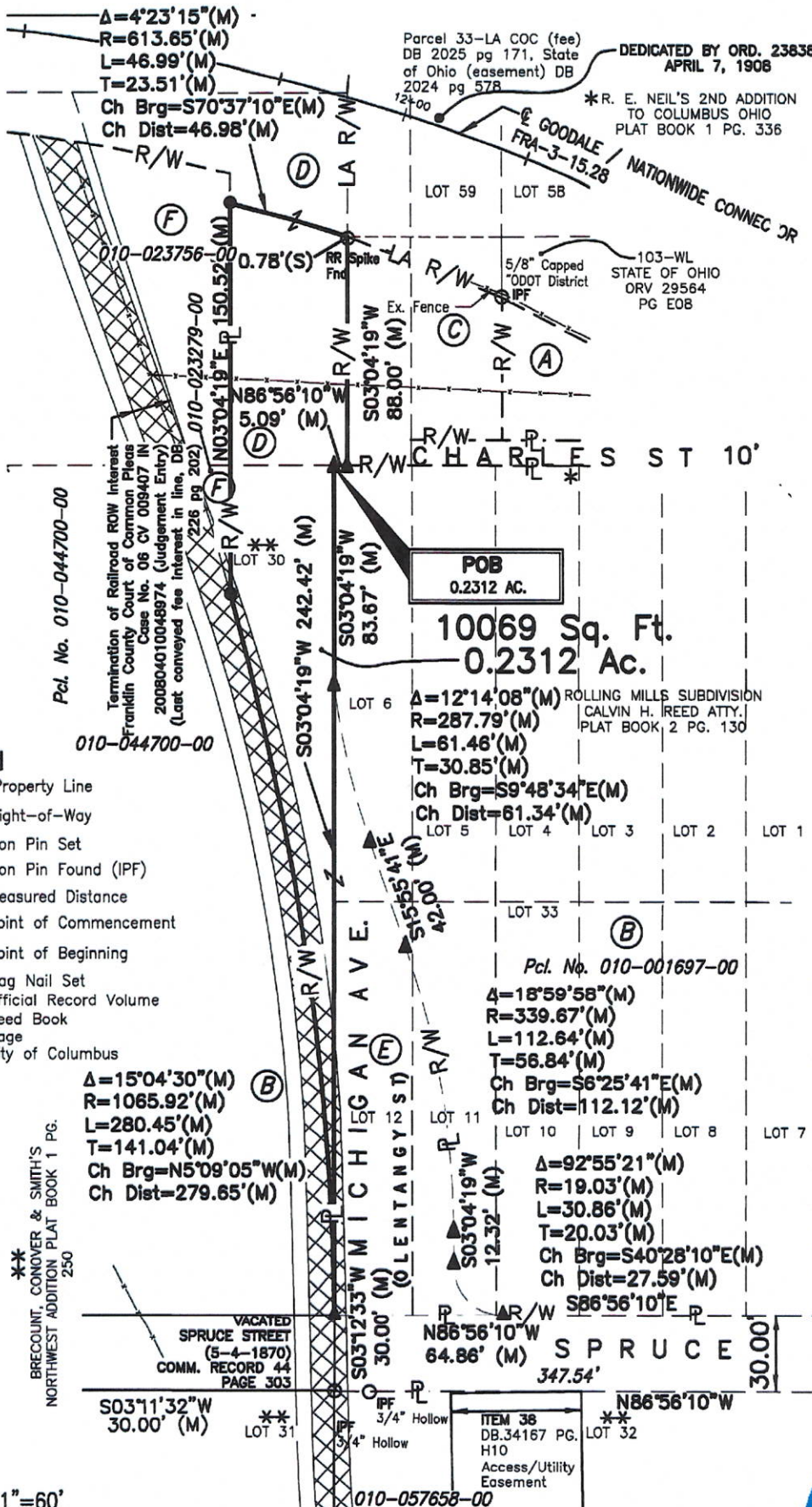
E-12
New Entry
0.2312 acre
Adj to
(010)
44700



Exhibit A

SURVEY OF EXISTING MICHIGAN AVENUE RIGHT-OF-WAY PARCELS Exhibit "B" - 0.2312 Acres

Situate in the State of Ohio, County of Franklin, City of Columbus, Half Section 9 Township 5 North, Range 22, Scofield's Survey of the Refugee Lands, being a part of Michigan Avenue (60') (originally dedicated as Olentangy Street), as delineated on R. E. Neil's 2nd Addition to Columbus, as recorded in Plat Book 1, Page 336, being a part of Lot 30 as delineated on Brecount, Conover & Smith's Northwest Addition, as recorded in Plat Book 1, Page 250, and also being part of a 0.314 acre tract, as conveyed to the State of Ohio in O.R.V. 29564 Page E11 designated parcel 103-WD in ODOT Right-of-Way plans FRA-670-1.25(B-2 & B-3), also being part of a 14' Railroad right-of-way, commonly known as the Neil Factory Track, terminated by the Franklin County Court of Common Pleas in Case No. 06CVH-9407, Judgment Entry recorded in Instrument No. 200804010048974, all records being of the Recorder's Office, Franklin County, Ohio



- (A) White Castle Management Co.
Pcl. No. 010-28826-00
Parcel One: 0.0589 Ac.
Inst. No. 201707180097683
103-E-2 (103-WL)
- (B) White Castle Management Co.
Pcl. No. 010-044700-00
Parcel 3 Tract Two: 10.63 Ac.
Pcl. No. 010-001697-00
Parcel 3 Tract Three: 1.263 Ac.
Inst. No. 201707180097683
- (C) City of Columbus
DB. 471 Pg. 465
Dedicated by Ord. 23838 April 7, 1908
- (D) State of Ohio
ORV. 29564 Pg. E11
(103-WD)
- (E) State of Ohio
ORV. 31277 Pg. E07
(102-WD1)
- (F) White Castle Management Company
Pcl. No. 010-023756-00
Pcl. No. 010-023279-00
Pcl. No. 010-287080-00
Pcl. No. 010-287081-00
Pcl. No. 010-287085-00
Pcl. No. 010-287096-00
Pcl. No. 010-287097-00
Inst. No. 201707180097683

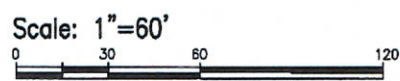
- Legend**
- PL Property Line
 - R/W Right-of-Way
 - Iron Pin Set
 - Iron Pin Found (IPF)
 - (M) Measured Distance
 - POC Point of Commencement
 - POB Point of Beginning
 - ▲ Mag Nail Set
 - ORV Official Record Volume
 - DB Deed Book
 - PG Page
 - COC City of Columbus

All monuments found are in good condition unless otherwise noted.

All Set Iron Pins are 5/8" Rebar, plastic capped with "E.P. FERRIS SURVEYOR 8342" inscribed on top.

Field surveys were conducted in April of 2016

We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code.



BASIS OF BEARINGS
Bearings referenced herein are based on the Northerly Right-of-Way of Spruce Street as being North S86°56'10"E as shown on ODOT R/W plans FRA-670-1.25 (B-2&3)



E. P. FERRIS
AND
ASSOCIATES
INC

CONTACT:
880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

BY: Matthew Lee Sloat 7/20/17
Matthew Lee Sloat, PS
Registered Surveyor No. 8342

DRWN BY RJB CHK BY MLS DATE 07-10-17

Exhibit A

Exhibit "A" - 0.1633 ACRES

Survey of Existing Michigan Avenue Right-of-Way Parcels

Situate in the State of Ohio, County of Franklin, City of Columbus, Half Section 9 Township 5 North, Range 22, Scofield's Survey of the Refugee Lands, being a part of Lots 6, 10, 11, and 12 of Rolling Mills Subdivision Calvin H. Reed Atty. as recorded in Plat Book 2 Page 130, and also being all of a 0.1633 acre tract designated Parcel 102 WD-1 as conveyed to the State of Ohio in O.R.V. 31277 Page E07 as shown in ODOT Right-of-Way plans FRA-670-1.25(B-2 & B-3), also being part of a 14' Railroad right-of-way, commonly known as the Neil Factory Track, terminated by the Franklin County Court of Common Pleas in Case No. 06CVH-9407, Judgment Entry recorded in Instrument No. 200804010048974, all records being of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

Commencing at a set Mag nail at the northwest corner of said Lot 6 of Rolling Mills Subdivision Calvin H. Reed Atty., also being on the easterly line of a 0.314 acre tract as conveyed to the State of Ohio in O.R.V. 29564 Page E11 designated parcel 103-WD as shown on said ODOT Right-of-Way Plans of Michigan Avenue, and also being the northwest corner of a 1.263 acre tract as conveyed to White Castle Management Co. in Instrument No. 201707180097683;

Thence along the westerly line of said Lot 6 and said 1.263 acre tract, and the easterly line of said 0.314 acre tract of Michigan Avenue, South 03 degrees 04 minutes 19 seconds West, 83.28 feet to a set Mag nail, also being the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence continuing along the westerly line of said 1.263 acre tract and the easterly line of said 0.1633 acre tract of Michigan Avenue, and through said Lot 6, along a curve to the left having a radius of 287.79 feet, a central angle of 12 degrees 14 minutes 08 seconds, an arc length of 61.46 feet, and a chord which bears South 09 degrees 48 minutes 34 seconds East, 61.34 feet to a set Mag nail at a point of tangency;

Thence continuing along the westerly line of said 1.263 acre tract and the easterly line of said 0.1633 acre tract of Michigan Avenue, and through said Lots 6 and 12, South 15 degrees 55 minutes 41 second East, 42.00 feet to a set Mag nail;

Thence continuing along the westerly line of said 1.263 acre tract and the easterly line of said 0.1633 acre tract of Michigan Avenue, and through said Lots 12 and 11, along a curve to the right having a radius of 339.67 feet, a central angle of 18 degrees 59 minutes 58 seconds, an arc length of 112.64 feet, and a chord which bears South 06 degrees 25 minutes 41 seconds East, 112.12 feet to a set Mag nail at a point of tangency;

Thence continuing along the westerly line of said 1.263 acre tract and the easterly line of said 0.1633 acre tract of Michigan Avenue, and through said Lots 11, South 03 degrees 04 minutes 19 second West, 12.32 feet to a set Mag nail;

Thence continuing along the southwesterly line of said 1.263 acre tract and the easterly line of said 0.1633 acre tract of Michigan Avenue, and through said Lots 11 and 10, along a curve to the left having a radius of 19.03 feet, a central angle of 92 degrees 55 minutes 21 seconds, an arc length of 30.86 feet, and a chord which bears South 40 degrees 28 minutes 10 seconds East, 27.59 feet to a set Mag nail at a point of tangency on the southerly line of said 1.263 acre tract and the northerly line of Spruce Street (30'), as delineated on Brecount, Conover & Smith's Northwest Addition, as recorded in Plat Book 1, Page 250, also being the southeasterly corner of said 0.1633 acre tract;

Thence along the southerly line of said 0.1633 acre tract and the northerly line of said Spruce Street (30'), and across said Michigan Avenue, North 86 degrees 56 minutes 10 second West, 64.86 feet to a set Mag nail, also being the SE corner of Lot 30 of said Brecount, Conover & Smith's Northwest Addition, the northwesterly corner of said Spruce Street, and northeasterly corner of vacated Spruce Street (vacated 05-04-1870), and southwesterly corner of said Michigan Avenue, being the southwesterly corners of said 0.1633 acre and 0.314 acre tracts, also being on the easterly line of a 10.631 acre tract as conveyed to White Castle Management Co. in Instrument No. 201707180097683;

Exhibit A

Thence along the easterly line of said Lot 30 and of said 0.314 acre tract and the westerly line of said 0.1633 acre tract of Michigan Avenue, North 03 degrees 04 minutes 19 seconds East, 242.42 feet to a set Mag nail, also the **POINT OF BEGINNING, CONTAINING 0.1633 ACRES (7112 S.F.)**.

Subject however to all legal easements, restrictions and rights of way of record and of records in the respective utility offices.

Iron pins set are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8342" inscribed on top.

Bearings referenced herein are based on the Northerly Right-of-Way of Spruce Street as being South 86 degrees 56 minutes 10 second East as shown on ODOT R/W plans FRA-670-1.25(B-2&3). This description is based on a field survey by E.P. Ferris and Associates in April 2016.



Matthew Lee Sloat *1/20/17*

Matthew Lee Sloat, PS 8342 Date

*E-12
New Entry
0.1633 acre
Adj to
(010)
44700*

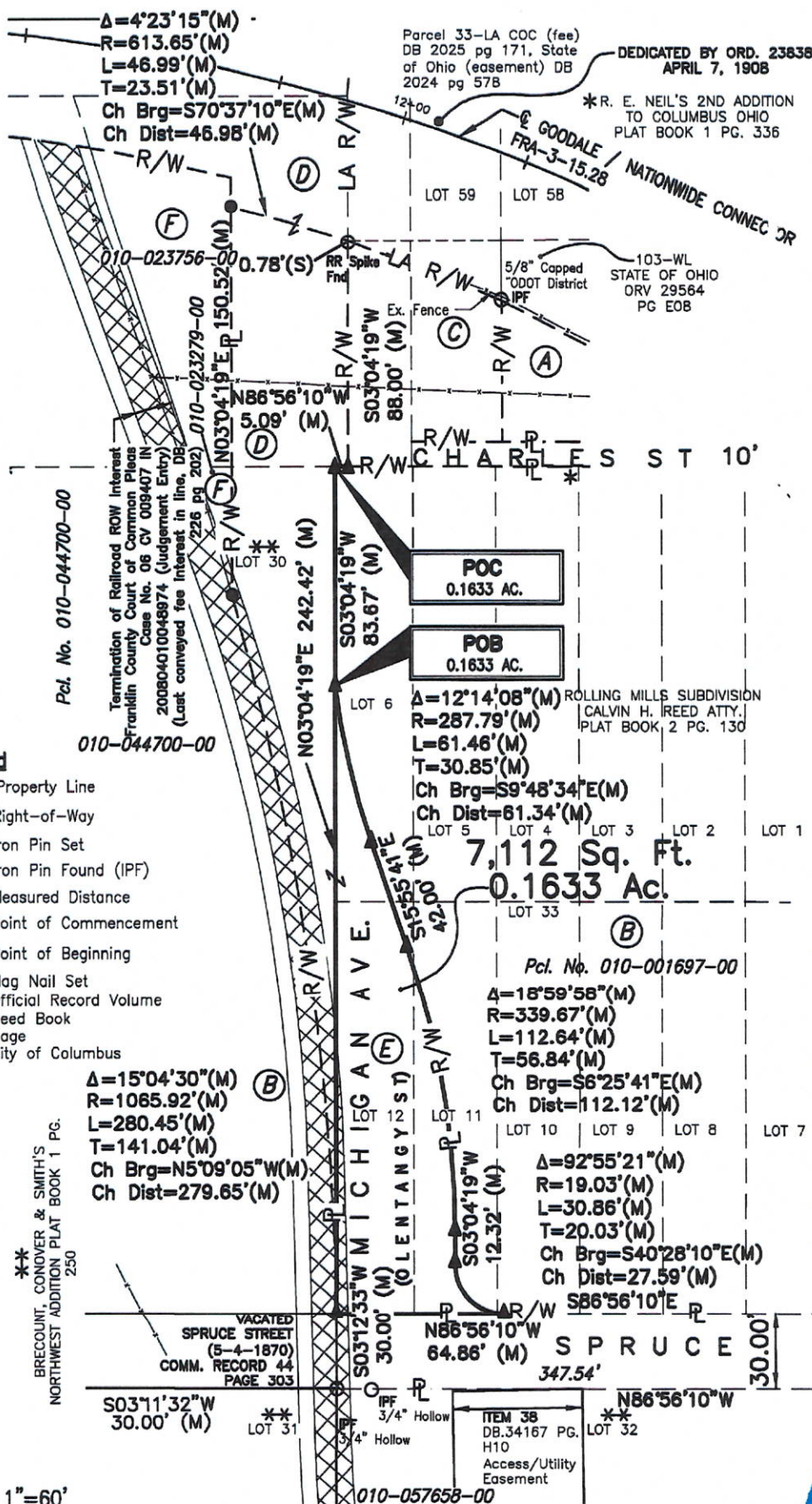


Exhibit A

SURVEY OF EXISTING MICHIGAN AVENUE RIGHT-OF-WAY PARCELS

Exhibit "B" - 0.1633 Acres

Situate in the State of Ohio, County of Franklin, City of Columbus, Half Section 9 Township 5 North, Range 22, Scofield's Survey of the Refugee Lands, being a part of Lots 6, 10, 11, and 12 of Rolling Mills Subdivision Calvin H. Reed Atty. as recorded in Plat Book 2 Page 130, and also being all of a 0.1633 acre tract designated Parcel 102 WD-1 as conveyed to the State of Ohio in O.R.V. 31277 Page E07 as shown in ODOT Right-of-Way plans FRA-670-1.25(B-2 & B-3), also being part of a 14' Railroad right-of-way, commonly known as the Neil Factory Track, terminated by the Franklin County Court of Common Pleas in Case No. 06CVH-9407, Judgment Entry recorded in Instrument No. 200804010048974, all records being of the Recorder's Office, Franklin County, Ohio



- (A) White Castle Management Co.
Pcl. No. 010-289026-00
Parcel One: 0.0589 Ac.
Inst. No. 201707180097683
103-E-2 (103-WL)
- (B) White Castle Management Co.
Pcl. No. 010-044700-00
Parcel 3 Tract Two: 10.63 Ac.
Pcl. No. 010-001697-00
Parcel 3 Tract Three: 1.263 Ac.
Inst. No. 201707180097683
- (C) City of Columbus
DB. 471 Pg. 465
Dedicated by Ord. 23838 April 7, 1908
- (D) State of Ohio
ORV. 29564 Pg. E11
(103-WD)
- (E) State of Ohio
ORV. 31277 Pg. E07
(102-WD1)
- (F) White Castle Management Company
Pcl. No. 010-023756-00
Pcl. No. 010-023279-00
Pcl. No. 010-287080-00
Pcl. No. 010-287081-00
Pcl. No. 010-287085-00
Pcl. No. 010-287086-00
Pcl. No. 010-287087-00
Inst. No. 201707180097683

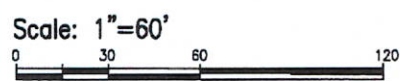
- Legend**
- PL Property Line
 - R/W Right-of-Way
 - Iron Pin Set
 - Iron Pin Found (IPF)
 - (M) Measured Distance
 - POC Point of Commencement
 - POB Point of Beginning
 - ▲ Mag Nail Set
 - ORV Official Record Volume
 - DB Deed Book
 - PG Page
 - COC City of Columbus

All monuments found are in good condition unless otherwise noted.

All Set Iron Pins are 5/8" Rebar, plastic capped with "E.P. FERRIS SURVEYOR 8342" inscribed on top.

Field surveys were conducted in April of 2016

We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code.



BASIS OF BEARINGS
Bearings referenced herein are based on the Northerly Right-of-Way of Spruce Street as being North S86°56'10"E as shown on ODOT R/W plans FRA-670-1.25 (B-2&3)



E. P. FERRIS
AND
ASSOCIATES
INC

CONTACT:
880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

BY: *Matthew Lee Sloat 7/20/17*
Matthew Lee Sloat, PS
Registered Surveyor No. 8342

DRWN BY RJB CHK BY MLS DATE 07-10-17

Exhibit A

SURVEY OF EXISTING ON-SITE PUBLIC RIGHT OF WAY FOR WHITE CASTLE MANAGEMENT COMPANY

Situate in the State of Ohio, County of Franklin, City of Columbus, being a part of Michigan Avenue (40') (originally dedicated as Olentangy Street), and Charles Street (10') as delineated on R. E. Neil's 2nd Amendment, as recorded in Plat Book 1, Page 336, and being a part of Spruce Street (45'), as delineated on Brecount, Conover & Smith's Northwest Addition, as recorded in Plat Book 1, Page 250, and being a part of an unnamed alley (15'), as delineated on E. Owen Subdivision of O.L. 34 NW Addition, as delineated in Plat Book 1, Page 327, also being part of Lot 59 of said R. E. Neil's 2nd Amendment as conveyed to the City of Columbus in Deed Book 471 Page 465, also being a 0.1633 acre tract as conveyed to the State of Ohio in O.R.V. 31277 Page E07 and being parcel 102WD-2 as shown in ODOT Right-of-Way plans FRA-670-1.25(B-2&3), also being part of a 0.314 acre tract as conveyed to the State of Ohio in O.R.V. 29564 Page E11 and being parcel 103-WD as shown on said plans, also being part of a 14' Railroad right-of-way vacated by Court order in Court of Common Pleas Case No. 06CVH-9407 as recorded in Instrument No. 200804010048974, all records being of the Recorder's Office, Franklin County, Ohio

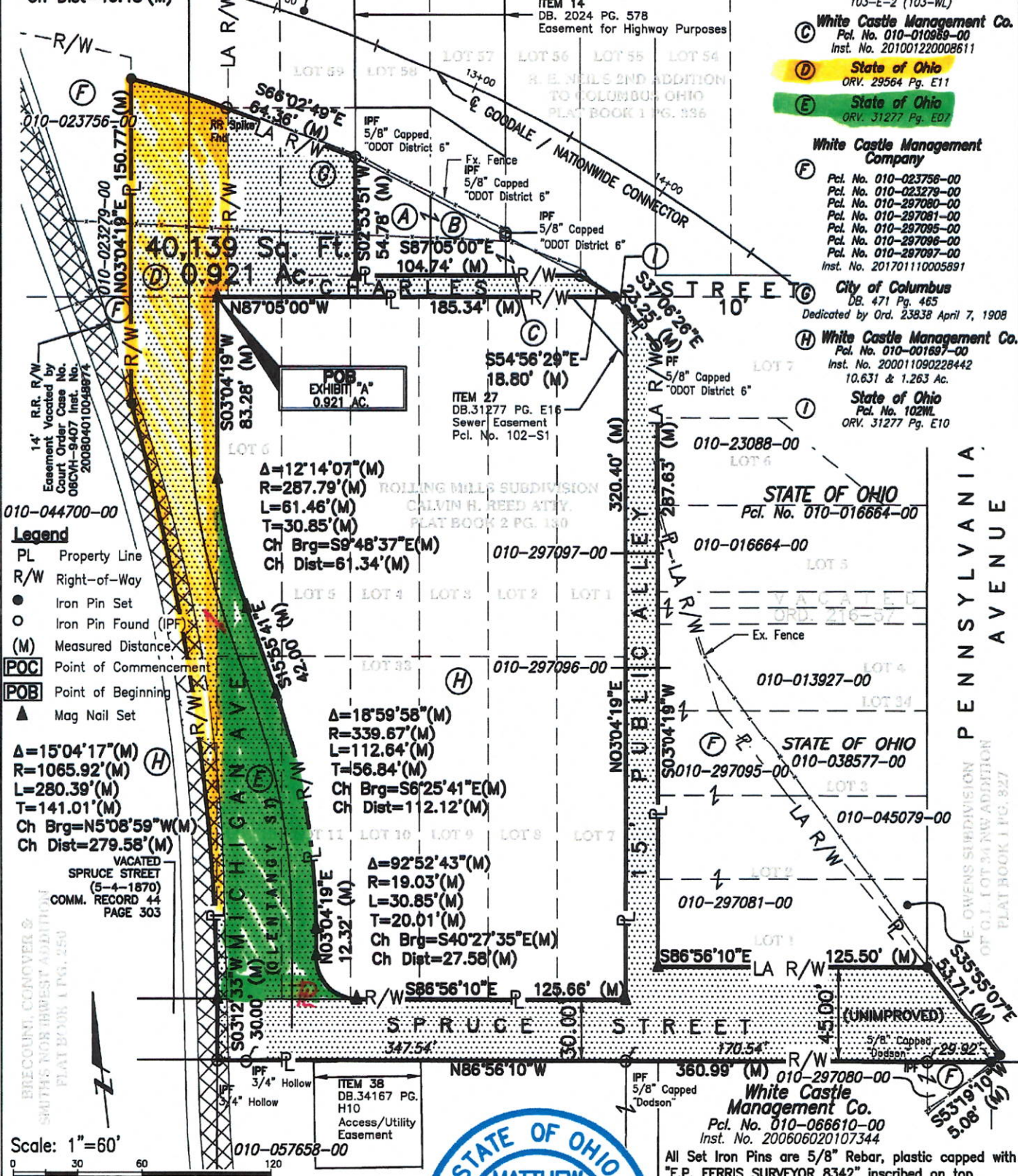
$\Delta=700'44''(M)$
 $R=380.00'(M)$
 $L=46.51'(M)$
 $T=23.28'(M)$
 $Ch\ Brg=S69'33'11''E(M)$
 $Ch\ Dist=46.48'(M)$

200804010048974, all records being of the Recorder's Office, Franklin County, Ohio
 (VARIES) WEST GOODALE ST.
 (Public Roadway)

DEDICATED BY ORD. 23838
 APRIL 7, 1908

All monuments found are in good condition unless otherwise noted.

- (A) White Castle Management Co. Pcl. No. 010-289026-00 Inst. No. 201001220008612 103-E-2 (103-WL)
- (B) White Castle Management Co. Pcl. No. 010-289027-00 Inst. No. 201001220008612 103-E-2 (103-WL)
- (C) White Castle Management Co. Pcl. No. 010-010989-00 Inst. No. 201001220008611
- (D) State of Ohio ORV. 29564 Pg. E11
- (E) State of Ohio ORV. 31277 Pg. E07
- (F) White Castle Management Company Pcl. No. 010-023756-00 Pcl. No. 010-023279-00 Pcl. No. 010-297080-00 Pcl. No. 010-297081-00 Pcl. No. 010-297095-00 Pcl. No. 010-297096-00 Pcl. No. 010-297097-00 Inst. No. 201701110005891
- (G) City of Columbus DB. 471 Pg. 465 Dedicated by Ord. 23838 April 7, 1908
- (H) White Castle Management Co. Pcl. No. 010-001697-00 Inst. No. 200011090228442 10.631 & 1.263 Ac.
- (I) State of Ohio Pcl. No. 102WL ORV. 31277 Pg. E10



Legend
 PL Property Line
 R/W Right-of-Way
 ● Iron Pin Set
 ○ Iron Pin Found (IPF)
 (M) Measured Distance
POC Point of Commencement
POB Point of Beginning
 ▲ Mag Nail Set

$\Delta=15'04'17''(M)$
 $R=1065.92'(M)$
 $L=280.39'(M)$
 $T=141.01'(M)$
 $Ch\ Brg=N5'08'59''W(M)$
 $Ch\ Dist=279.58'(M)$

$\Delta=12'14'07''(M)$
 $R=287.79'(M)$
 $L=61.46'(M)$
 $T=30.85'(M)$
 $Ch\ Brg=S9'48'37''E(M)$
 $Ch\ Dist=61.34'(M)$

$\Delta=18'59'58''(M)$
 $R=339.67'(M)$
 $L=112.64'(M)$
 $T=56.84'(M)$
 $Ch\ Brg=S6'25'41''E(M)$
 $Ch\ Dist=112.12'(M)$

$\Delta=92'52'43''(M)$
 $R=19.03'(M)$
 $L=30.85'(M)$
 $T=20.01'(M)$
 $Ch\ Brg=S40'27'35''E(M)$
 $Ch\ Dist=27.58'(M)$

Scale: 1"=60'

BASIS OF BEARINGS
 Bearings referenced herein are based on the Northerly Right-of-Way of Spruce Street as being North $S86'56'10''E$ as shown on ODOT R/W plans FRA-670-1.25 (B-2&3)



All Set Iron Pins are 5/8" Rebar, plastic capped with "E.P. FERRIS SURVEYOR 8342" inscribed on top.
 Field surveys were conducted in April of 2016

We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code.

E. P. FERRIS
 AND ASSOCIATES
 INC

CONTACT:
 880 KING AVENUE
 COLUMBUS, OHIO 43212
 (614) 299-2999
 (614) 299-2992 (Fax)
 www.EPFERRIS.com

BY: Matthew Lee Sloat, PS
 Registered Surveyor No. 8342

DRWN BY RJB CHK BY MLS DATE 07-10-17