

EXHIBIT A

LPA RX 871 SH

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Ver. Date 07/11/25

PID 115646

**PARCEL 43-SH
FRA-16-9.27
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the City Of Columbus, Franklin County, Ohio, its successors and assigns forever.

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 District Lands, being a portion of Lot 2 as delineated on the plat Columbus Industrial Park, of record in Plat Book 48, Page 79 and being part of a 2.964 acre tract of land in the name of DAMASCUS COMPANY LTD., an Ohio limited liability company as described in Instrument Number 199807130174488, all records are on file in 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 State Route 16 (East Broad Street) (R/W Varies) and Brice Road (R/W Varies), as delineated in the FRA-16-7.79 Right-of-Way plans and the Columbus Industrial Park recorded in Plat Book 48, Page 79, said intersection being centerline station 218+57.52 of said State Route 16 (East Broad Street) and referenced by a 1" iron pin found in a monument box bearing North 81°51'39" East, a distance of 211.68 feet and being 0.02 feet right of centerline Station 220+69.20 of said State Route 16 (East Broad Street);

Thence South 81°51'39" West, with the centerline of Right-of-Way of said State Route 16 (East Broad Street), a distance of 190.25 feet to a point at centerline station 216+67.27;

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Thence North 08°08'21" West, leaving and perpendicular to said centerline, a distance of 105.00 feet to a point in the northerly Right-of-Way line of said State Route 16 (East Broad Street), being the southwesterly corner of a 1.168 acre tract in the name of Tim Donut U.S. Limited, Inc., a Florida corporation as described in Instrument Number 200503030038997, also being the southeasterly corner of said 2.964 acre tract, said corner being 105.00 feet left of centerline Station 216+67.27, referenced by 5/8" iron pin found bearing South 49°51'32" West a distance of 0.20 feet;

Thence South 81°51'39" West, with said northerly Right-of-Way line, also being the southerly line of said 2.964 acre tract, a distance of 103.27 feet to an iron pin set being 105.00 feet left of centerline Station 215+64.00 and the **True Place of Beginning** for the tract of land herein described;

- 1) Thence **South 81°51'39" West**, with said northerly Right-of-Way line and southern line, a distance of **6.00 feet** to an iron pin set being 105.00 feet left of Centerline Station 215+58.00;

Thence through said 2.964 acre tract, the following three (3) courses

- 2) **North 08°08'21" West**, a distance of **2.00 feet** to an iron pin set being 107.00 feet left of Centerline Station 215+58.00;
- 3) **North 81°51'39" East**, a distance of **6.00 feet** to an iron pin set being 107.00 feet left of Station 215+64.00;
- 4) **South 08°08'21" East**, a distance of **2.00 feet** to **True Place of Beginning**.

The above described area contains 0.0003 acres (12 square feet), more or less, which is part of Franklin County Auditor's Permanent Parcel number 520-238156-00.

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.

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

Date