

EXHIBIT A

LPA RX 851 WD

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Ver. Date 04/18/25

PID 115646

**PARCEL 70-WD
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 4, Township 1 North, Range 16 West, United States Military District, being part of a 0.858 acre tract of land in the name of WENDY'S PROPERTIES, LLC, a Delaware limited liability company as described in Instrument Number 20151190163981, all records are on file with 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 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 1761.79 feet to a point being centerline Station 244+93.30, being in the southerly line of a certain tract of land in the name of the State of Ohio as described in Instrument Number 199802130033174;

Thence North 08°08'21" West, leaving and perpendicular to said centerline of Right-of-Way and through said State of Ohio tract, a distance of 110.00 feet to a point in the northerly Right-of-

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Way line of said State Route 16 (East Broad Street) and the northerly line of said State of Ohio tract, being the southeasterly corner of a 13.714 acre tract of land in the name of REGENCY CENTERS, L.P., a Delaware limited partnership as described in Instrument Number 199805080112954, and the southwest corner of said 0.858 acre tract, being 110.00 feet left of centerline Station 244+93.30, referenced by a 5/8" iron pin found bearing North 40°35'53" West a distance of 0.08 feet, said corner being the **True Place of Beginning** for the tract of land herein described;

- 1) Thence **North 08°12'00" West**, with the easterly line of said 13.714 acre tract and a westerly line of said 0.858 acre tract, a distance of **12.00 feet** to an iron pin set being 122.00 feet left of centerline Station 244+93.29;

Thence through said 0.858 acre tract, the following two (2) courses:

- 2) **North 81°51'39" East**, a distance of **11.71 feet** to an iron pin set being 122.00 feet left of centerline Station 245+05.00;
- 3) **South 08°08'21" East**, a distance of **12.00 feet** to an iron pin set in the northerly Right-of-Way line of said State Route 16 (East Broad Street) and the northerly line of said State of Ohio tract, being 110.00 feet left of centerline Station 245+05.00;
- 4) Thence **South 81°51'39" West**, with said northerly Right-of-Way line and the northerly line of said State of Ohio tract, a distance of **11.70 feet** to the **True Place of Beginning**.

The above described area contains 0.003 acres, more or less, which is part of Franklin County Auditor's Permanent Parcel Number 010-223970-00 and 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 using a GPS survey performed in October 2020, holding North 81°51'39" East for the centerline of State Route 16 (East Broad Street).

Subject to all easements, restrictions, and Right-of-Ways of record. Known easements at the time of survey:

A 15-foot sanitary sewer easement to the CITY OF COLUMBUS, OHIO as described in Official Record 20074 Page D05 (No overlap with 70-WD).

An 18-foot ingress/egress easement to REYNOLDSBURG PARTNERS, an Ohio general partnership, WENDY'S INTERNATIONAL, INC., and TACO BELL CORP., a

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California corporation as described in Official Record 21981 Page C03 (No overlap with 70-WD).

A 10-foot telecom easement to the Ohio Bell Telephone Company as described in Official Record 21601, Page J07 (0.003 acre with 70-WD).

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

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