

EXHIBIT A

LPA RX 877 SW

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Ver. Date 07/01/25

PID 115646

**PARCEL 68-SW
FRA-16-9.27
PERPETUAL EASEMENT TO CONSTRUCT AND MAINTAIN A SEWER
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 sewer in, upon and over 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 4, Township 1 North, Range 16 West, United States Military District, being part of a 13.714 acre tract of land, known as Tract I, in the name of REGENCY CENTERS, L.P., a Delaware limited partnership as described in Instrument Number 199805080112954 and part of a 0.604 acre tract of land in the name of REGENCY CENTERS, L.P., a Delaware limited partnership as described in Instrument Number 201505040056843, 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, 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), a distance of 2231.32 feet to a point being centerline Station 249+62.83;

Thence North 08°08'21" West, leaving and perpendicular to said centerline of Right-of-Way, a distance of 110.00 feet to a point in the northerly Right-of-Way line of said State Route 16 (East Broad Street), being the southwesterly corner of 1.165 acre tract of land in the name of REGENCY CENTER, L.P., a Delaware limited partnership as described in Instrument Number 19980508112954, also being the southeasterly corner of said 13.714 acre tract, said corner being

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110.00 feet left of centerline Station 249+62.83, referenced by a 5/8" iron pipe found bearing South 63°22'56" West a distance of 0.17 feet and the **True Place of Beginning** for the tract of land herein described;

- 1) Thence **South 81°51'39" West**, with the southerly line of said 13.714 acre and 0.604 tracts of land, also being the northerly Right-of-Way line of Said State Route 16 (East Broad Street), a distance of **52.83 feet** to a point being 110.00 feet left of centerline Station 249+10.00;

Thence through said 0.604 acre and 13.714 acre tracts of land, the following two (2) courses:

- 2) **North 08°08'21" West**, a distance of **5.00 feet** to a point being 115.00 feet left of centerline station 249+10.00;
- 3) **North 81°51'39" East**, a distance of **52.83 feet** to a point in the westerly line of said 1.165 acre tract, also being the easterly line of said 13.714 acre tract, being 115.00 feet left of centerline Station 249+62.83;
- 4) Thence **South 08°08'21" East**, with said westerly and easterly lines, a distance of **5.00 feet** the True Place of Beginning.

The above described area contains 0.006 acres more or less, of which 0.005 acres is part of Franklin County Auditor's Permanent Parcel Number 010-209087-00 and 0.001 acres is a part of Franklin County Auditor's Permanent Parcel Number 010-294772-00.

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.

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

A 10-foot telecom easement to THE OHIO BELL TELEPHONE COMPANY as described in Official Record 21601 Page J07 (0.006 acre overlap with 68-SW).

A 15-foot sanitary sewer easement to the CITY OF COLUMBUS, OHIO as described in Official Record 20074 Page D05 (No overlap with 68-SW).

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A 10-foot electric easement to Columbus Southern Power Company as described in Instrument Number 199708060064905 (No overlap with 68-SW).

A 0.576 acre access easement to THE KROGER CO. as described in Instrument Number 200305090138463 (No overlap with 68-SW).

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