

EXHIBIT A

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Ver. Date 08/07/25

PID 115646

**PARCEL 58-T
FRA-16-9.27
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
CONSTRUCT DRIVE AND COMPLETE GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

[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, being part of a 1.002 acre tract of land in the name of WHITE CASTLE SYSTEM, INC., a Delaware corporation as described in Instrument Number 199806040137156, all records are on file with the Franklin County Recorder's Office, and being a tract of land lying on the right 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 62.10 feet to a point being centerline Station 227+93.61 of said State Route 16 (East Broad Street);

Thence South 08°08'21" East, leaving and perpendicular to said centerline and through said 4.087 acre tract, a distance of 50.00 feet to a point in the southerly Right-of-Way line of said State Route 16 and the southerly line of said 4.087 acre tract, being the northwesterly corner of said 1.002 acre tract and 50.00 feet right of centerline Station 227+93.61 of said State Route 16 (East Broad Street);

Thence North 81°51'39" East, with said southerly Right-of-Way line and the southerly line of said 4.087 acre tract, also being the southerly line of said 1.002 acre tract, a distance of 51.39

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feet to a point being 50.00 feet right of Station 228+45.00 of said State Route 16 (East Broad Street);

Thence South 38°34'02" West, leaving said southerly Right-of-Way line and through said 1.002 acre tract, a distance of 32.89 feet to a point 72.55 feet right of centerline Station 228+21.06 of said State Route 16 (East Broad Street), said point being the **True Place of Beginning** for the tract of land herein being described;

Thence through said 1.002 acre tract, the following five (5) courses:

- 1) **North 84°43'24" East**, a distance of **13.87 feet** to a point being 73.25 feet right of centerline Station 228+34.92 of said State Route 16 (East Broad Street);
- 2) **South 10°48'53" East**, a distance of **97.75 feet** to a point set being 69.00 feet right of centerline Station 408+10.00 of said Rosehill Road;
- 3) **South 21°04'10" East**, a distance of **95.01 feet** to a point being 70.00 feet right of centerline Station 407+15.00 of said Rosehill Road;
- 4) **South 69°39'05" East**, a distance of **29.07 feet** to a point being 92.00 feet right of centerline Station 406+96.00 of said Rosehill Road;
- 5) **South 05°50'44" East**, a distance of **4.98 feet** to a point in the northerly line 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, also being the southerly line of said 1.002 acre tract, said point being 90.74 feet right of centerline Station 406+91.18 of said Rosehill Road;

Thence with said northerly and southerly lines, the following two (2) courses:

- 6) **South 81°51'39" West**, a distance of **26.41 feet** to a point being 65.26 feet right of centerline Station 406+96.75 of said Rosehill Road;
- 7) With a curve to the right having a **radius of 29.00 feet**, a **central angle of 14°39'54"**, an **arc length of 7.42 feet**, a **chord bearing of South 89°50'54" West** and a **chord distance of 7.40 feet** to a point being 58.00 feet right of centerline Station 406+99.39 of said Rosehill Road;

Thence through said 1.002 acre tract, the following three (3) courses:

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- 8) **North 20°27'59" West**, a distance of **30.61 feet** to a point being 58.00 feet right of centerline Station 407+30.00 of said Rosehill Road;
- 9) **North 03°46'02" West**, a distance of **20.88 feet** to a point being 64.00 feet right of centerline Station 407+50.00 of said Rosehill Road;
- 10) **North 17°36'15" West**, a distance of **160.20 feet** to the **True Place of Beginning**.

The above described area contains 0.042 acres more or less, which is part of Franklin County Auditor's Permanent Parcel number 010-241332-00.

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.

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