

EXHIBIT A

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Ver. Date 08/21/2025

PID 115646

**PARCEL 58-CH
FRA-16-9.27
PERPETUAL EASEMENT TO CONSTRUCT AND MAINTAIN A CHANNEL
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 perpetual watercourse, ditch, channel or other drainage facility upon 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 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;

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 at the intersection of the southerly Right-of-Way line of said State Route 16 and the easterly Right-of-Way line of said Rosehill Road, being

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the northwesterly corner of said 1.002 acre tract, and 50.00 feet right of centerline Station 227+93.61;

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 northerly line of said 1.002 acre tract, a distance of 51.39 feet to an iron pin set being 50.00 feet right of centerline Station 228+45.00 and **True Place of Beginning** for the tract of land herein described;

- 1) 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 northerly line of said 1.002 acre tract, a distance of **158.32 feet** to the northwesterly corner of a 0.992 acre tract of land in the name of RB BROAD, LLC, an Ohio limited liability company as described in Instrument Number 201803160035552, also being the northeasterly corner of said 1.002 acre tract, being 50.00 feet right of Station 230+03.32;
- 2) Thence **South 08°08'21" East**, with the westerly line of said 0.992 acre tract, also being the easterly line of said 1.002 acre tract, a distance of **24.00 feet** to a point being 74.00 feet right of centerline Station 230+03.32;

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

- 3) **South 81°51'39" West**, a distance of **153.32 feet** to a point being 74.00 feet right of centerline Station 228+50.00;
- 4) **South 84°43'24" West**, a distance of **28.97 feet** to an iron pin set being 72.55 feet right of centerline Station 228+21.06;
- 5) **North 38°34'02" East**, a distance of **32.89 feet** to the **True Place of Beginning**.

The above described area contains 0.094 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.

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

A 15-foot utility easement to CNL AMERICAN PROPERTIES FUND, INC., a Maryland corporation as described in Instrument Number 199804070082020 (No overlap with 58-SW).

A 15-foot signage easement to BROAD STREET RETAIL, LLC, a Delaware limited liability company as described in Instrument Number 199806040137156 (No overlap with 58-SW).

A 25-foot sewer easement to the CITY OF COLUMBUS, OHIO as described in Official Record 11016 Page E12 (0.030 acre overlap with 58-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