EXHIBIT A

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Ver. Date 06/15/21 PID 110436

PARCEL 5-T FRA-161-12.04 TEMPORARY EASEMENT FOR THE PURPOSE OF PERFORMING THE WORK NECESSARY TO GRADE AND SEED AND CONSTRUCT DRIVEWAY 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, being part of Lot 4 of the Scioto Land Company Partition as recorded in Deed Book A, Page 194 (destroyed by fire) and re-recorded in Deed Book A, Page 21, Quarter Township 4, Township 2, Range 18, United States Military Lands, being 0.019 acres out of a 0.180 acre tract described in a deed to Caspian Properties, LTD, an Ohio limited liability company of record in Instrument Number 201306240106304 and also being part of Lot 146 as shown and delineated upon the plat "Karl Meadows", a subdivision of record in Plat Book 33, Pages 102 & 103, and being more particularly described as follows:

Being a parcel of land lying left of the Centerline of Right of Way of FRA-161-12.04 made by IBI Group for the City of Columbus as recorded in Plat Book 130, Page 77 in the records of Franklin County, and being located within the following described boundary points in the boundary thereof:

BEGINNING at the southeast corner of said 0.180 acre tract, being on the west right-of-way line of Karl Road, located at an offset from the existing Karl Road of 40.00 feet Left from Station 168+16.14, and being at the northeast corner of a 0.507 acre tract described in a deed to Stanin Capital I, LLC, an Ohio Limited Liability Company of record in Instrument Number 201304090058014; thence North 86°30'30" West, a distance of 13.62 feet along the south line of said 0.180 acre tract and the north line of said 0.507 acre tract, to an Iron Pin Set at an offset from the existing Karl Road of 53.33 feet Left from Station 168+19.12; said Iron Pin Set also being the **TRUE POINT OF BEGINNING**;

Thence North 86°30'30" West, a distance of 12.80 feet along the south line of said 0.180 acre tract and the north line of said 0.507 acre tract, to a point at an offset from the existing Karl Road of 65.85 feet Left from Station 168+22.03;

Thence North 17°42'37" West, a distance of 12.06 feet crossing said 0.180 acre tract, to a point at an offset from the existing Karl Road of 67.64 feet Left from Station 168+35.22;

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Thence North 01°05'12" West, a distance of 13.93 feet crossing said 0.180 acre tract, to a point at an offset from the existing Karl Road of 65.40 feet Left from Station 168+50.41;

Thence North 22°09'07" East, a distance of 44.54 feet crossing said 0.180 acre tract to the east line of said 0.180 acre tract and the west right-of-way line of Karl Road, to a point at an offset from the existing Karl Road of 40.00 feet Left from Station 168+90.00;

Thence with the arc of a non-tangent curve to the right having a radius of 660.02 feet, a central angle of 01°21'24", an arc length of 15.63 feet, the chord of which bears South 13°32'09" East, a chord distance of 15.63 feet along the east line of said 0.180 acre tract and the west right-of-way line of Karl Road, to an Iron Pin Set at an offset from the existing Karl Road of 40.00 feet Left from Station 168+73.43;

Thence with the arc of a non-tangent curve to the right having a radius of 193.00 feet a central angle of 09°16′58", an arc length of 31.27 feet, the chord of which bears South 06°31′08" West, a chord distance of 31.23 feet crossing said 0.180 acre tract, to an Iron Pin Set at a point of reverse curvature at an offset from the existing Karl Road of 49.70 feet Left from Station 168+41.70;

Thence with the arc of a curve to the left having a radius of 57.50 feet, a central angle of 21°16'37", an arc length of 21.35 feet, the chord of which bears South 00°31'18" West, a chord distance of 21.23 feet crossing said 0.180 acre tract, to the **TRUE POINT OF BEGINNING**, containing 0.019 acre of land out of Franklin County Auditor's parcel number 010-130349-00, 0.000 acres of which lie within the present right of way of Karl Road.

Basis of Bearing: Bearings are based on data acquired by GPS observations as per NAD 83 (2011) – Ohio State Plane Coordinate System – South Zone, which sets the centerline of State Route 161 as South 86°30'56" East. State Route 161 and Karl Road centerline Stationing was established from State of Ohio Department of Transportation right-of-way plan FRA-161-11.57 as established for this project.

The above description is based on and referenced to State of Ohio Department of Transportation right-of-way plan FRA-161-12.04 prepared by IBI Group attached hereto and made a part hereof. All references are to the records of the Recorder's Office, Franklin County, Ohio.

By ______ David L. Chiesa Date
Registered Surveyor No. 7740