

EXHIBIT A

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Ver. Date 1/24/2022

PID 114254

**PARCEL 27-T
FRA-161-13.03
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
RECONSTRUCT PARKING LOT AND GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF COLUMBUS, OHIO, A MUNICIPAL CORPORATION**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Quarter Township 4, Township 2 North, Range 18 West, of the United-States Military Lands, and being part of a 1.622 acre tract conveyed to BL&G, LLC, an Ohio limited liability company (hereinafter referred to as "Grantor") by deed of record in Instrument Number 201401140005430 (Franklin County Parcel Number 010-143756-00) (all documents referenced herein are from the Franklin County Recorder's Office), and being more particularly described as follows:

BEGIN FOR REFERENCE at the intersection of the centerline right-of-way of East Dublin Granville Road (SR 161) (FRA-161-11.57) (width varies), centerline station 690+25.39 and center line of right-of-way of Parkville Street as dedicated in Plat Book 41, Page 51, (width varies), centerline station 131+46.60, being referenced by a found iron pin in concrete at East Dublin Granville Road (SR 161) centerline station 695+00.18, which bears South 75° 19' 01" East a distance of 474.79 feet;

Thence the following two (2) courses and distances along the centerline of right-of-way of Parkville Street;

1. South 14° 44' 33" West a distance of 266.99 feet to a 1 inch steel rod set at centerline station 128+79.61;
2. Along a curve to the left with a radius of 840.08 feet, a delta angle of 11° 07' 45", an arc length of 163.18 feet, a chord bearing of South 09° 10' 39" West and with chord distance of 162.92 feet to 1 inch steel rod set at centerline station 127+16.43 ahead, 27+16.43 back;

Thence South 86° 27' 46" East a distance of 30.00 feet leaving the centerline and crossing Parkville Street to a 3/4 inch iron pipe found on the easterly right-of-way line at the southwest corner of said 1.622 acre tract and the northwest corner of a 5.787 acre tract conveyed to

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Parkville, LTD. by deed of record in Deed Book 3623, Page 199, 30.00 feet right of centerline station 127+16.43;

Thence South $75^{\circ} 18' 24''$ East a distance of 16.40 feet along the line common to the Grantor and the 1.622 acre tract to a point, 46.00 feet right of centerline station 27+13.27 and the **TRUE POINT OF BEGINNING** for the temporary easement herein described;

Thence leaving the line common to the Grantor and said 5.787 acre tract the following five (5) courses across the Grantor's 1.622 acre tract;

1. North $38^{\circ} 59' 14''$ East a distance of 8.12 feet to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC.", 50.78 feet right of centerline station 127+20.16;
2. Along a curve to the right with a radius of 89.00 feet, a delta angle of $06^{\circ} 43' 59''$, an arc length of 10.46 feet, a chord bearing North $42^{\circ} 21' 13''$ East and with a chord distance of 10.45 feet to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC." at a point of reverse curvature, 57.24 feet right of centerline station 127+28.94;
3. Along a curve to the left with a radius of 56.00 feet, a delta angle of $62^{\circ} 11' 58''$, an arc length of 60.79 feet, a chord bearing North $14^{\circ} 37' 13''$ East and with a chord distance of 57.85 feet to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC." at a point of tangency, 65.35 feet right of centerline station 127+90.75;
4. North $16^{\circ} 28' 45''$ West a distance of 40.47 feet to a 5/8 inch rebar, 30 inches long, with yellow cap stamped "DLZ OHIO INC." set, 47.29 feet right of centerline station 128+29.58;
5. Along a curve to the right with a radius of 129.13 feet, a delta angle of $31^{\circ} 09' 34''$, an arc length of 70.22 feet, a chord bearing North $00^{\circ} 53' 29''$ West and with a chord distance of 69.36 feet to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC.", on the easterly right-of-way line of Parkville Street, 30.00 feet right of centerline station 128+99.22;

Thence North $14^{\circ} 45' 56''$ East a distance of 74.85 feet along the easterly right-of-way line of Parkville Street and the Grantor's westerly line to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC.", on the southerly right-of-way line of East Dublin Granville Road (S.R. 161) (FRA-161-11.57) and the Grantor's northerly line 30.04 feet right of centerline station 129+74.07;

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Thence North $55^{\circ} 35' 54''$ East a distance of 29.75 feet along the southerly right-of-way line of East Dublin Granville Road (S.R. 161) (FRA-161-11.57) and the Grantor's northerly line to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC.", 49.50 feet right of centerline station 129+96.57;

Thence South $78^{\circ} 05' 51''$ East a distance of 15.49 feet along the southerly right-of-way line of East Dublin Granville Road (S.R. 161) (FRA-161-11.57) and the Grantor's northerly line to a point, 64.97 feet right of centerline station 129+97.34;

Thence leaving the southerly right-of-way line of East Dublin Granville Road (S.R. 161) (FRA-161-11.57) and the Grantor's northerly line the following five (5) courses across the Grantor's 1.622 acre tract;

1. South $59^{\circ} 22' 30''$ West a distance of 29.89 feet to a point, 43.97 feet right of centerline station 129+76.06;
2. South $09^{\circ} 52' 20''$ West a distance of 113.24 feet to a point, 53.42 feet right of centerline station 128+62.12;
3. South $06^{\circ} 28' 56''$ West a distance of 37.20 feet to a point, 57.12 feet right of centerline station 128+22.49;
4. South $78^{\circ} 06' 19''$ East a distance of 54.33 feet to a point, 111.44 feet right of centerline station 128+21.35;
5. South $12^{\circ} 34' 29''$ West a distance of 105.85 feet to a point on the line common to the Grantor and said 5.787 acre tract, 100.61 feet right of centerline station 27+02.50;

Thence North $75^{\circ} 18' 24''$ West a distance of 55.58 feet along the line common to the Grantor and said 5.787 acre tract, to the **TRUE POINT OF BEGINNING**, containing 0.175 acres, more or less, being subject to all easements, restrictions, and rights-of-way of record.

This description was prepared by Robert J. Sands, Ohio Professional Survey Number 8053, and is based on a survey conducted by DLZ Ohio, Inc. in May 2019 under his direct supervision.

The bearings for this description are based on the Ohio State Plane Coordinate System, South Zone, and reference the North American Datum of 1983 and the 2007 adjustment (NAD83(2007)), with the bearing of East Dublin Granville Road (SR 161) being South $75^{\circ} 19' 01''$ East.

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Where described, iron pins set are 5/8 inch rebar, 30 inches long, with yellow caps stamped "DLZ OHIO INC."

All station and offsets referenced in this description are from the right-of-way centerline of Parkville Street as described in the plan known as "IMPROVEMENTS OF SR 161 PHASE 1 / PART 2 SPRING RUN DRIVE / PARKVILLE STREET" on file with the Ohio Department of Transportation and the City of Columbus.

Robert J. Sands,
Professional Surveyor No. 8053

Date