

## **EXHIBIT A**

LPA RX 887 T

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Rev. 07/09

Ver. Date 09/17/2021

PID

**PARCEL 40-T  
MILLER AVENUE  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
CONSTRUCTION GRADING  
FOR 24 MONTHS FROM DATE OF ENTRY BY THE  
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

[Surveyor's description of the premises follows]

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Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Lot 3 of William M. Fuller's Subdivision, of record in Plat Book 5, Page 37, being described to DBE Enterprise LLC in Instrument Number 201804130048693 (all references refer to Franklin County Recorder's Office) and being more particularly described as follows:

Being a parcel of land lying along the westerly side of Miller Avenue, and being located within the following described points in the boundary thereof:

**COMMENCING** at a point at the northeast corner of the said Lot 1, being at the intersection of the westerly right of way of Miller Avenue with the southerly right of way of Mooberry Street;

Thence leaving the said southerly line, South 03 degrees 52 minutes 57 seconds West, along the said westerly right of way, a distance of 12.49 feet to a point, being the **POINT OF BEGINNING** of the tract herein described:

Thence South 03 degrees 52 minutes 57 seconds West, continuing along the said westerly right of way, a distance of 17.51 feet to a point at the southerly line of said Lot 1;

Thence leaving the said westerly right of way, North 88 degrees 04 minutes 05 seconds West, along the said southerly lot line, a distance of 110.06 feet to a point on the easterly right of way of an alley;

Thence leaving the said southerly lot line, North 03 degrees 52 minutes 57 seconds East, along the said easterly right of way, a distance of 17.51 feet to a point;

Thence leaving the said easterly right of way, South 88 degrees 04 minutes 05 seconds East, passing through the said Lot 1, a distance of 110.06 feet to the **POINT OF BEGINNING**, containing 0.044 acres (or 1927 square feet), more or less.

The above, described area is contained within Franklin County Auditors Permanent Parcel Number 010-034939.

Grantor claims title by Instrument Number 201804130048693 in the Franklin County Recorder's Office.

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This description was prepared and reviewed on September 17, 2021 by Christopher M. Cook, Registered Surveyor #8424.

This description is based upon a field survey performed by Dynotec, Inc. in April, 2019.

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Christopher Cook, PS  
Reg. Surveyor No. 8424

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Date