

EXHIBIT A

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Ver. Date 1/24/2022

PID 114254

**PARCEL 30-T
FRA-161-13.03
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
CONSTRUCT DRIVES 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 0.587 acre tract conveyed to Sabri Salhieh and Nadera Salhieh (hereinafter referred to as "Grantor") by deed of record in Instrument Number 201706120078524 (Franklin County Parcel Number 010-101491-00) (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+16.35 and center line of right-of-way of Spring Run Drive (50 feet in width), centerline station 31+47.04, 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 483.83 feet;

Thence the following four (4) courses and distances along the centerline of right-of-way of Spring Run Drive;

1. North 12° 47' 17" East a distance of 179.63 feet to a 1 inch steel rod at a point of curvature at centerline Station 33+26.67;
2. Along a curve to the left with a radius of 225.00 feet, a delta angle of 29° 24' 43", an arc length of 115.50 feet, a chord distance of 114.24 feet, and a chord bearing of North 11° 02' 43" West, to a 1 inch steel rod at a point of reverse curvature at centerline station 34+42.17;
3. Along on a curve to the right with a radius of 225.00 feet, a delta angle of 29° 24' 45", an arc length of 115.50 feet, a chord distance of 114.24 feet, and a chord bearing of North 11° 02' 42" West, to a 1 inch steel rod at a point of tangency at centerline station 35+57.67;

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4. North 03° 39' 41" East a distance of 136.84 feet to a point at centerline station 36+94.51;

Thence North 86° 20' 19" West a distance of 25.00 feet crossing Spring Run Drive (50 feet in width), to a point on the westerly right-of-way line of Spring Run Drive deeded to the City of Columbus by deed of record in Official Record 3961, Page D05 and the southeast corner of the 0.587 acre tract being the northeasterly corner of a 2.022 acre tract as conveyed to Sujay Ohio One, LLC by deed of record in Instrument Number 200510110123073, referenced by a 5/8 inch pipe found which bears South 43° 45' 16" East a distance of 0.65 feet, 25.00 feet left of centerline station 36+94.51;

Thence North 86° 20' 23" West a distance of 2.27 feet along the line common to the Grantor's 0.587 acre tract and that 2.022 acre tract as conveyed to Sujay Ohio One, LLC by deed of record in Instrument Number 200510110123073, to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC", 27.27 feet right of centerline station 36+94.51 and the **TRUE POINT OF BEGINNING** of the temporary easement herein described;

Thence North 86° 20' 23" West a distance of 21.68 feet along the line common to the Grantor and said 2.022 acre tracts to a point 48.95 feet left of centerline station 36+94.51;

Thence leaving the line common to the Grantor and said 2.022 acre tracts the following four (4) courses across the Grantor's 0.587 acre tract;

1. North 05° 49' 33" East a distance of 65.62 feet to a point, 57.61 feet left of centerline station 37+34.74;
2. North 08° 13' 47" East a distance of 24.14 feet to a point, 69.01 feet left of centerline station 37+43.61;
3. North 41° 03' 46" West a distance of 26.76 feet to a point, 95.61 feet left of centerline station 37+44.66;
4. North 73° 52' 36" East a distance of 33.53 feet to a point on the line common to the Grantor and that 18.592 acre tract as conveyed to C-K Spring Creek by deed of record in Instrument Number 200110110235193, 81.85 feet left of centerline station 37+54.99;

Thence South 86° 20' 23" East a distance of 6.83 feet along the line common to the Grantor and said 18.592 acre tract to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC" on the easterly line of the Grantor's tract, 77.83 feet left of centerline station 37+56.98;

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Thence South $03^{\circ} 39' 41''$ West a distance of 21.23 feet along the easterly line of the Grantor's tract to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC" to a point on the Grantor's easterly line and westerly right-of-way of Spring Run Drive, 61.08 feet left of centerline station 37+51.83;

Thence leaving the westerly right-of-way line of Spring Run Drive the following six (6) courses across the Grantor's 0.587 acre tract;

1. South $16^{\circ} 56' 56''$ West a distance of 8.94 feet to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC", 56.17 feet left of centerline station 37+48.59;
2. Along a curve to the right with a radius of 69.97, a delta angle of $06^{\circ} 32' 06''$, an arc length of 7.98 feet, a chord bearing of South $24^{\circ} 53' 13''$ West with a chord distance of 7.98 feet to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC" at a point of tangency, 53.28 feet left of centerline station 37+45.23;
3. Along a curve to the left with a radius of 56.00, a delta angle of $35^{\circ} 15' 06''$, an arc length of 34.45 feet, a chord bearing of South $10^{\circ} 33' 06''$ West with a chord distance of 33.91 feet to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC" at a point of tangency, 39.48 feet left of centerline station 37+29.86;
4. Along a curve to the right with a radius of 489.00, a delta angle of $03^{\circ} 18' 08''$, an arc length of 28.18 feet, a chord bearing of South $05^{\circ} 25' 23''$ East with a chord distance of 28.18 feet to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC" at a point of tangency, 29.59 feet left of centerline station 37+14.83;
5. Along a curve to the right with a radius of 489.00, a delta angle of $02^{\circ} 19' 31''$, an arc length of 19.84 feet, a chord bearing of South $02^{\circ} 36' 33''$ East with a chord distance of 19.84 feet to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC" at a point of tangency, 27.39 feet left of centerline station 36+95.93;
6. Along a curve to the right with a radius of 488.32, a delta angle of $00^{\circ} 10' 03''$, an arc length of 1.43 feet, a chord bearing of South $01^{\circ} 21' 47''$ East with a chord distance of 1.43 feet to the **TRUE POINT OF BEGINNING**, containing 0.051 acres, more or less, being subject to all easements, restrictions, and rights-of-way of record.

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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° 19' 01" East.

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 Spring Run Drive 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