

EXHIBIT A

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Ver. Date 07/02/25

PID 115646

**PARCEL 69-T1
FRA-16-9.27
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
COMPLETE GRADING
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, Quarter Township 4, Township 1 North, Range 16 West, United States Military District, being part of a 1.515 acre tract of land in the name of CHARLEY'S STEAKERY, INC., an Ohio corporation as described in Instrument Number 201409300128820, 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, 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), a distance of 1745.90 feet to a point at centerline Station 244+77.41;

Thence South 08°08'21" East, leaving and perpendicular to said centerline, a distance of 50.00 feet to a point in the southerly Right-of-Way line of said State Route 16 (East Broad Street), being the northeasterly corner of a 0.187 acre tract of land in the name TIRELESS LIMITED PARTNERSHIP, an Ohio limited partnership as described in Instrument Number 200301070005309, also being the northwesterly corner of said 1.515 acre tract, being 50.00 feet right of centerline Station 244+77.41;

Thence North 81°51'39" East, with said southerly Right-of-Way line, also being the northerly line of said 1.515 acre tract, a distance of 5.59 feet to a point being 50.00 feet right of centerline Station 244+83.00 and the **True Place of Beginning** for the tract of land herein described;

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- 1) Thence **North 81°51'39" East**, with said southerly Right-of-Way line, also being the northerly line of said 1.515 acre tract, a distance of **17.00 feet** to a point being 50.00 feet right of centerline Station 245+00.00;

Thence through said 1.515 acre tract, the following three (3) courses:

- 2) **South 22°49'28" West**, a distance of **29.15 feet** to a point being 75.00 feet right of centerline Station 244+85.00;
- 3) **South 08°08'21" East**, a distance of **25.00 feet** to a point being 100.00 feet right of centerline Station 244+85.00;
- 4) **South 81°51'39" West**, a distance of **7.19 feet** to a point in the easterly line of said 0.187 acre tract, also being the westerly line of said 1.515 acre tract, being 100.00 feet right of centerline Station 244+77.81;
- 5) Thence **North 08°35'33" West**, with said easterly and westerly lines, a distance of **32.00 feet** to a point being 68.00 feet right of centerline Station 244+77.55;

Thence through said 1.515 acre tract, the following two (2) courses:

- 6) **North 81°51'39" East**, a distance of **5.45 feet** to a point being 68.00 feet right of centerline Station 244+83.00;
- 7) **North 08°08'21" West**, a distance of **18.00 feet** to the **True Place of Beginning**.

The above described area contains 0.011 acres more or less, which is part of Franklin County Auditor's Permanent Parcel number 520-241336-00. Grantor's 1.515 acre tract contains 0.827 acres within Franklin County Auditor Permanent Parcel Number 520-241336-00 and 0.688 acres within Franklin County Auditor Permanent Parcel Number 010-241335-00.

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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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