

EXHIBIT A

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LPA RX 887 T

Rev. 07/09

Ver. Date 06/15/21

PID 110436

**PARCEL 2-T
FRA-161-12.04
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
GRADE AND SEED AND CONSTRUCT DRIVEWAY
FOR 90 DAYS 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 0.062 acres out 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 and also being part of Reserve "B" 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 0.507 acre tract, being on the west right-of-way line of Karl Road and the north right-of-way line of Service Road of record in Deed Book 3124, Page 57, located at an offset from the existing Karl Road of 40.00 feet Left from Station 166+06.04; thence North 86°30'30" West, a distance of 10.67 feet along the south line of said 0.507 acre tract and the north right-of-way line of said Service Road, to a point at an offset from the existing Karl Road of 50.67 feet Left from Station 166+06.06; said point also being the **TRUE POINT OF BEGINNING**;

Thence North 86°30'30" West, a distance of 6.33 feet along the south line of said 0.507 acre tract and the north right-of-way line of said Service Road to a point at an offset from the existing Karl Road of 57.00 feet Left from Station 166+06.06;

Thence North 12°41'14" East, a distance of 15.98 feet crossing said 0.507 acre tract, to a point at an offset from the existing Karl Road of 54.43 feet Left from Station 166+21.84;

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Thence North $03^{\circ}20'20''$ East, a distance of 119.92 feet crossing said 0.507 acre tract, to a point at an offset from the existing Karl Road of 51.10 feet Left from Station 167+47.18;

Thence North $17^{\circ}42'37''$ West, a distance of 70.14 feet crossing said 0.507 acre tract to the north line of said 0.507 acre tract and the south line 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, to a point at an offset from the existing Karl Road of 65.85 feet Left from Station 168+22.03;

Thence South $86^{\circ}30'30''$ East, a distance of 12.80 feet along the north line of said 0.507 acre tract and the south line of said 0.180 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;

Thence with the arc of a curve to the left having a radius of 57.50 feet, a central angle of $24^{\circ}14'26''$, an arc length of 24.33 feet, the chord of which bears South $22^{\circ}14'14''$ East, a chord distance of 24.15 feet crossing said 0.507 acre tract, to an Iron Pin Set at a point of reverse curvature at an offset from the existing Karl Road of 47.14 feet Left from Station 167+93.97;

Thence with the arc of a curve to the right having a radius of 93.00 feet, a central angle of $11^{\circ}13'00''$, an arc length of 18.21 feet, the chord of which bears South $28^{\circ}44'57''$ East, a chord distance of 18.18 feet crossing said 0.507 acre tract to the east line of said 0.507 acre tract, the east line of said Reserve "B", 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 167+76.15;

Thence with the arc of a curve to the right having a radius of 660.02 feet, a central angle of $05^{\circ}24'57''$, an arc length of 62.39 feet, the chord of which bears South $02^{\circ}11'15''$ East, a chord distance of 62.36 feet along the east line of said 0.507 acre tract, the east line of said Reserve "B", 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 167+10.00;

Thence South $03^{\circ}52'47''$ West, a distance of 27.68 feet crossing said 0.507 acre tract and said Reserve "B", to an Iron Pin Set at an offset from the existing Karl Road of 41.04 feet Left from Station 166+80.62;

Thence South $03^{\circ}21'53''$ West, a distance of 59.42 feet crossing said 0.507 acre tract and said Reserve "B", to an Iron Pin Set at an offset from the existing Karl Road of 41.01 feet Left from Station 166+20.85;

