

EXHIBIT A

LPA RX 887 T

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Rev. 07/09

Ver. Date 07/13/22

PID 3658-E

**PARCEL 18-T
SINCLAIR ROAD
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
CONSTRUCTION DRIVE APRON
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, being located in Parcel Number 2 of a tract of land deeded to The Sinclair Refining Company in Deed Book 1252, page 131. Also being part of Farm Lot 90 in Quarter Section 3, Township 2, Range 18 of the United States Military Lands as described by Plat Book A, Page 194 (Destroyed by fire) and being 684 square feet (0.0157 acres) within a 1.932 acre parcel conveyed to Sinclair LLC as described in Instrument 200508040157257 and being more particularly described as follows:

Being a parcel of land lying on the left side of the centerline of a survey made for the PED Safety Improvement Sinclair Road project in plan 3658-E for the City of Columbus, and being located within the following described points in the boundary thereof:

Commencing at a mag spike in the intersection of the existing centerline of Sinclair Road (fka: Bronson Road and Indianola Avenue) as established in Plat Book 40, page 29 Station 17+28.42, and the existing centerline of Freeway Drive S as described in Plat Book 40, page 66 Station 1+00;

Thence along the said centerline of Sinclair Road bearing **South 03 degrees 24 minutes 21 second West**, a distance of **28.42** feet to a point at Station 17+00.00;

Thence leaving the said centerline of Sinclair Road perpendicular bearing **North 86 degrees 35 minutes 39 seconds West**, a distance of **40.00** feet to the **Point of Beginning**.

Beginning at a point on the existing westerly right of way line of Sinclair Road being 40.00 feet left of Sinclair Road Station 17+00.00;

Thence leaving the existing westerly limited access right of way line of Sinclair Road with a perpendicular bearing **North 86 degrees 35 minutes 39 seconds West**, a distance of **12.00** feet to a point being 52.00 feet left of Sinclair Road Station 17+00.00;

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Thence parallel to the centerline of Sinclair Road line bearing **North 03 degrees 24 minutes 21 seconds East** a distance of **57.00** feet to a point being 52.00 feet left of Sinclair Road Station 17+57.00;

Thence a perpendicular bearing **South 86 degrees 35 minutes 39 seconds East** a distance of **12.00** feet to a point on the existing westerly right of way for Sinclair Road being 40.00 feet left of Sinclair Road Station 17+57.00;

Thence along the westerly existing right of way of Sinclair Road bearing **South 03 degrees 24 minutes 21 seconds West** a distance of **57.00** feet to the **Point of Beginning**.

The above described parcel contains 0.0157 acres (684 square feet) more or less, in Auditors Permanent Parcel Number 010-197266.

Subject to all legal rights-of-way and/or easements, if any, of previous record.

Grantor claims title by Instrument Number 200508040157257 in the Franklin County Recorder's Office.

This description was prepared and reviewed on September 12, 2022 by Christopher M. Cook, Registered Surveyor #8424.

The basis of bearings shown are based on the State Plane Coordinate System, Ohio South, as per NAD 83 (2011) established by Dynotec, Inc. using GPS procedures and equipment, which sets the centerline of Sinclair Road in this area at North 03 degrees 24 minutes 21 seconds East.

This description is based upon a field survey performed by Dynotec, Inc. in the years 2018-2022.

The stations referred to herein are from the centerline of construction of Sinclair Road as found on plan 3531-E on file in drawer E with the City of Columbus, Franklin County, State of Ohio.

Christopher Cook, PS
Reg. Surveyor No. 8424

Date