

EXHIBIT A

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LPA RX 887 T

Rev. 07/09

Ver. Date 06/15/21

PID 110436

**PARCEL 1-T2
FRA-161-12.04
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
GRADE AND SEED AND CONSTRUCT DRIVEWAY
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 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 0.019 acres out of a 0.277 acre tract described in a deed to KAUFMANN EXECUTIVE DRIVE LLC, a Kentucky limited liability company of record in Instrument Number 200705080080931, subject to a lease to SETLA LLC, a Delaware limited liability company as recorded in Instrument Number 200705160085901 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 northeast corner of said 0.277 acre tract, being on the west right-of-way line of Karl Road and the south 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 165+51.04; said point also being the **TRUE POINT OF BEGINNING**;

Thence South 03°25'04" West, a distance of 64.93 feet along the east line of said 0.277 acre tract, the east line of said Reserve "B", and the west right-of-way line of said Karl Road, to a point at an offset from the existing Karl Road of 40.00 feet Left from Station 164+86.11;

Thence with the arc of a non-tangent curve to the right having a radius of 20.00 feet, a central angle of 53°07'35", an arc length of 18.55 feet, the chord of which bears South 29°58'49" West, a chord distance of 17.89 feet along the east line of said 0.277 acre tract, the east line of said Reserve "B", and the west right-of-way line of said Karl Road, to a point at an offset from the existing Karl Road of 48.00 feet Left from Station 164+70.11;

