

EXHIBIT A

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Ver. Date 04/21/25

PID 115646

**PARCEL 44-T
FRA-16-9.27
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
CONSTRUCT DRIVE AND 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 3, Township 1 North, Range 16 West, United States Military District, being part of a 0.972 acre tract of land in the name of EASTGLEN EXCHANGE ACQUISITIONS, LLC, an Ohio limited liability company as described in Instrument Number 201812060164620, 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 State Route 16 (East Broad Street) (R/W Varies) and Brice Road (R/W Varies), as delineated in the FRA-16-7.79 Right-of-Way plans and the Columbus Industrial Park recorded in Plat Book 48, Page 79, said intersection being centerline station 218+57.52 of said State Route 16 (East Broad Street) and referenced by a 1" iron pin found in a monument box bearing North 81°51'39" East, a distance of 211.68 feet and being 0.02 feet right of centerline Station 220+69.20 of said State Route 16 (East Broad Street);

Thence South 81°51'39" West, with the centerline of Right-of-Way of said State Route 16 (East Broad Street), a distance of 438.36 feet to a point being centerline Station 214+19.16;

Thence South 08°08'21" East, leaving and perpendicular to said centerline, a distance of 80.00 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 0.707 acre tract of land in the name of SSVM Real Estate LLC, an Ohio limited liability company as described in Instrument Number 202201200012978, said corner being the northwest corner of said 0.972 acre tract, 80.00 feet right of centerline Station 214+19.16, and **True Place of Beginning** for the tract of land herein described;

- 1) Thence **North 81°51'39" East**, with said southerly Right-of-Way line, also being the northerly line of said 0.972 acre tract, a distance of **35.84 feet** to a point being 80.00 feet right of centerline Station 214+55.00;

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Thence through said 0.972 acre tract, the following two (2) courses:

- 2) **South 08°08'21" East**, a distance of **18.00 feet** to a point being 98.00 feet right of centerline Station 214+55.00;
- 3) **South 81°51'39" West**, a distance of **39.63 feet** to a point in the easterly line of said 0.707 acre tract, also the westerly line of said 0.972 acre tract, also being 98.00 feet right of centerline Station 214+15.37;
- 4) Thence **North 03°44'54" East**, with said easterly and westerly lines, a distance of **18.39 feet** to the **True Place of Beginning**.

The above described area contains 0.016 acres more or less, which is part of Franklin County Auditor's Permanent Parcel number 440-293480-00.

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.

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