

EXHIBIT A

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Ver. Date 03/18/25

PID 115646

**PARCEL 52-T1
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]

Situate 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 18.875 acre tract of land in the name of ROSEBROOK LIMITED, an Ohio limited liability company as described in Official Record 30785 Page B01, 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 7.06 feet to a point, being the northeasterly corner of a 0.260 acre tract of land in the name of the CITY OF COLUMBUS, OHIO, a municipal corporation as described in Instrument Number 200102090027118 and centerline Station 218+50.46;

Thence South 03°01'19" West, with the easterly line of said 0.260 acre tract a distance of 50.97 feet to a point in easterly line of said 0.260 acre tract, also being in the westerly line of said 18.875 acre parcel, being 50.00 feet right of centerline Station 218+40.58 and **True Place of Beginning** for the tract of land herein described;

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Thence through said 18.875 acre tract of land, the following six (6) courses:

- 1) **North 81°51'39" East**, a distance of **19.41 feet** to a point being 50.00 feet right of centerline Station 218+60.00;
- 2) **North 18°25'33" East**, a distance of **11.18 feet** to a point being 40.00 feet right of centerline Station 218+65.00;
- 3) **North 81°51'39" East**, a distance of **45.00 feet** to a point being 40.00 feet right of centerline Station 219+10.00;
- 4) **South 69°19'55" West**, a distance of **46.10 feet** to a point being 50.00 feet right of centerline Station 218+65.00;
- 5) **South 14°28'50" West**, a distance of **65.00 feet** to a point being 110.00 feet right of centerline Station 218+40.00;
- 6) **South 81°51'39" West**, to a point in easterly line of said 0.260 acre tract, also being the westerly line of said 18.875 acre tract, a distance of **11.25 feet** to a point being 110.00 feet right of centerline Station 218+28.75;
- 7) Thence **North 03°01'19" East**, along said easterly and westerly lines, a distance of **61.16 feet** to the **True Place of Beginning**.

The above described area contains 0.030 acres more or less, which is part of Franklin County Auditor's Permanent Parcel number 520-121069-00.

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