

**EXHIBIT A**

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Ver. Date 03/19/24

PID 106095

**PARCEL 15-T  
FRA-23-15.30  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
PERFORM GRADING & ALLEY RECONSTRUCTION  
FOR 18 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 in the Quarter Township 2 of Township 1, Range 18, United States Military Lands, and being part of Lot 148 of Walhalla Park Place as recorded in Plat Book 9, page 16 of the Franklin County Recorder's Office, also known as being part of the property conveyed to Jonathan Vang and Nikkie Nguyen by Instrument Number 201703220039357 of the Franklin County Recorder's Office, (Franklin County Auditor's Parcel Number 010-016087-00), being Parcel 15-T on the left side of the existing centerline of Right-of-Way of Indianola Avenue (Right-of -Way 60') as shown on the City of Columbus Right-of-Way Plans for Indianola Avenue (1908-A) and being more particularly described as follows:

Beginning at a point in the northerly line of said Lot 148, said point being at the intersection of the proposed Right-of-Way line of said Indianola Avenue and the existing southerly Right-of-Way line of an alley (right-of-Way 16'), said point also being 31.00 feet left of Station 146+19.24 of said centerline of Right-of-Way of Indianola Avenue and the **True Point of Beginning** for the parcel herein described;

Thence across said Lot 148, **South 03 degrees 52 minutes 37 seconds West, 11.30 feet** to a point, said point being 31.00 feet left of Station 146+07.94 of said centerline of Right-of-Way of Indianola Avenue;

Thence across said Lot 148, **North 86 degrees 07 minutes 23 seconds West, 1.00 foot** to a point in Lot 148, said point being 32.00 feet left of Station 146+07.94 of said centerline of Right-of-Way of Indianola Avenue;

Thence across Lot 148, **North 19 degrees 46 minutes 31 seconds West, 12.33 feet** to a point on the northerly line of said Lot 148, the same being said existing southerly Right-of-Way line of said alley, said point being 36.95 feet left of Station 146+19.24 of said centerline of Right-of-Way of Indianola Avenue;

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Thence along the southerly Right-of-Way line of said alley, the same being the northerly line of said Lot 148, **South 86 degrees 07 minutes 23 seconds East, 5.95 feet to the Point of Beginning**, containing 0.001 acre (39.2 sq. ft) more or less, all of which is in Franklin County Auditor's Parcel Number 010-016087-00.

Subject to all, legal, easements, rights-of-way, conditions and restrictions.

The Gross Take from Franklin County Auditor's Parcel Number 010-016087-00 is 0.001 acre.

The P.R.O. in Take for Franklin County Auditor's Parcel Number 010-016087-00 is 0.00 acres.

All bearings shown are for project use only and are based on the Ohio State Plane Coordinate System, South Zone, NAD83(2011). A bearing of North 03 degrees 52 minutes 37seconds East was held as the bearing of the centerline of Indianola Avenue from E. Weber Road to Clinton Heights Avenue.

Address: 474 Midgard Avenue, Columbus, Ohio 43202.

The ownership and recording information from the Franklin County Recorder and Auditor's Offices is current as of the date of description.

This description was prepared in March 2024 by Smart Services, Inc. under the direct supervision of John C. Dodgion, P.S. 8069 and is based on actual field measurements performed by the same in August and September of 2022 and March of 2023.

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**JOHN C. DODGION**  
REG. SURVEYOR NO. 8069