

EXHIBIT A

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LPA RX 887 T

Rev. 07/09

Ver. Date 03/19/24

PID 106095

**PARCEL 24-T
FRA-23-15.30
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
RECONSTRUCT DRIVEWAY
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 Lot 3 and part of lot 2 of Walhalla Amendment as recorded in Plat Book 10, page 100 of the Franklin County Recorder's Office, also known as being part of the property conveyed to Pal Real Estate LLC, an Ohio Limited Liability Company, by Instrument Number 201311180192588 of the Franklin County Recorder's Office, (Franklin County Auditor's Parcel Number 010-009831-00), being Parcel 24-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 southerly line of said Pal Real Estate Property, the same being the northerly line of property conveyed to Wyandot Land Company LLC by Instrument Number 201311260196413 of the Franklin County Recorder's Office, (Franklin County Auditor's Parcel Number 010-004137-00), said point being in the proposed Right-of-Way line of said Indianola Avenue, said point also being 31.00 feet left of Station 152+70.20 of said centerline of Right-of-Way of Indianola Avenue and the **True Point of Beginning** for the parcel herein described;

Thence, along the common line of said Pal Real Estate and Wyandot Land Company properties, **North 86 degrees 07 minutes 23 seconds West, 19.76 feet** to a point in said common line, said point being 50.77 feet left of Station 152+70.20 of said centerline of Right-of-Way of Indianola Avenue;

Thence, crossing said Pal Real Estate property, **North 03 degrees 42 minutes 12 seconds East, 9.68 feet** to a point in said Pal Real Estate property, said point being 50.79 feet left of Station 152+79.87 of said centerline of Right-of-Way of Indianola Avenue;

Thence, continuing through said Pal Real Estate property, **North 79 degrees 15 minutes 55 seconds East, 20.45 feet** to a point in the proposed westerly Right-of-Way line of Indianola

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Avenue, said point being 31.00 feet left of Station 152+85.03 of said centerline of Right-of-Way of Indianola Avenue;

Thence, along said proposed westerly Right-of-Way line, **South 03 degrees 52 minutes 37 seconds West, 14.84 feet to the Point of Beginning**, containing 0.006 acre (242.4 sq. ft) more or less, all of which is in Franklin County Auditor's Parcel Number 010-009831-00.

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

The Gross Take from Franklin County Auditor's Parcel Number 010-009831-00 is 0.006 acre.

The P.R.O. in Take for Franklin County Auditor's Parcel Number 010-009831-00 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: 3217 Indianola 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.

JOHN C. DODGION
REG. SURVEYOR NO. 8069