

EXHIBIT A

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Ver. Date 09/11/2025

PID 115646

**PARCEL 53-T
FRA-16-9.27
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
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 Lands, part of Lot 1 of Columbus Industrial Park as delineated in Plat Book 48 Page 79, and being part of a 3.148 acre tract of land in the name AFI EAST BROAD COMMONS LLC, an Ohio limited liability company as described in Instrument Number 201504130047086, all records are on file in the Franklin County Recorder's Office, and being a tract of land lying on the left 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 North 81°51'39" East, with the centerline of Right-of-Way of said State Route 16 (East Broad Street), a distance of 70.04 feet to a point being centerline Station 219+27.56;

Thence North 08°08'21" West, leaving and perpendicular to said centerline, a distance of 105.00 feet to the southwesterly corner of said 3.148 acre tract, being the intersection of the northerly Right-of-Way line of said State Route 16 (East Broad Street) and the easterly Right-of-Way line of said Brice Road, said corner being 105.00 feet left of centerline Station 219+27.56;

Thence North 53°08'39" West, with said easterly Right-of-Way line, and westerly line of said 3.148 acre tract, a distance of 7.07 feet to a point being 110.00 feet left of centerline Station 219+22.56 and the **True Place of Beginning** for the tract of land herein described;

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- 1) Thence **North 53°08'39" West**, with said easterly Right-of-Way line and westerly line of said 3.148 acre tract, a distance of **14.14 feet** to a point being 120.00 feet left of centerline Station 219+12.56;

Thence through said 3.148 acre tract, the following twelve (12) courses:

- 2) **North 81°51'39" East**, a distance of **39.44 feet** to a point being 120.00 feet left of centerline Station 219+52.00;
- 3) **South 53°08'21" East**, a distance of **7.07 feet** to a point being 115.00 feet left of centerline Station 219+57.00;
- 4) **North 81°51'39" East**, a distance of **98.00 feet** to a point being 115.00 feet left of centerline Station 220+55.00;
- 5) **North 08°08'21" West**, a distance of **20.00 feet** to a point being 135.00 feet left of centerline Station 220+55.00;
- 6) **North 81°51'39" East**, a distance of **20.00 feet** to a point being 135.00 feet left of centerline Station 220+75.00;
- 7) **South 08°08'21" East**, a distance of **20.00 feet** to a point being 115.00 feet left of centerline Station 220+75.00;
- 8) **North 81°51'39" East**, a distance of **99.00 feet** to a point being 115.00 feet left of centerline Station 221+74.00;
- 9) **North 88°26'34" East**, a distance of **26.17 feet** to a point being 112.00 feet left of centerline Station 222+00.00;
- 10) **North 81°51'39" East**, a distance of **75.00 feet** to a point being 112.00 feet left of centerline Station 222+75.00;
- 11) **North 77°17'13" East**, a distance of **75.24 feet** to a point being 118.00 feet left of centerline Station 223+50.00;
- 12) **North 81°51'39" East**, a distance of **67.00 feet** to a point being 118.00 feet left of centerline Station 224+17.00;

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- 13) **North 70°19'25" East**, a distance of **24.93 feet** to a point in the westerly line of a 4.326 acre tract of land in the name of Columbus Corporate Center, Inc., an Ohio corporation as described in Instrument Number 201306240106289, also being the easterly line of said 3.148 acre tract, being 122.99 feet left of centerline Station 224+41.43;

Thence with said easterly and westerly lines, the following two (2) courses:

- 14) **South 17°35'03" East**, a distance of **6.24 feet** to a point being 116.83 feet left of centerline Station 224+42.45;
- 15) **South 08°04'38" East**, a distance of **11.83 feet** to a point in said northerly Right-of-Way line, being the southwesterly corner of said 4.326 acre tract, being 105.00 feet left of centerline Station 224+42.44;
- 16) Thence **South 81°51'39" West**, with said northerly Right-of-Way line, a distance of **203.44 feet** to a point being 105.00 feet left of centerline Station 222+39.00;

Thence through said 3.148 acre tract, the following three (3) courses:

- 17) **North 08°08'21" West**, a distance of **2.00 feet** to a point being 107.00 feet left of centerline Station 222+39.00;
- 18) **South 81°51'39" West**, a distance of **6.00 feet** to a point being 107.00 feet left of centerline Station 222+33.00;
- 19) **South 08°08'21" East**, a distance of **2.00 feet** to a point in said northerly Right-of-Way line, also being the southerly line of said 3.148 acre tract, being 105.00 feet left of centerline Station 222+33.00;
- 20) Thence **South 81°51'39" West**, with said northerly Right-of-Way line and southerly tract line, a distance of **58.00 feet** to a point being 105.00 feet left of centerline Station 221+75.00;

Thence through said 3.148 acre tract, the following two (2) courses:

- 21) **North 08°08'21" West**, a distance of **5.00 feet** to a point being 110.00 feet left of centerline Station 221+75.00;
- 22) **South 81°51'39" West**, a distance of **252.44 feet** to the **True Place of Beginning**.

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The above described area contains 0.106 acres more or less, which is part of Franklin County Auditor's Permanent Parcel number 010-292307-00.

Bearings for this description are based on Ohio State Plane Coordinates, South Zone, NAD 83 (2007) Datum as established utilizing a GPS survey performed in October 2020, holding North $81^{\circ}51'39''$ 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