

## **EXHIBIT A**

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Ver. Date 03/05/2025

PID 115797

**PARCEL 42-T  
FRA-161-11.73  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
COMPLETE GRADING AND DRIVEWAY IMPROVEMENTS  
FOR 24 MONTHS FROM DATE OF ENTRY BY THE  
STATE OF OHIO, DEPARTMENT OF TRANSPORTATION**

[Surveyor's description of the premises follows]

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Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Quarter Township 4, Township 2, Range 18 of the United States Military Lands, lying within a 1.592-acre parcel conveyed to Adams Real Estate Investment Co., An Ohio Corporation of record in Instrument Number 201404280051623 and being more particularly described as follows:

Being a parcel of land lying on the left side of the centerline of a survey made for project FRA-161-11.73, made by the Ohio Department of Transportation, and being described hereon:

**Commencing** at a pin set at the intersection of the easterly right of way of Tamarack Boulevard, of record in Plat Book 41, Page 42, and the southerly property line of the said 1.592-acre tract, being 30.00' left of centerline station 55+53.14;

Thence leaving the said easterly right of way of Tamarack Boulevard, N 86°44'41" W, along the said southerly property line, a distance of 23.92' to a pin set, being 53.92' left of centerline station 55+53.14 and the **Point of Beginning** of the tract herein described;

Thence N 86°44'41" W, continuing along the said southerly property line and in the north line of the Common Area of Tamarack Condominium as shown in Condo Plat Book 1, Page 91 and as declared in Official Record 399 D11, a distance of 46.08' to a point, being 100.00' left of centerline station 55+53.14;

Thence leaving the said southerly property line and passing through the said 1.592-acre tract the following four (4) courses and distances:

1. N 03°15'19" E, a distance of 30.62' to a point, being 100.00' left of centerline Station 55+83.76;
2. S 86°44'41" E, a distance of 35.59' to a point, being 64.41' left of centerline Station 55+83.76;

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3. N 03°35'12" E, a distance of 44.37' to a point, being 64.16' left of centerline Station 56+28.13;
4. N 23°08'46" E, a distance of 26.59' to a point on the northerly property line of the said 1.592-acre tract, being 55.11' left of centerline Station 56+53.14;

Thence S 86°44'41" E, along the said northerly property line, a distance of 25.11' to a point on the said westerly right of way, being 30.00' left of centerline station 56+53.14;

Thence leaving the said northerly property line, S 03°15'19" W, along the said existing westerly right-of-way line, a distance of 53.61' to a pin set, being 30.00' left of centerline Station 55+99.53;

Thence leaving the said westerly right-of-way of Tamarack Boulevard and passing through the said 1.592-acre tract the following two (2) courses and distance:

1. With a curve to the right, having a radius of 77.50', a delta angle of 17°54'27", an arc length of 24.22', and subtended by a chord bearing S 33°19'45" W, a distance of 24.12', to a pin set, being 42.09' left of Station 55+78.65;
2. With a curve to the left, having a radius of 57.50', a delta angle of 28°18'31", an arc length of 28.41', and subtended by a chord bearing S 28°07'43" W, a distance of 28.12' to the **Point of Beginning**, containing 0.087 acres, more or less.

The above-described area is within Auditors Parcel No. 010-003903.

Subject to all legal rights-of-way and/or easements, if any, of previous record.

Bearings are based on the centerline of State Route 161 (Dublin-Granville Road) as having a bearing of S 87°00'00" E, established from GPS observations, referencing the State Plane Coordinate System, Ohio South Zone, NAD 83 (2011).

All pin set are 5/8-inch diameter steel rebar, 30-inches in length, with a yellow plastic cap inscribed with "Dynotec, Inc.".

This description is based upon a field survey performed by Dynotec, Inc. in July of 2022.

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This description was prepared on March 5, 2025 by Christopher M. Cook, P.S. 8424.

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Christopher M. Cook, P.S.  
Ohio Professional Surveyor No. 8424

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Date