

EXHIBIT A

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Ver. Date 06/03/22

PID 105734

**PARCEL 23-T
FRA 16 8.24
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
COMPLETE GRADING AND REMOVAL OF 4 TREES, 21 BUSHES AND FLOWER
BED
FOR 18 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, part of Quarter Township 3, Township 1, Range 16, United States Military Lands and being part of a 1.095 acre tract of land in the name of CFA Real Property I, LLC, a Georgia limited liability company, as described in IN. 200904240057758, 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), hereafter referred to as S.R. 16, as shown on the FRA-16-7.79 plans made by the Ohio Department of Transportation, and is more particularly described as follows:

Beginning for Reference at a concrete monument found in the southerly Right of Way line of said S.R. 16 (East Broad Street), being 33.00 feet right of centerline Station 205+00.00 as delineated in the FRA-16-7.79 centerline plat as recorded in Plat Book 29, Page 4;

Thence North 08°08'48" West, perpendicular to and leaving said southerly Right of Way line a distance of 33.00 feet to a point in said centerline, being centerline Station 205+00.00;

Thence with said FRA-16-7.79 centerline, the following two (2) courses:

1. South 81°51'12" West, a distance of 692.00 feet to a monument box set at a point of deflection at centerline Station 198+08.00;
2. South 82°20'12" West, a distance of 86.61 feet to a point at centerline Station 197+21.39;

Thence North 08°07'11" West, a distance of 121.00 feet to a point in the westerly line of a 1.429 acre tract in the name of GCR Retail, LLC, an Ohio limited liability company, as described in IN. 201802280027766, being 121.00 feet left of centerline Station 197+20.42 and the **True Place of Beginning** for the tract of land herein being described;

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Thence South 82°20'12" West, through said 1.095 acre tract, a distance of 186.02 to a point in the easterly line of a 0.744 acre tract of land in the name of Kemba Financial Credit Union, Inc., an Ohio Non-Profit Corporation, as described in IN. 200908050115046, being 121.00 feet left of centerline Station 195+34.40;

Thence North 08°07'11" West, with said easterly line, a distance of 17.00 feet to a point 138.00 feet left of centerline Station 195+34.26;

Thence through said 1.095 acre tract, the following three (3) courses:

1. North 82°20'12" East, a distance of 23.74 feet to a point 138.00 feet left of centerline Station 195+58.00;
2. South 29°27'53" East, a distance of 10.77 feet to a point 128.00 feet left of centerline Station 195+62.00;
3. North 82°22'22" East, a distance of 158.37 feet to a point 127.90 feet left of centerline Station 197+20.37;

Thence South 08°07'11" East, with said westerly line, a distance of 6.90 feet to the **True Place of Beginning**.

The above described area contains 0.036 acres, more or less, which is part of Franklin County Auditor's Permanent Parcel number 520-288029-00.

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 November 2017, holding North 82°20'12" East for the centerline of East Broad Street (State Route 16).

The stations referred to in this description are from the centerline of Right-of-Way of State Route 16, as found on the FRA-16-7.79 centerline plat as recorded in Franklin County Recorder's Office in Plat Book 29 Page 4.

The stations are shown on the FRA 16 8.24 centerline plat, as recorded in Franklin County Recorder's Office in Plat Book 132 Page 106-109.

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This description is based on an actual field survey performed from 11/2017 to 8/2020 and was created under the direction and supervision of John J. Raab, Registered Surveyor No. S-7863

John J. Raab
Registered Surveyor No. S-7863

Date