

EXHIBIT A

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Ver. Date 03/18/25

PID 115646

**PARCEL 62-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 4, Township 1 North, Range 16 West, United States Military District Lands, being a part of a 0.962 acres of land in the name of REGENCY CENTERS, L.P., a Delaware limited partnership, as described in Instrument Number 200006010108217, 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 said State Route 16 (East Broad Street) and Rosehill Road (R/W Varies), said intersection being centerline Station 227+31.51 of said State Route 16 (East Broad Street) and centerline Station 410+00.00 of said Rosehill Road, referenced by a 1" iron pin found in a monument box bearing South 81°51'39" West a distance of 662.31 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 1214.26 feet to a point at centerline station 239+45.77;

Thence North 08°08'21" West, leaving and perpendicular to said centerline, a distance of 110.00 feet to a point in the northerly Right-of-Way line of said State Route 16 (East Broad Street) being the southeasterly corner of a 5.156 acre tract of land, conveyed to The Villas At East Pointe Condominium Association as declared in Official Record 27831 Page C14 and as demonstrated in Condominium Plat Book 62 Page 19, also being the southwesterly corner of said 0.962 acre tract, said corner being 110.00 feet left of centerline Station 239+45.77 and the **True Place of Beginning** for the tract of land herein described;

- 1) Thence **North 08°09'12" West**, with the easterly line of said 5.156 acre tract, also being the westerly line of said 0.962 acre tract, a distance of **18.00 feet** to a point being 128.00 feet left of centerline Station 239+45.76;

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Thence through said 0.962 acre tract, the following four (4) courses:

- 2) **North 70°15'47" East**, a distance of **29.84 feet** to a point being 134.00 feet left of centerline Station 239+75.00;
- 3) **North 81°51'39" East**, a distance of **100.00 feet** to a point being 134.00 feet left of centerline Station 240+75.00;
- 4) **South 44°10'00" East**, a distance of **13.60 feet** to a point being 123.00 feet left of centerline Station 240+83.00;
- 5) **North 81°51'39" East**, a distance of **72.39 feet** to a point in the westerly line of a 6.288 acre tract of land in the name of the Residences at Eastpointe Ridge Condominium Association, known as the Common Area of the RESIDENCES AT EASTPOINTE CONDOMINIUM as declared in Instrument Number 202212300174696 and as demonstrated in Condominium Plat Book 302 Page 511, also in the easterly line of said 0.962 acre tract, said point being 123.00 feet left of centerline Station 241+55.39;
- 6) Thence **South 08°09'12" East**, with said westerly line, a distance of **13.00 feet** to a point in the northerly Right-of-Way line of said State Route 16 (East Broad Street), being the southwesterly corner of said 6.288 acre tract, also being the southeasterly corner of said 0.962 acre tract, and 110.00 feet left of centerline Station 241+55.39;
- 7) Thence **South 81°51'39" West**, with said northerly Right-of-Way line, also being the southerly line of said 0.962 acre tract, a distance of **209.62 feet** to the **True Place of Beginning**.

The above described area contains 0.094 acres, more or less, which is part of Franklin County Auditor's Permanent Parcel Number 010-231562-00.

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°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.

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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