

## EXHIBIT A

COC TEMP

Rev. 1-24-23

Date 10/22/25

Plan No. 3997-E

### **PARCEL 8-T 0.360 ACRES**

#### **TEMPORARY EASEMENT FOR THE PURPOSE OF PERFORMING THE WORK NECESSARY FOR CONSTRUCTION OF PLAN 3997-E AND TO GRADE FOR 24 MONTHS FROM DATE OF ENTRY IN THE NAME AND FOR THE USE OF CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

**[Surveyor's description of the premises follows]**

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Situate in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 3, Township 1, Range 16, United States Military Lands, being created from a 7.000 acre tract as conveyed to **PAAR 108-Blacklick LLC**, a Michigan limited liability company in Instrument Number 202408060078912 at the Franklin County Recorder's Office, lying on the left of the proposed centerline of Blossom Field Boulevard (varied right of way) and bounded and described as follows:

Commencing at a 1 inch iron pin set in a monument box at the centerline intersection of East Broad Street (varied right of way) at centerline station 201+75.71 and proposed centerline of Blossom Field Boulevard (varied right of way) at centerline station 49+97.04, thence **North 04 degrees 04 minutes 48 seconds East**, with said proposed centerline, a distance of **1201.86 feet** to the south line of a 68.773 acre tract as conveyed to Trident Broad Development, LLC, a Massachusetts limited liability company in Instrument Number 202408300089021, and also the north line of a 16.877 acre tract as conveyed to Columbus East Senior Living, LLC, an Ohio limited liability company in Instrument Number 201711130159656, being at station 61+98.89;

Thence **South 82 degrees 11 minutes 38 seconds West**, leaving said proposed centerline, and with said north and south lines, a distance of **76.65 feet** to an iron pin set in the north line of said 16.877 acre tract and the south line of said 7.000 acre tract, said pin being the **True Point of Beginning**, also being at 75.00 feet left of centerline station 61+83.11, passing an iron pin set at 54.29 feet, being the southwest corner of said 68.773 acre tract and the southeast corner of said 7.000 acre tract, also being at 53.13 feet left of centerline station 61+87.73;

Thence **South 82 degrees 11 minutes 38 seconds West**, with said north line, a distance of **7.64 feet**, being at 82.48 feet left of centerline station 61+81.53;

Thence **North 07 degrees 48 minutes 06 seconds West**, leaving said north and south lines, a distance of **81.71 feet**, being at 99.30 feet left of centerline station 62+61.50;

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Thence **North 82 degrees 11 minutes 54 seconds East** a distance of **4.26 feet**, being at 95.13 feet left of centerline station 62+62.37;

Thence **North 07 degrees 48 minutes 06 seconds West** a distance of **234.70 feet**, being at 143.46 feet left of centerline station 64+92.04;

Thence **South 82 degrees 11 minutes 54 seconds West** a distance of **5.50 feet**, being at 148.84 feet left of centerline station 64+90.91;

Thence **North 07 degrees 48 minutes 06 seconds West** a distance of **45.92 feet**, being at 158.29 feet left of centerline station 65+35.85;

Thence **North 82 degrees 11 minutes 54 seconds East** a distance of **21.24 feet**, being at 137.51 feet left of centerline station 65+40.22;

Thence **North 07 degrees 48 minutes 06 seconds West** a distance of **38.00 feet**, being at 145.33 feet left of centerline station 65+77.41;

Thence **South 82 degrees 11 minutes 54 seconds West** a distance of **18.24 feet**, being at 163.18 feet left of centerline station 65+73.65;

Thence **North 07 degrees 48 minutes 06 seconds West** a distance of **241.63 feet** to the southerly existing right of way of Westbourne Avenue and the north line of said 7.000 acre tract, being at 212.93 feet left of Blossom Field Boulevard centerline station 68+10.11;

Thence **South 88 degrees 22 minutes 37 seconds East**, with said existing right of way and said north line, a distance of **8.90 feet**, being 204.04 feet left of centerline station 68+10.49;

Thence **South 23 degrees 22 minutes 14 seconds West**, leaving said existing right of way and said north line, a distance of **6.55 feet**, being 206.21 feet left of centerline station 68+04.31;

Thence **South 66 degrees 37 minutes 46 seconds East** a distance of **20.00 feet**, being at 187.33 feet left of centerline station 67+97.70;

Thence **North 23 degrees 22 minutes 14 seconds East** a distance of **11.09 feet** to the west line of said 68.773 acre tract and the proposed westerly right of way for Blossom Field Boulevard, also being at 183.67 feet left of centerline station 68+08.17;

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Thence **South 07 degrees 48 minutes 06 seconds East**, with said west line and said proposed right of way, a distance of **527.78 feet** to an iron pin set, being at 75.00 left of centerline station 62+91.70;

Thence **South 04 degrees 04 minutes 48 seconds West**, leaving said west line and with said proposed right of way, a distance of **108.59 feet** to the **True Point of Beginning**.

The above describe area contains a total of **0.360 acres**, more or less, within Franklin County Auditor's Parcel Number 520-302801-00 which includes 0.000 acres in the present road occupied.

Grantor, PAAR 108-Blacklick LLC, a Michigan limited liability company claims the right to grant the easement by record Instrument No. 202408060078912 in the records of Franklin County, Ohio.

All iron pins set, as shown on the plan and in the above descriptions are 5/8 inch diameter, thirty (30) inches long with a cap stamped "Rii," unless otherwise specified;

Basis of stationing:

Proposed centerline of Blossom Field Boulevard centerline stationing set = 49+97.04 at the centerline intersection of existing right of way East Broad Street and Blossom Field Boulevard as established for this project.

Bearings used in this description are based on Ohio State Plane Coordinate System, South Zone as per NAD 83(2011) and were established utilizing ODOT's RTN System, GPS equipment and procedures and an established bearing of N 04°04'48" E on the centerline of Blossom Field Boulevard.

This description was prepared from existing records and a field survey performed in November 2024 by Resource International, Inc.

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Mark Ward  
Professional Surveyor Number S-7514  
Date: \_\_\_\_\_