

EXHIBIT A

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Ver. Date 03/18/25

PID 115646

**PARCEL 56-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 Land, part of Lot 1 of Columbus Industrial Park as delineated in Plat Book 48 Page 79, being part of a 4.326 acre tract of land in the name COLUMBUS CORPORATE CENTER, INC., an Ohio corporation as described in Instrument Number 201306240106289, 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 584.92 feet to a point at centerline station 224+42.44;

Thence North 08°08'21" West, leaving and perpendicular to said centerline, a distance of 105.00 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 3.148 acre tract of land in the name of AFI EAST BROAD COMMONS LLC, an Ohio limited liability company as described in Instrument Number 201504130047086, also being the southwesterly corner of said 4.326 acre tract, said corner being 105.00 feet left of centerline Station 224+42.44 and the **True Place of Beginning** for the tract of land herein described;

Thence with the easterly line of said 3.148 acre tract, also being the westerly line of said 4.326 acre tract, the following two (2) courses:

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- 1) **North 08°04'38" West**, a distance of **11.83 feet** to a point being 116.83 feet left of centerline Station 224+42.45;
- 2) **North 17°35'03" West**, a distance of **6.24 feet** to a point being 122.99 feet left of centerline Station 224+41.43;

Thence through said 4.326 acre tract, the following three (3) courses:

- 3) **North 71°10'33" East**, a distance of **27.04 feet** to a point being 128.00 feet left of centerline Station 224+68.00;
- 4) **North 80°35'26" East**, a distance of **90.20 feet** to a point being 130.00 feet left of centerline Station 225+58.18;
- 5) **South 27°53'17" West**, a distance of **30.91 feet** to a point in the northerly Right-of-Way line of said State Route 16 (East Broad Street), also being the southerly line of said 4.326 acre tract, being 105.00 feet left of centerline Station 225+40.00;
- 6) Thence **South 81°51'39" West**, with said northerly Right-of-Way line, a distance of **97.56 feet** to the **True Place of Beginning**.

The above described area contains 0.057 acres, more or less, which is part of Franklin County Auditor's Permanent Parcel Number 010-121094-00.

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