

EXHIBIT A

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Ver. Date 03/18/25

PID 115646

**PARCEL 52-T2
FRA-16-9.27
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
TO CONSTRUCT DRIVE AND 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 District, being part of a 18.875 acre tract of land in the name of ROSEBROOK LIMITED, an Ohio limited liability company as described in Official Record 30785 Page B01, all records are on file with the Franklin County Recorder's Office, and being a tract of land lying on the right 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 South 81°51'39" West, with the centerline of Right-of-Way of said State Route 16 (East Broad Street), a distance of 7.06 feet to a point, being the northeasterly corner of a 0.260 acre tract of land in the name of the CITY OF COLUMBUS, OHIO, a municipal corporation as described in Instrument Number 200102090027118 and centerline Station 218+50.46;

Thence South 03°01'19" West, with the easterly line of said 0.260 acre tract a distance of 33.64 feet to a point in the southerly Right-of-Way line of said State Route 16 (East Broad Street), being the northwesterly corner of said 18.875 acre tract and being 33.00 feet right of centerline Station 218+43.94;

Thence North 81°51'39" East, with said southerly Right-of-Way line, also being the northerly line of said 18.875 acre tract, a distance of 66.06 feet to a point being 33.00 feet right of centerline Station 219+10.00 and **True Place of Beginning** for the tract of land herein described;

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- 1) Thence **North 81°51'39" East**, with said southerly Right-of-Way line, also being the northerly line of said 18.875 acre tract, a distance of **255.00 feet** to a point being 33.00 feet right of Station 221+65.00;

Thence through said 18.875 acre tract, the following three (3) courses:

- 2) **South 08°08'21" East**, a distance of **12.00 feet** to a point being 45.00 feet right of Station 221+65.00;
- 3) **North 81°51'39" East**, a distance of **15.00 feet** to a point being 45.00 feet right of centerline Station 221+80.00;
- 4) **North 08°08'21" West**, a distance of **12.00 feet** to a point in said southerly Right-of-Way line, also being said northerly line, being 33.00 feet right of centerline Station 221+80.00;
- 5) Thence **North 81°51'39" East**, with said southerly Right-of-Way line, also with said northerly line, a distance of **54.00 feet** to a point being 33.00 feet right of centerline Station 222+34.00;

Thence through said 18.875 acre tract, the following fourteen (14) courses:

- 6) **South 08°08'21" East**, a distance of **5.00 feet** to a point set being 38.00 feet right of centerline Station 222+34.00;
- 7) **North 81°51'39" East**, a distance of **30.50 feet** to a point being 38.00 feet right of centerline Station 222+64.50;
- 8) **South 88°49'45" East**, a distance of **30.91 feet** to a point being 43.00 feet right of centerline Station 222+95.00;
- 9) **North 82°46'39" East**, a distance of **250.03 feet** to a point being 47.00 feet right of centerline Station 225+45.00;
- 10) **North 81°51'39" East**, a distance of **55.00 feet** to a point being 47.00 feet right of centerline Station 226+00.00;
- 11) **North 88°59'09" East**, a distance of **40.31 feet** to a point being 52.00 feet right of centerline Station 226+40.00;

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- 12) **South 27°25'45" East**, a distance of **22.83 feet** to a point being 73.54 feet right of centerline Station 226+47.54;
- 13) **North 86°10'44" West**, a distance of **89.48 feet** to a point being 55.00 feet right of centerline Station 225+60.00;
- 14) **South 82°44'32" West**, a distance of **195.02 feet** to a point being 52.00 feet right of centerline Station 223+65.00;
- 15) **South 88°59'09" West**, a distance of **40.31 feet** to a point being 47.00 feet right of centerline Station 223+25.00;
- 16) **South 81°00'05" West**, a distance of **200.02 feet** to a point being 50.00 feet right of centerline Station 221+25.00;
- 17) **North 08°08'21" West**, a distance of **10.00 feet** to a point being 40.00 feet right of centerline Station 221+25.00;
- 18) **South 81°51'39" West**, a distance of **215.00 feet** to a point being 40.00 feet right of centerline Station 219+10.00;
- 19) Thence **North 08°08'21" West**, a distance of **7.00 feet** to the **True Place of Beginning**.

The above described area contains 0.156 acres more or less, which is part of Franklin County Auditor's Permanent Parcel number 520-121069-00.

Bearings for this description are based on Ohio State Plane Coordinates, South Zone, NAD 83 (2007) Datum as established using 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