

EXHIBIT A

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Ver. Date 06/01/25

PID 115646

**PARCEL 57-T
FRA-16-9.27
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY 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 Lands, part of Lot 1 of Columbus Industrial Park as delineated in Plat Book 48 Page 79, being part of a 20.231 acre tract of land in the name MENARDS, INC., a Wisconsin corporation, as described in Instrument Number 201102100021230, 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 826.00 feet to a point at centerline station 226+83.52;

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 4.326 acre tract of land in the name of Columbus Corporate Center, Inc., an Ohio Corporation as described in the Instrument Number 201306240106289 and Deed Book 3477 Page 518, also being the southwesterly corner of said 20.231 acre tract, said corner being 105.00 feet left of centerline Station 226+83.52;

Thence North 16°29'57" West, with the easterly line of said 4.326 acre tract, also being the westerly line of said 20.231 acre tract, a distance of 55.59 feet to a point being 160.00 feet left of centerline Station 226+75.44;

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Thence North 81°51'39" East, leaving said westerly line and through said 20.231 acre tract, a distance of 28.11 feet to a point being 160.00 feet left of centerline Station 226+92.47 and the **True Place of Beginning** for the tract of land herein described;

Thence through said 20.231 acre tract, the following ten (10) courses:

- 1) **North 14°51'18" West**, a distance of **57.31 feet** to a point being 216.91 feet left of centerline Station 226+85.77;
- 2) **North 21°14'22" West**, a distance of **67.94 feet** to a point being 283.09 feet left of centerline Station 226+70.37;
- 3) **North 30°08'49" West**, a distance of **35.85 feet** to a point being 316.33 feet left of centerline Station 226+56.93;
- 4) **North 19°19'01" West**, a distance of **49.76 feet** to a point being 365.14 feet left of centerline Station 226+47.28;
- 5) **North 12°35'12" West**, a distance of **49.32 feet** to a point being 414.31 feet left of centerline Station 226+43.46;
- 6) **North 61°44'45" East**, a distance of **46.07 feet** to a point being 430.16 feet left of centerline Station 226+86.72;
- 7) **South 28°48'56" East**, a distance of **320.82 feet** to a point being 130.00 feet left of centerline Station 228+00.00;
- 8) **North 81°51'39" East**, a distance of **117.00 feet** to a point being 130.00 feet left of centerline Station 229+17.00;
- 9) **South 08°08'21" East**, a distance of **11.00 feet** to a point being 119.00 feet left of centerline Station 229+17.00;
- 10) **North 81°51'39" East**, a distance of **485.79 feet** to a point in the westerly line of a 5.156 acre tract of land in the name of The Villas at East Pointe Condominium Association, being the Common Area of THE VILLAS AT EAST POINTE CONDOMINIUM as declared in Official Record 27831 Page C14 and demonstrated in Condominium Plat Book 62 Page 19, also being the easterly line of said 20.231 acre tract, being 119.00 feet left of centerline Station 234+02.79;

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- 11) Thence **South 04°18'13" West**, with said westerly line, a distance of **7.17 feet** to a point being 112.00 feet left of Station 234+01.25;

Thence through said 20.231 acre tract, the following thirteen (13) courses:

- 12) **South 81°51'39" West**, a distance of **83.25 feet** to a point being 112.00 feet left of centerline Station 233+18.00;
- 13) **North 08°08'21" West**, a distance of **2.00 feet** to a point being 114.00 feet left of centerline Station 233+18.00;
- 14) **South 81°51'39" West**, a distance of **43.00 feet** to a point being 114.00 feet left of centerline Station 232+75.00;
- 15) **South 08°08'21" East**, a distance of **2.00 feet** to a point being 112.00 feet left of centerline Station 232+75.00;
- 16) **South 81°51'39" West**, a distance of **355.00 feet** to a point being 112.00 feet left of centerline Station 229+20.00;
- 17) **South 87°34'17" West**, a distance of **10.05 feet** to a point being 113.00 feet left of centerline Station 229+10.00;
- 18) **South 81°51'39" West**, a distance of **91.00 feet** to a point being 113.00 feet left of centerline Station 228+19.00;
- 19) **North 08°08'21" West**, a distance of **7.00 feet** to a point being 120.00 feet left of centerline Station 228+19.00;
- 20) **South 81°51'39" West**, a distance of **31.00 feet** to a point being 120.00 feet left of centerline Station 227+88.00;
- 21) **North 53°08'21" West**, a distance of **7.07 feet** to a point being 125.00 feet left of centerline Station 227+83.00;
- 22) **North 24°55'45" West**, a distance of **111.37 feet** to a point being 231.62 feet left of centerline Station 227+50.83;
- 23) **South 16°29'57" East**, a distance of **72.39 feet** to a point being 160.00 feet left of centerline Station 227+72.44;

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24) South 81°51'39" West, a distance of 68.89 feet to the True Place of Beginning.

The above described area contains 0.562 acres more or less, which is part of Franklin County Auditor's Permanent Parcel number 010-289867-00.

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.

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