

EXHIBIT A

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Ver. Date 05/30/25

PID 115646

**PARCEL 50-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 Lands, being part of a 1.168 acre tract of land in the name of TIM DONUT U.S. LIMITED, INC., a Florida corporation as described in Instrument Number 200503030038997, 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 South 81°51'39" West, with the centerline of Right-of-Way of said State Route 16 (East Broad Street), a distance of 190.25 feet to a point at centerline station 216+67.27 of said State Route 16 (East Broad Street);

Thence North 08°08'21" West, leaving and perpendicular to said centerline, a distance of 105.00 feet to the southwesterly corner of said 1.168 acre tract, being in the northerly Right-of-Way line of said State Route 16 (East Broad Street), also being the southeasterly corner of a 2.964 acre tract in the name of DAMASCUS COMPANY LTD., an Ohio limited liability company as described in Instrument Number 199807130174488, said corner being 105.00 feet left of centerline Station 216+67.27 of said State Route 16 (East Broad Street), referenced by 5/8" iron pin found bearing South 49°51'32" West a distance of 0.20 feet, and being the **True Place of Beginning** for the tract of land herein described;

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- 1) Thence **North 08°08'40" West**, with the easterly line of said 2.964 acre tract and the westerly line of said 1.168 acre tract, a distance of **9.00 feet** to a point being 114.00 feet left of centerline Station 216+67.27 of said State Route 16 (East Broad Street);

Thence through said 1.168 acre tract, the following ten (10) courses:

- 2) **North 81°51'39" East**, a distance of **110.73 feet** to a point being 114.00 feet left of centerline Station 217+78.00 of said State Route 16 (East Broad Street);
- 3) **North 46°15'11" East**, a distance of **36.29 feet** to a point being 135.13 feet left of Station 218+07.51 of the of said State Route 16 (East Broad Street);
- 4) **North 07°50'22" West**, a distance of **95.05 feet** to a point being 49.50 feet left of centerline Station 102+30.00 of said Brice Road;
- 5) **North 02°21'53" West**, a distance of **31.90 feet** to a point being 47.00 feet left of centerline Station 102+60.00 of said Brice Road;
- 6) **North 03°59'37" West**, a distance of **52.93 feet** to a point being 47.00 feet left of centerline Station 103+10.00 of said Brice Road;
- 7) **North 00°07'28" East**, a distance of **68.80 feet** to a point being 47.00 feet left of centerline Station 103+75.00 of said Brice Road;
- 8) **South 87°32'52" East**, a distance of **3.00 feet** to a point being 44.00 feet left of centerline Station 103+75.00 of said Brice Road;
- 9) **South 01°40'56" East**, a distance of **79.03 feet** to a point being 42.00 feet left of centerline Station 103+00.00 of said Brice Road;
- 10) **South 03°41'52" East**, a distance of **116.07 feet** to a point being 47.50 feet left of centerline Station 101+88.00 of said Brice Road;
- 11) **South 08°08'39" East**, a distance of **60.45 feet** to a point in the westerly Right-of-Way line of said Brice Road, also being the easterly line of said 1.168 acre tract, being 127.54 feet left of Station 218+10.01 of said State Route 16 (East Broad Street);
- 12) Thence **South 36°51'21" West**, with said westerly Right-of-Way line and easterly line of said 1.168 acre tract, a distance of **31.88 feet** to the intersection of the westerly Right-of-Way line of said Brice Road and the northerly Right-of-Way line of said State Route 16

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(East Broad Street), being 105.00 feet left of centerline Station 217+87.47 of said State Route 16 (East Broad Street);

- 13) Thence **South 81°51'39" West**, with said northerly Right-of-Way line, also being the southerly line of said 1.168 acre tract, a distance of **120.20 feet** to the **True Place of Beginning**.

The above described area contains 0.054 acres more or less, which is part of Franklin County Auditor's Permanent Parcel number 520-274828-00.

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