

**PARCEL 14 – T1**  
**0.002 ACRES**  
**TEMPORARY CONSTRUCTION EASEMENT FOR THE PURPOSE OF**  
**PERFORMING THE WORK NECESSARY TO CONSTRUCT SIDEWALK**  
**AND DRIVE TO GRADE**  
**FOR 24 MONTHS FROM THE 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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Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Half Section 51, Township 12, Range 21, of the Refugee Lands, and being part of a 3.043 acre tract conveyed to Broadstone KBC Portfolio, LLC, A New York Limited Liability Company (hereinafter referred to as "Grantor") by deed of record in Instrument Numbers 202207180104879 and 202207200106127 (Franklin County Parcel Number 010-015044-00) (all documents referenced herein are from the Franklin County Recorder's Office), and being more particularly described as follows:

**BEGIN FOR REFERENCE** at a concrete monument with an aluminum cap labeled "Frank 144" located along I-70 and the entrance ramp for James Road;

Thence South  $36^{\circ} 52' 15''$  East a distance of 6698.92 feet to a 1" Rebar set at the centerline right-of-way intersection of Refugee Road (Station 63+08.57) and Courtright Road (Station 00+00.00);

Thence North  $04^{\circ} 16' 25''$  East a distance of 352.80 feet along centerline of Courtright Road (80 feet in width) to a point at centerline Station 03+52.80;

Thence North  $85^{\circ} 43' 35''$  West a distance of 40.00 feet crossing Courtright Road to a point on the westerly right-of-way line of Courtright Road and the easterly line of the Grantor's 3.043 acre tract, 40.00 feet left of centerline station 03+52.80 and being the **TRUE POINT OF BEGINNING** for the Temporary Easement herein described;

## EXHIBIT A

Thence leaving the westerly right-of-way line of Courtright Road on the following three (3) courses across the Grantor's 3.043 acre tract;

1. North 85° 43' 35" West a distance of 4.00 feet to a point 44.00 feet left of centerline station 03+52.80;
2. North 04° 16' 25" East a distance of 25.91 feet to a point 44.00 feet left of centerline station 03+78.72;
3. South 85° 43' 35" East a distance of 4.00 feet to a point on the westerly right-of-way line of Courtright Road 40.00 feet left of centerline station 03+78.72;

Thence South 04° 16' 25" West a distance of 25.91 feet continuing along the westerly right-of-way line of Courtright Road to the **TRUE POINT OF BEGINNING**, containing 0.002 acres, more or less, being subject to all easements, restrictions, and right-of-way of record.

This description was prepared by Robert J. Sands, Ohio Professional Survey Number 8053, and is based on a survey conducted by DLZ Ohio, Inc. in 2021 under his direct supervision.

The bearings for this description are based on the Ohio State Plane Coordinate System, South Zone, and reference the North American Datum of 1983 and the 2007 adjustment (NAD83(2007)), with the bearing of Courtright Road being North 04° 20' 06" East.

Where described, iron pins set are 5/8 inch rebar, 30 inches long, with yellow caps stamped "DLZ OHIO INC."

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Robert J. Sands  
Professional Surveyor No. 8053

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Date