

EXHIBIT A

Page 1 of 3

LPA RX 887 T

Rev. 07/09

Ver. Date 06-03-22

PID 105734

**PARCEL 27-T
FRA 16 8.24
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, part of Quarter Township 3, Township 1, Range 16, United States Military Lands and being part of a 1.170 acre tract of land in the name of Moo Moo East Broad, LLC, an Ohio Limited Liability Company, as described in IN. 200810170154428, 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), hereafter referred to as S.R. 16, as shown on the FRA-16-7.79 plans made by the Ohio Department of Transportation, and is more particularly described as follows:

Beginning for Reference at a concrete monument found in the southerly Right of Way line of said S.R. 16 (East Broad Street), being 33.00 feet right of centerline Station 205+00.00 as delineated in the FRA-16-7.79 centerline plat as recorded in Plat Book 29, Page 4;

Thence North 08°08'48" West, perpendicular to and leaving said southerly Right of Way line a distance of 33.00 feet to a point in said centerline, being centerline Station 205+00.00;

Thence South 81°51'12" West, with said FRA-16-7.79 centerline, a distance of 534.94 feet to a point of at centerline Station 199+65.06;

Thence North 08°07'11" West, perpendicular to said centerline, a distance of 118.00 feet to a point in the easterly line of a 1.429 acre tract of land in the name of GCR Retail, LLC, an Ohio Limited Liability Company, as described in IN. 201802280027766, being 118.00 feet left of centerline Station 199+65.11 and the **True Place of Beginning** for the tract of land herein being described;

Thence North 08°07'11" West, with said easterly line, a distance of 2.00 feet to a point 120.00 feet left of centerline Station 199+65.12;

Thence through said 1.170 acre tract, the following four (4) courses:

EXHIBIT A

Page 2 of 3

LPA RX 887 T

Rev. 07/09

1. North 81°51'12" East, a distance of 140.28 feet to a point 120.00 feet left of centerline Station 201+05.39;
2. North 48°09'47" East, a distance of 33.50 feet to a point 138.58 feet left of centerline Station 201+33.27;
3. North 04°29'12" East, a distance of 74.21 feet to a point 211.00 feet left of centerline Station 201+49.50;
4. South 85°37'14" East, a distance of 9.87 feet to a point in a westerly line of a 16.879 acre tract in the name of Columbus East Senior Living, LLC, an Ohio Limited Liability Company, as described in IN. 201711130159656, being 208.86 feet left of centerline Station 201+59.14;

Thence South 04°05'02" West, with said westerly line, a distance of 66.37 feet to a point being 144.00 feet left of centerline Station 201+45.08;

Thence through said 1.170 acre tract, the following two (2) courses:

1. South 48°12'52" West, a distance of 46.94 feet to a point 118.00 feet left of centerline Station 201+06.00;
2. South 81°51'12" West, a distance of 140.89 feet to the **True Place of Beginning**.

The above described area contains 0.025 acres, more or less, which is part of Franklin County Auditor's Permanent Parcel number 520-287567-00.

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 November 2017, holding North 82°20'12" East for the centerline of East Broad Street (State Route 16).

The stations referred to in this description are from the centerline of Right-of-Way of State Route 16, as found on the FRA-16-7.79 centerline plat as recorded in Franklin County Recorder's Office in Plat Book 29 Page 4.

The stations are shown on the FRA 16 8.24 centerline plat, as recorded in Franklin County Recorder's Office in Plat Book 132 Page 106-109.

EXHIBIT A

LPA RX 887 T

Page 3 of 3
Rev. 07/09

This description is based on an actual field survey performed from 11/2017 to 8/2020 and was created under the direction and supervision of John J. Raab, Registered Surveyor No. S-7863

John J. Raab
Registered Surveyor No. S-7863

Date