

EXHIBIT A

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Ver. Date 08/21/2025

PID 115646

**PARCEL 40-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 District Lands, being a part of a 0.701 acre tract of land in the name of WH CAPITAL, L.L.C., a Georgia limited liability company, as described in Instrument Number 200205080116345, 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 475.62 feet to a point being centerline Station 213+81.90;

Thence North 08°08'21" West, leaving and perpendicular to said centerline, a distance of 105.00 feet to a point on the northerly Right-of-Way line of said State Route 16 (East Broad Street), being the southwesterly corner of a 0.735 acre tract of land in the name of the City of Columbus, Ohio, a municipal corporation as described in Official Record 845, Page D19, and being the southeasterly corner of said 0.701 acre tract, also being 105.00 feet left of centerline Station 213+81.90, referenced by a 5/8" iron pin found bearing South 22°17'35" East a distance of 0.14 feet, and the **True Place of Beginning** for the tract of land herein being described;

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- 1) Thence **South 81°51'39" West**, with said northerly Right-of-Way line, also being the southerly line of said 0.701 acre tract, a distance of **171.90 feet** to a point being 105.00 feet left of centerline Station 212+10.00;

Thence through said 0.701 acre tract, the following two (2) courses:

- 2) **North 08°08'21" West**, a distance of **5.00 feet** to a point being 110.00 feet left of centerline Station 212+10.00;
- 3) **South 81°51'39" West**, a distance of **21.10 feet** to a point in the easterly line of 4.997 acre tract in the name of Abdirahman Adan (5/8) and Abdirisaq Yusuf (3/8) as described in Instrument Numbers 202504170038767, 202402070012546, and 202106220108795, said point being 110.00 feet left of centerline Station 211+88.90;
- 4) Thence with the easterly line of said 4.997 acre tract, also being the westerly line of said 0.701 acre tract a curve to the right, having a **radius of 20.00 feet**, a **central angle of 36°59'27"**, an **arc length of 12.91 feet**, a **chord bearing of North 38°03'23" West** and a **chord distance of 12.69 feet**, to a point being 121.00 feet left of centerline Station 211+82.57;

Thence through said 0.701 acre tract, the following four (4) courses:

- 5) **North 81°51'39" East**, a distance of **67.43 feet** to a point being 121.00 feet left of centerline Station 212+50.00;
- 6) **North 80°46'10" East**, a distance of **105.02 feet** to a point being 123.00 feet left of centerline Station 213+55.00;
- 7) **South 75°45'33" East**, a distance of **18.38 feet** to a point being 116.00 feet left of centerline Station 213+72.00;
- 8) **North 81°51'39" East**, a distance of **12.20 feet** to a point in the westerly line of said 1.678 acre tract, also being the easterly line of said 0.701 acre tract, being 116.00 feet left of centerline Station 213+84.20;
- 9) Thence **South 03°41'17" West**, with said westerly and easterly lines, a distance of **11.24 feet** to the **True Place of Beginning**;

The above described area contains 0.070 acres more or less, which is part of Franklin County Auditor's Permanent Parcel number 520-254101-00.

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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 $81^{\circ}51'39''$ 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