

EXHIBIT A

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Ver. Date 03/12/25

PID 120251

**PARCEL 27-T
FRA-SRTS MT VERNON**

**TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
COMPLETE CONSTRUCTION AND GRADING, DRIVEWAY WORK
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, being located in Half Section 13, Township 5, Range 22, Refugee Lands, being part of Disposal Parcels 5 of Mt. Vernon Plaza Urban Renewal Plat as delineated on the plat recorded in Plat Book 50 pages 70 and 71, and being out of 2.102 acre tract as conveyed to **Shiloh Grove Limited Partnership, an Ohio Limited Liability Partnership** in Instrument Number 201812270173879 at the Recorder's Office of Franklin County, Ohio, lying on the left side of the centerline of Mount Vernon Avenue and being more particularly described as follows:

Commencing at a mag spike set at the centerline of intersection of Mount Vernon Avenue (variable right of way width) at centerline station 126+86.32, with Miami Avenue (55.00 foot right of way) at centerline station 45+00.00;

Thence **South 77 degrees 28 minutes 32 seconds West**, with the centerline of Mount Vernon Avenue, a distance of **195.24 feet** to a point on line at centerline station 124+91.08;

Thence **North 12 degrees 31 minutes 28 seconds West**, leaving said centerline, a distance of **35.00 feet** to a point in the existing north right of way line of Mount Vernon Avenue and the southeast corner of an 11.037 acres tract as conveyed to MVP II 2018 L.L.C., a Michigan limited liability company, in Instrument Numbers 201901080002719 and 201904010036334, same being the southwest corner of the grantor's 2.102 acre tract, at 35.00 feet left of centerline station 124+91.08 and the **True Point of Beginning**;

Thence **North 03 degrees 40 minutes 54 seconds East**, with the east line of said 11.037 acres tract and the west line of the grantor's 2.102 acre tract a distance of **8.33 feet** to a point at 43.00 feet left of centerline station 124+93.40;

Thence crossing through said 2.102 acres tract, the following twelve (12) courses:

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- 1- North 77 degrees 28 minutes 32 seconds East**, a distance of **185.05 feet** to a point at 43.00 feet left of centerline station 126+78.45;
- 2- South 78 degrees 19 minutes 42 seconds East**, a distance of **12.20 feet** to a point at 38.00 feet left of centerline station 126+89.58;
- 3- North 77 degrees 28 minutes 32 seconds East**, a distance of **40.00 feet** to a point at 38.00 feet left of centerline station 127+29.58;
- 4- North 20 degrees 22 minutes 56 seconds West**, a distance of **6.00 feet** to a point at 43.95 feet left of centerline station 127+28.76;
- 5- North 77 degrees 36 minutes 25 seconds East**, a distance of **9.00 feet** to a point at 43.92 feet left of centerline station 127+37.76;
- 6- South 21 degrees 42 minutes 40 seconds East**, a distance of **6.00 feet** to a point at 38.00 feet left of centerline station 127+38.72;
- 7- North 77 degrees 28 minutes 32 seconds East**, a distance of **64.00 feet** to a point at 38.00 feet left of centerline station 128+02.72;
- 8- North 14 degrees 22 minutes 28 seconds East**, a distance of **10.09 feet** to a point at 47.00 feet left of centerline station 128+07.28;
- 9- North 77 degrees 28 minutes 32 seconds East**, a distance of **60.00 feet** to a point at 47.00 feet left of centerline station 128+67.29;
- 10- South 12 degrees 31 minutes 28 seconds East**, a distance of **9.00 feet** to a point at 38.00 feet left of centerline station 128+67.29;
- 11- North 77 degrees 28 minutes 32 seconds East**, a distance of **73.81 feet** to a point at 38.00 feet left of centerline station 129+41.10;
- 12- North 31 degrees 53 minutes 22 seconds East**, a distance of **7.00 feet** to a point in the west line of a 0.806 acre tract as conveyed City of Columbus in Deed Book 3607 Page 301, same being the east line of the grantor's 2.102 acres tract, said point being 43.00 feet left of centerline station 129+46.00;

Thence **South 03 degrees 39 minutes 31 seconds West**, with said west line, a distance of **8.33 feet** to a point in the existing north right of way line for Mt Vernon Avenue and the southwest

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corner of said 0.806 acres tract, same being also the southeast corner of the grantor's 2.102 acres tract, said point being 35.00 feet left of centerline station 129+43.67;

Thence **South 77 degrees 28 minutes 32 seconds West**, with said existing north right of way line for Mt Vernon Avenue a distance of **452.60 feet** to the **True Point of Beginning**.

The above describe area contains a total of **0.067 acres** within Franklin County Auditor's Parcel Number 010-086577-00 which includes 0.000 acres in the present road occupied.

Grantor, Shiloh Grove Limited Partnership, an Ohio Limited Liability Partnership claims the right to grant the easement by record Instrument No.201812270173879 the records of Franklin County, Ohio.

Basis of stationing:

Martin Luther King Jr. Blvd centerline stationing set = 100+00.00 at the centerline intersection of existing right of way Hamilton Avenue and Martin Luther King Jr Blvd as established for this project.

Bearings used in this description are based on Ohio State Plane Coordinate System, South Zone as per NAD 83(2011) and were established utilizing ODOT's RTN System, GPS equipment and procedures and an established bearing of N 81°50'55" E on the centerline of Martin Luther King Jr. Boulevard.

This description was prepared from existing records and a field survey performed in November 2024 by Resource International, Inc.

02/25/25
Mark S. Ward, P.S.
Professional Surveyor No. S-7514