

EXHIBIT A

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LPA RX 887 T

Rev. 01/21

Ver. Date 06/18/2021

PID 110376

**PARCEL 22-T
FRA-161-12.83
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
CONSTRUCT DRIVE AND GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF COLUMBUS, OHIO, A MUNICIPAL CORPORATION**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in southeast Quarter Township 4, Township 2 North, Range 18 West, of the United-States Military Lands, part of Lot 2 of the Scioto Land Company Partition as recorded in Deed Book A, Page 194 (destroyed by fire) and re-recorded in Deed Book A, Page 21, part of Lots 20 of Sharon Acres as recorded in Plat Book 20, Page 1, and being part of 3.155 and 1.470 acre tracts conveyed to Athletic Division of Midwest Development Group, Inc., an Ohio Corporation (hereinafter referred to as "Grantor") by deed of record in Instrument Number 200809050135043 (Franklin County Parcel Numbers 010-134174-00 and 010-147426-00) (all documents referenced herein are from the Franklin County Recorder's Office), and being more particularly described as follows:

BEGIN FOR REFERENCE at the centerline right-of-way intersection of East Dublin Granville Road (SR 161), (Station 679+77.56) and Maple Canyon Avenue (Station 50+00.00), being referenced by a found iron pin in concrete at centerline Station 685+80.83, (East Dublin Granville Road (SR 161)), 8.31 feet left, which bears South 85° 26' 09" East a distance of 603.59 feet;

Thence North 03° 38' 29" East a distance of 579.94 feet along centerline of Maple Canyon Avenue (width varies) to a point at centerline Station 55+79.94;

Thence South 86° 21' 31" East a distance of 30 feet, leaving the centerline, across Maple Canyon Avenue to a point in the easterly right-of-way line of Maple Canyon Avenue, at the Grantor's southwest corner and the northwest corner of a 0.779 acre tract conveyed to L.L.I.J.M.A.S., LLC, an Ohio limited liability company by deed of record in Instrument Number 2005012050255645, 30.00 feet right of centerline station 55+79.94;

Thence North 03° 38' 29" East a distance of 79.48 feet along the easterly right-of-way line of Maple Canyon Avenue as acquired by the City of Columbus in deed of record in Deed Book

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3501, Page 50, to an iron pin set at the Grantor's westerly line, 30.00 feet right of centerline station 56+59.42 and the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence North 03° 38' 29" East a distance of 127.90 feet along the easterly right-of-way line of Maple Canyon Avenue and the Grantor's westerly line to a point 30.00 feet right of centerline station 57+87.33;

Thence leaving the easterly right-of-way line of Maple Canyon Avenue and the Grantor's westerly line on the following five (5) courses across the Grantor's 3.155 and 1.470 acre tracts;

1. South 86° 21' 31" East a distance of 5.00 feet to a point 35.00 feet right of centerline station 57+87.33;
2. South 03° 38' 29" West a distance of 107.33 feet to a point 35.00 feet right of centerline station 56+80.00;
3. South 15° 05' 06" East a distance of 62.30 feet to a point 55.00 feet right of centerline station 56+21.00;
4. South 86° 21' 31" East a distance of 99.00 feet to a point 154.00 feet right of centerline station 56+21.00;
5. South 03° 38' 29" West a distance of 40.18 feet to a point on the line common to the Grantor and said 0.779 acre tract, 154.00 feet right of centerline station 55+80.83.00;

Thence North 86° 45' 58" West a distance of 68.00 feet along the line common to the Grantor and the said 0.779 acre tract, to an iron pin set 86.00 right of centerline station 55+80.34;

Thence leaving the line common to the Grantor and the said 0.779 acre tract, on the following three (3) courses across the Grantor's 3.155 and 1.470 acre tracts;

1. North 03° 38' 29" East a distance of 31.66 feet to an iron pin set 86.00 feet right of centerline station 56+12.00;
2. North 86° 21' 31" West a distance of 34.75 feet to an iron pin set 51.25 feet right of centerline station 56+12.00;
3. North 20° 29' 37" West a distance of 51.97 feet to the **TRUE POINT OF BEGINNING**, containing 0.096 acres, more or less, 0.073 acres from Franklin County

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Parcel Number 010-134174-00 and 0.023 acres from Parcel Number 010-147426-00, being subject to all easements, restrictions, and right-of-way of record. being subject to all easements, restrictions, and rights-of-way 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 2020 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 Maple Canyon Avenue being North 3° 38' 29" East.

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

All station and offsets referenced in this description are from the right-of-way centerline of Maple Canyon Avenue as described in the plan known as "IMPROVEMENTS OF SR 161/I71" on file with the Ohio Department of Transportation and the City of Columbus.

Robert J. Sands
Professional Surveyor No. 8053

Date