

EXHIBIT A

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Ver. Date 03/18/25

PID 115646

**PARCEL 64-T
FRA-16-9.27
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
CONSTRUCT DRIVE AND 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 4, Township 1 North, Range 16 West, United States Military District Lands, being a part of 6.288 acre tract of land in the name of Residences at East Pointe Ridge Condominium Association as declared in the Instrument Number 202212300174696 and as demonstrated in Condominium Plat Book 302 Page 511, 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 said State Route 16 (East Broad Street) and Rosehill Road (R/W Varies), said intersection being centerline Station 227+31.51 of said State Route 16 (East Broad Street) and centerline Station 410+00.00 of said Rosehill Road, referenced by a 1" iron pin found in a monument box bearing South 81°51'39" West a distance of 662.31 and being 0.02 feet right of centerline Station 220+69.20 of said State Route 16 (East Broad Street);

Thence North 81°51'39" East, with the centerline of Right-of-Way of said State Route 16 (East Broad Street), a distance of 1,453.88 feet to a point at centerline station 241+85.39;

Thence North 08°08'21" West, leaving and perpendicular to said centerline, a distance of 110.00 feet to a point in the northerly R/W line of State Route 16, East Broad Street, being the southwesterly corner of a 1.102 acre tract of land in the name of McDonald's Corporation, a corporation duly organized under the laws of the State of Delaware as described in Official Record 27084 Page I17, also being the southeasterly corner of said 6.288 acre tract, and being 110.00 feet left of centerline Station 241+85.39 and the **True Place of Beginning** for the tract of land herein described;

Thence **South 81°51'39" West** with said northerly Right-of-Way line, also being the southerly line of said 6.288 acre tract, a distance of **30.00 feet** to a point in the easterly line of a 0.962 acre tract of land in the name of REGENCY CENTERS, L.P., a Delaware limited partnership as

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described in the Instrument Number 200006010108217, also being the westerly line of said 6.288 acre tract, and being 110.00 feet left of centerline Station 241+55.39;

Thence **North 08°09'12" West**, with said easterly and westerly lines, a distance of **13.00 feet** to a point being 123.00 feet left of centerline Station 241+55.39;

Thence **North 81°51'39" East**, through said 6.288 acre tract, a distance of **30.00 feet** to a point in the westerly line of said 1.102 acre tract also being the easterly line of said 6.288 acre tract, being 123.00 feet left of centerline Station 241+85.39;

Thence **South 08°09'12" East** with said westerly and easterly lines, a distance of **13.00 feet** to the **True Place of Beginning**.

The above described area contains 0.009 acres more or less, which is part of the Common Area of the RESIDENCES AT EAST POINTE RIDGE CONDOMINIUM as declared in Instrument Number 202212300174696 and demonstrated in Condominium Plat Book 302 Page 511.

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°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