

EXHIBIT A

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Ver. Date 03/04/2025

PID 115797

**PARCEL 30-T
FRA-161-11.73
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
COMPLETE GRADING AND DRIVEWAY IMPROVEMENTS
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
STATE OF OHIO, DEPARTMENT OF TRANSPORTATION**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Quarter Township 4, Township 2, Range 18 of the United States Military Lands and being part of Reserve "A" as numbered and delineated on the plat of Sharon Woods Section 1, recorded in Plat Book 40, Page 14, lying within a 0.588-acre parcel and a 3.723-acre parcel conveyed to G & A Sharon Woods Center LLC, an Ohio Limited Liability Company of record in Instrument Number 202312010125223 and being more particularly described as follows:

Being a parcel of land lying on the left side of the centerline of a survey made for project FRA-161-11.73, made by the Ohio Department of Transportation, and being described hereon:

Commencing at a mag spike set at the intersection of the centerline of right of way of State Route 161 with the centerline of right of way of Sharon Wood Boulevard, as dedicated in Plat Book 40, Page 14, being Sharon Woods Boulevard centerline station 60+00.00;

Thence leaving the said intersection, N 03°15'19" E, along the said centerline of Sharon Woods Boulevard, a distance of 148.14' to a point, being centerline station 61+48.14;

Thence leaving the said centerline, N 86°44'41" W, a distance of 50.00' to a point at the intersection of the northerly right of way line of State Route 161 with the westerly right of way of Sharon Woods Boulevard, as recorded in Plat Book 40, Page 14, being the southeasterly property corner of the said 0.588-acre tract, also being 50.00' left of centerline station 61+48.14, and the **Point of Beginning** of the tract herein described;

Thence leaving the said westerly right of way of Sharon Woods Boulevard and following the said northerly right of way of State Route 161 the following two (2) courses and distances:

1. S 79°32'54" W, a distance of 21.10' to a point, being 70.50' left of centerline station 61+43.14;

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2. S 87°32'41" W, a distance of 1.21' to a point, being 71.69' left of centerline station 61+43.02;

Thence leaving the said northerly right of way of State Route 161 and passing through the said 0.588-acre and 3.723-acre tracts the following five (5) courses and distances:

1. N 05°44'26" E, a distance of 374.04' to a point, being 44.34' left of centerline station 65+23.25;
2. N 05°22'33" W, a distance of 41.48' to a point, being 44.23' left of centerline station 65+66.26;
3. N 26°37'03" W, a distance of 51.98' to a point, being 61.09' left of centerline station 66+17.59;
4. N 09°53'36" W, a distance of 45.48' to a point, being 61.04' left of centerline station 66+65.41;
5. N 25°53'03" W, a distance of 61.45' to a point on the northerly property line of said 3.723-acre tract, being 75.26' left of centerline station 67+28.65;

Thence N 63°58'17" E, along the said northerly property line, a distance of 18.16' to a pin set, being 57.49' left of centerline station 67+32.63;

Thence leaving the said northerly property line and passing through the said 3.723-acre tract the following four (4) courses and distances:

1. With a curve to the left having a radius of 57.50', a delta of 15°52'07", an arc length of 15.93', and subtended by a chord bearing S 21°07'43" E, a distance of 15.87' to a pin set on the northerly property line of the said 3.723-acre tract, being 55.46' left of centerline station 67+16.14;
2. With a curve to the right having a radius of 437.50', a delta of 12°19'14", an arc length of 94.08', and subtended by a chord bearing S 22°54'09" E, a distance of 93.90' to a pin set, being 36.39' left of centerline station 66+20.67.
3. S 07°34'23" E, a distance of 93.57' to a point, being 35.13' left of centerline station 65+24.32;

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4. S 03°34'26" W, a distance of 81.19' to a pin set on the said westerly right of way of Sharon Woods Boulevard, being 43.98' left of centerline station 64+40.97;

Thence along the said westerly right of way of Sharon Woods Boulevard and the easterly property lines of the said 3.723-acre and 0.588-acre tracts the following two (2) courses and distances:

1. With a curve to the left having a radius of 300.00', a delta of 08°11'00", an arc length of 42.81', and subtended by a chord bearing S 07°20'35" W, a distance of 42.77' to a point, being 49.27' left of centerline station 63+96.88;
2. S 03°15'19" W, a distance of 247.01' to the **Point of Beginning**, containing 0.196-acres in total, being 0.064-acres within Auditor's Parcel No. 010-020584, and 0.132-acres within Auditor's Parcel No. 010-149380.

Subject to all legal rights-of-way and/or easements, if any, of previous record.

Bearings are based on the centerline of State Route 161 (Dublin-Granville Road) as having a bearing of S 87°00'00" E, established from GPS observations, referencing the State Plane Coordinate System, Ohio South Zone, NAD 83 (2011).

All pin set are 5/8-inch diameter steel rebar, 30-inches in length, with a yellow plastic cap inscribed with "Dynotec, Inc.".

This description is based upon a field survey performed by Dynotec, Inc. in July of 2022.

This description was prepared on March 4, 2025 by Christopher M. Cook, P.S. 8424.

Christopher M. Cook, P.S.
Ohio Professional Surveyor No. 8424

Date