

EXHIBIT A

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Ver. Date 1/24/2022

PID 114254

**PARCEL 28-T
FRA-161-13.03
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
RECONSTRUCT PARKING LOT, 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 Quarter Township 4, Township 2 North, Range 18 West, of the United-States Military Lands, and being part of a 2.021 acre tract conveyed to Sujay Ohio One, LLC, a West Virginia limited liability company (hereinafter referred to as "Grantor") by deed of record in Instrument Number 200510110213073 (Franklin County Parcel Number 010-197793-00) (all documents referenced herein are from the Franklin County Recorder's Office), and being more particularly described as follows:

BEGIN FOR REFERENCE at the intersection of the centerline right-of-way of East Dublin Granville Road (SR 161) (FRA-161-11.57) (width varies), centerline station 690+16.35 and center line of right-of-way of Spring Run Drive (50 feet in width), centerline station 31+47.04, being referenced by a found iron pin in concrete at East Dublin Granville Road (SR 161) centerline station 695+00.18, which bears South 75° 19' 01" East a distance of 483.83 feet;

Thence North 12° 47' 17" East a distance of 154.03 feet along the centerline of right-of-way of Spring Run Drive to a point at centerline station 33+01.07;

Thence North 82° 25' 01" West a distance of 44.83 feet passing a 5/8" iron pipe found 30.95 feet left of centerline station 32+98.25, at the intersection of the northerly right-of-way line of East Dublin Granville Road (S.R. 161), appropriated as parcel 61-WD by the State of Ohio in Franklin County Court of Common Pleas Case No. 238,118 of record in Deed Book 3281, Page 440, and the westerly right-of-way line of Spring Run Drive, deeded to the City of Columbus by deed of record in Official Record 3961, Page D05 and on the southeast corner of the said 2.021 acre tract, to a point on the northerly right-of-way of East Dublin Granville Road (S.R. 161), 44.65 feet left of centerline station 32+97.00 and the **TRUE POINT OF BEGINNING** for the temporary easement herein described;

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Thence North $82^{\circ} 25' 01''$ West a distance of 2.17 feet along the northerly right-of-way line of East Dublin Granville Road (S.R. 161) and the Grantor's southerly line to a point, 46.90 feet left of centerline station 32+96.74;

Thence leaving the northerly right-of-way line of East Dublin Granville Road (S.R. 161) and the Grantor's southerly line on the following six (6) courses across the Grantor's 2.021 acre tract;

1. Along a curve to the left with a radius of 29.66 feet, a delta angle of $51^{\circ} 16' 12''$, an arc length of 26.54 feet, a chord bearing North $40^{\circ} 39' 10''$ East with a chord length of 25.67 feet to an angle point, 34.82 feet left of centerline station 33+19.50;
2. North $07^{\circ} 04' 44''$ West a distance of 23.25 feet to a point, 38.63 feet left of centerline station 33+52.42;
3. North $18^{\circ} 26' 33''$ West a distance of 112.42 feet to a point, 41.84 feet left of centerline station 34+75.28;
4. North $08^{\circ} 41' 45''$ West a distance of 29.43 feet to a point, 39.03 feet left of centerline station 35+00.13;
5. North $00^{\circ} 25' 52''$ West a distance of 57.77 feet to a point, 34.73 feet left of centerline station 35+49.73;
6. North $03^{\circ} 22' 01''$ East a distance of 146.01 feet to a point on the line common to the Grantor and a 0.5868 acre tract conveyed to Sabri Salhieh and Nadera Salhieh by deed of record in Instrument Number 201706120078524, 35.32 feet left of centerline station 36+94.51;

Thence South $86^{\circ} 20' 23''$ East a distance of 8.05 feet along the line common to the Grantor and the said 0.5868 acre tract to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC", 27.27 feet left of centerline station 36+94.51;

Thence leaving the line common to the Grantor and said 0.5868 acre tract the following six (6) courses across the Grantor's 2.021 acre tract;

1. Along a curve to the right with a radius of 489.00 feet, a delta angle of $04^{\circ} 56' 59''$, an arc length of 42.24 feet, a chord bearing of South $01^{\circ} 11' 43''$ West with a chord distance of 42.23 feet to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC." at a point of tangent, 25.45 feet left of centerline station 36+52.32;

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2. South $03^{\circ} 40' 13''$ West a distance of 23.87 feet to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC." at a point, 25.46 feet left of centerline station 36+28.45;
3. South $03^{\circ} 23' 27''$ East a distance of 102.51 feet to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC." at a point of curvature, 26.98 feet left of centerline station 35+29.26;
4. Along a curve to the left with a radius of 211.00 feet, a delta angle of $28^{\circ} 29' 44''$, an arc length of 104.94 feet, a chord bearing of South $10^{\circ} 34' 39''$ East with a chord distance of 103.86 feet to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC." at a point of reverse curvature, 35.45 feet left of centerline station 34+36.09;
5. Along a curve to the right, with a radius of 195.00 feet, a delta angle of $27^{\circ} 00' 19''$, an arc length of 91.91 feet, a chord bearing South $11^{\circ} 19' 21''$ East with a chord distance of 91.06 feet to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC." at a point of curvature, 33.56 feet left of centerline station 33+21.91;
6. Along a curve to the right, with a radius of 24.00 feet, a delta angle of $69^{\circ} 14' 07''$, an arc length of 29.00 feet, a chord bearing South $36^{\circ} 47' 52''$ West with a chord distance of 27.27 feet to the **TRUE POINT OF BEGINNING**, containing 0.072 acres, more or less, being subject to all easements, restrictions, and rights-of-way of 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 May 2019 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 East Dublin Granville Road (SR 161) being South $75^{\circ} 19' 01''$ East.

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

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All station and offsets referenced in this description are from the right-of-way centerline of Spring Run Drive as described in the plan known as “IMPROVEMENTS OF SR 161 PHASE 1 / PART 2 SPRING RUN DRIVE / PARKVILLE STREET” on file with the Ohio Department of Transportation and the City of Columbus.

Robert J. Sands,
Professional Surveyor No. 8053

Date