

EXHIBIT A

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LPA RX 887 T

Rev. 07/09

Ver. Date 06-03-22

PID 105734

**PARCEL 22-T2
FRA 16 8.24
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
COMPLETE GRADING, CONSTRUCT DRIVE AND WALK, AND REMOVE 3
BUSHES
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 part of Section 2 of Township 12, Range 21 Refugee Lands and being part of a 1.246 acre tract of land in the name of HR McNAUGHTEN SPE, LLC, a Delaware limited liability company as described in IN. 202201060003672, all records are on file in the Franklin County Recorder's Office, and being a tract of land lying on the right side of the centerline of Right of Way of McNaughten Road (R/W Varies) and is more particularly described as follows:

Beginning for Reference at a concrete monument found in the southerly Right of Way line of said S.R. 16 (East Broad Street), being 33.00 feet right of centerline Station 205+00.00 as delineated in the FRA-16-7.79 centerline plat as recorded in Plat Book 29, Page 4;

Thence North 08°08'48" West, perpendicular to and leaving said southerly Right of Way line a distance of 33.00 feet to a point in said centerline, being centerline Station 205+00.00;

Thence with said FRA-16-7.79 centerline, the following two (2) courses:

1. South 81°51'12" West, a distance of 692.00 feet to a monument box set at a point of deflection at centerline Station 198+08.00;
2. South 82°20'12" West, a distance of 606.36 feet to a monument box set at the centerline of Right of Way intersection of said S.R. 16 (East Broad Street) and said McNaughten Road, being centerline Station 192+01.64 of said S.R. 16 and centerline Station 10+97.84 of said McNaughten Road;

Thence South 03°52'23" West, with said centerline of McNaughten Road, a distance of 203.17 feet to a point at centerline Station 8+94.67;

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Thence South $86^{\circ}07'37''$ East, perpendicular to said centerline, a distance of 50.00 feet to a point in the easterly Right of Way line of said McNaughten Road and at the southwesterly corner of a 0.979 acre tract of land in the name of Wellesley-Broad, LLC, an Ohio limited liability company as described in IN. 201109140116243, being 50.00 feet right of centerline Station 8+94.67 and **True Place of Beginning** for the tract of land herein being described;

Thence South $86^{\circ}02'27''$ East, with said southerly line, a distance of 31.00 feet to a point 81.00 feet right of centerline Station 8+94.62;

Thence through said 1.246 acre tract, the following eight (8) courses:

1. South $03^{\circ}52'23''$ West, a distance of 24.62 feet to a point 81.00 feet right of centerline Station 8+70.00;
2. North $86^{\circ}07'37''$ West, a distance of 25.00 feet to a point 56.00 feet right of centerline Station 8+70.00;
3. South $03^{\circ}52'23''$ West, a distance of 91.69 feet to a point 56.00 feet right of centerline Station 7+78.31;
4. South $83^{\circ}53'24''$ East, a distance of 8.01 feet to a point 64.00 feet right of centerline Station 7+78.00;
5. South $03^{\circ}52'23''$ West, a distance of 64.00 feet to a point 64.00 feet right of centerline Station 7+14.00;
6. South $76^{\circ}39'52''$ East, a distance of 12.17 feet to a point 76.00 feet right of centerline Station 7+12.00;
7. South $03^{\circ}52'23''$ West, a distance of 45.00 feet to a point 76.00 feet right of centerline Station 6+67.00;
8. South $69^{\circ}59'30''$ West, a distance of 17.50 feet to a point in the northerly line of McNaughten Commons Condominium, as shown in Plat Book 30, Page 47 and Official Record 04952 Page A01, being 60.00 feet right of centerline Station 6+59.92;

Thence North $85^{\circ}56'28''$ West, with said northerly line, a distance of 10.00 feet to a point in said Right of Way line, being 50.00 feet right of centerline Station 6+59.95;

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Thence North 03°52'23" East, with said Right of Way line, a distance of 234.72 feet to the **True Place of Beginning**.

The above described area contains 0.082 acres, more or less, which is part of Franklin County Auditor's Permanent Parcel number 520-121070-00.

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 November 2017, holding North 82°20'12" East for the centerline of East Broad Street (State Route 16).

The stations referred to in this description are from the centerline of Right-of-Way of State Route 16, as found on the FRA-16-7.79 centerline plat as recorded in Franklin County Recorder's Office in Plat Book 29 Page 4.

The stations are shown on the FRA SR 16 8.24 centerline plat, as recorded in Franklin County Recorder's Office in Plat Book 132 Page 106-109.

This description is based on an actual field survey performed from 11/2017 to 8/2020 and was created under the direction and supervision of John J. Raab, Registered Surveyor No. S-7863

John J. Raab
Registered Surveyor No. S-7863

Date