

EXHIBIT A

LPA RX 887 T

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Ver. Date 08-11-22

PID 105734

**PARCEL 46-T
FRA 16 8.24
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
EX FLOWER BED, EX SPRINKLER & EX BOULDER TO BE REMOVED, TO
COMPLETE GRADING & REMOVAL OF 1 TREE
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 20.111 acre tract of land in the name of McNaughten Commons Condominium Tenntuccio, Inc as Trustee McNaughten Commons Condominium Association 173 units as described in Official Record 04952 Page A01 and Condominium Plat Book 30, Page 47, formerly in the name of McNaughten Commons, Ltd., A Limited Partnership as described in Deed Book 3110, Page 115, 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;
1. 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 the northwesterly corner of a tract of land in the name of Equivestor Company, an Ohio corporation as described in Deed Book 3144, Page 63, also being centerline Station 192+01.64 of said S.R. 16 and centerline Station 10+97.84 of said McNaughten Road;

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Thence South 03°52'23" West, with said centerline of McNaughten Road and along the westerly lines of a 0.470 acre tract of land in the name of the City of Columbus as described in Deed Book 2830 Page 612 and a 0.243 acre tract of land in the name of the City of Columbus as described in Deed Book 3122 Page 612, a distance of 477.87 feet to a point at centerline Station 6+19.97;

Thence South 86°07'37" East, through said 0.243 acre tract, a distance of 40.00 feet to a point in the existing easterly Right of Way line of said McNaughten Road, the easterly line of said 0.243 acre tract, and the westerly line of said 20.111 acre tract, being 40.00 feet right of centerline Station 6+19.97 and **True Place of Beginning** for the tract of land herein being described;

Thence through said 20.111 acre tract, the following six (6) courses:

1. South 86°07'37" East, a distance of 11.00 feet to a point 51.00 feet right of centerline Station 6+19.97;
2. South 03°52'23" West, a distance of 259.97 feet to a point 51.00 feet right of centerline Station 3+60.00;
3. South 86°07'37" East, a distance of 4.00 feet to a point 55.00 feet right of centerline Station 3+60.00;
4. South 03°52'23" West, a distance of 180.00 feet to a point 55.00 feet right of centerline Station 1+80.00;
5. South 11°50'34" West, a distance of 50.49 feet to a point 48.00 feet right of centerline Station 1+30.00;
6. South 17°54'26" West, a distance of 32.98 feet to a point in said easterly Right of Way line and the easterly line of a 0.179 acre tract of land in the name of the City of Columbus as described in Deed Book 3122 Page 612, being 40.00 feet right of centerline Station 0+98.00;

Thence North 03°52'23" East, with said easterly Right of Way line and said easterly line, a distance of 24.00 feet to a point 40.00 feet right of centerline Station 1+22.00;

Thence through said 20.111 acre tract, the following two (2) courses:

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1. North $17^{\circ}15'56''$ East, a distance of 21.59 feet to a point 45.00 feet right of centerline Station 1+43.01;
2. North $03^{\circ}52'23''$ East, a distance of 51.99 feet to a point in said easterly Right of Way line and the southeasterly corner of a 0.207 acre tract of land in the name of the City of Columbus as described in Deed Book 2754 Page 148, being 45.00 feet right of centerline Station 1+95.00;

Thence North $03^{\circ}52'23''$ East, with said easterly Right of Way line and said easterly line, a distance of 40.00 feet to a point 45.00 feet right of centerline Station 2+35.00;

Thence through said 20.111 acre tract, the following three (3) courses:

1. North $08^{\circ}21'57''$ East, a distance of 70.22 feet to a point 50.50 feet right of centerline Station 3+05.00;
2. North $03^{\circ}52'23''$ East, a distance of 50.00 feet to a point 50.50 feet right of centerline Station 3+55.00;
3. North $86^{\circ}07'37''$ West, a distance of 5.50 feet to a point in said easterly Right of Way line and said easterly line, being 45.00 feet right of centerline Station 3+55.00;

Thence with said easterly Right of Way line, the following three (3) courses:

1. North $03^{\circ}52'23''$ East, a distance of 40.00 feet to the northeasterly corner of said 0.207 acre tract, being 45.00 feet right of centerline Station 3+95.00;
2. North $86^{\circ}07'37''$ West, with the northerly line of said 0.207 acre tract, a distance of 5.00 feet to the southeasterly corner of said 0.243 acre tract, being 40.00 feet right of centerline Station 3+95.00;
3. North $03^{\circ}52'23''$ East, with the easterly line of said 0.243 acre tract, a distance of 224.97 feet to the **True Place of Beginning**.

The above described area contains 0.103 acres, more or less which is a part of the common area of McNaughten Commons Condominium.

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 $82^{\circ}20'12''$ East for the centerline of East Broad Street (State Route 16).

