

EXHIBIT A

LPA RX 887 T

Page 1 of 3

Rev. 07/09

Ver. Date 03/18/25

PID 115646

**PARCEL 90-T2
FRA-16-9.67
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, in Quarter Township 3, Township 1 North, Range 16 West, United States Military Lands, being part of a 0.920 acre tract of land in the name of PREFERRED CHOICE INVESTMENTS I, LLC, an Ohio limited liability company as described in Instrument Number 202305260051237, all records are on file in the Franklin County Recorder's Office, being a tract of land on the right side of Rosehill Road (90' R/W) 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 South 20°27'59" East, with the centerline of Right-of-Way of said Rosehill Road, a distance of 343.00 feet to a point being centerline Station 406+57.00 of said Rosehill Road;

Thence North 69°32'01" East, leaving and perpendicular to said centerline of Right-of-Way, a distance of 50.00 feet to a point in the easterly Right-of-Way line of said Rosehill Road, being the westerly corner of a 21.979 acre tract of land in the name of BROAD STREET RETAIL, LLC, a Delaware limited liability company as described in Instrument Number 199710300131360, also being the northwesterly corner of said 0.920 acre tract, said corner being 50.00 feet right of centerline Station 406+57.00 of said Rosehill Road;

Thence with the southerly line of said 21.979 acre tract, also being the northerly line of said 0.920 acre tract, a curve to the right having a radius of 29.00 feet, a length of 8.16 feet, a delta of 16°07'25", a chord bearing of North 59°07'11" East and a chord distance of 8.13 feet to a point, being 58.00 feet right of centerline Station 406+58.47 of said Rosehill Road and the **True Point of Beginning** for the tract of land herein being described;

EXHIBIT A

LPA RX 887 T

Page 2 of 3

Rev. 07/09

Thence with the southerly line of said 21.979 acre tract, also being the northerly line of said 0.920 acre tract, the following two (2) courses:

- 1) With a curve to the right having a **radius of 29.00 feet**, a **length of 7.43 feet**, a **delta of 14°40'46"**, a **chord bearing of North 74°31'16" East** and a **chord distance of 7.41 feet** to a point of tangency being 65.38 feet right of centerline Station 406+57.83 of said Rosehill Road;
- 2) **North 81°51'39" East**, a distance of **16.13 feet** to a point being 81.14 feet right of centerline Station 406+54.38 of said Rosehill Road;

Thence through said 0.920 acre tract, the following three (3) courses:

- 3) **South 12°06'13" East**, a distance of **21.61 feet** to a point being 78.00 feet right of centerline Station 406+33.00 of said Rosehill Road;
- 4) **South 69°32'01" West**, a distance of **20.00 feet** to a point being 58.00 feet right of centerline Station 406+33.00 of said Rosehill Road;
- 5) **North 20°27'59" West**, a distance of **25.47 feet** to the **True Place of Beginning**.

The above described area contains 0.012 acres, more or less, within Franklin County Auditor Permanent Parcel Number 010-241337-00.

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 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.

EXHIBIT A

LPA RX 887 T

Page 3 of 3

Rev. 07/09

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