

EXHIBIT A

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Ver. Date 03/07/2025

PID 115797

**PARCEL 53-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, being part of Lot 9 as numbered and delineated on the Heirs of Potter Wright Subdivision record in Plat Book 1, Page 236, and lying within a 0.615-acre parcel conveyed to Ocean Realty LLC of record in Instrument Number 2021108200148991 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.

Beginning at the intersection of the westerly right-of-way of Beechcroft Rd, of record in Plat Book 40, page 59, with the southerly property line of said 0.615-acre tract, being 30.00' left of centerline Station 106+34.19;

Thence leaving the said westerly right of way, N 75°53'28" W, along the southerly line of the said 0.615-acre tract, a distance of 11.50' to a point, being 41.50' left of centerline station 106+34.19;

Thence leaving the said southerly property line, with a curve to the right having a radius of 2,241.50', a delta of 02°41'24", an arc length of 105.24', and subtended by a chord bearing S 15°27'15" E, parallel with the said westerly right of way, and passing through the said 0.615-acre, a distance of 105.23' to a point on the northerly property line of the said 0.615-acre tract, being 41.50' left of centerline station 107+37.48;

Thence S 74°44'38" E, along the said northerly property line, a distance of 11.50' to a point on the said westerly right of way, being 30.00' left of centerline station 107+37.79;

Thence with a curve to the left having a radius of 2,230.00', a delta angle of 02°41'53", an arc length of 105.01', and subtended by a chord bearing S 15°27'29" W, a distance of 105.00' to the **Point of Beginning**, containing 0.028 acres, more or less.

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The above-described area is within Auditors Parcel No. 010-122606.

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 7, 2025 by Christopher M. Cook, P.S. 8424.

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

Date