

EXHIBIT A

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Ver. Date 02/28/2022

PID 114254

**PARCEL 26-T
FRA-161-13.03
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
CONSTRUCT 2 DRIVES 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 0.754 acre and 0.392 acre tracts conveyed to BL&G Limited Liability Company, an Ohio limited liability company (hereinafter referred to as "Grantor") by deed of record in Instrument Number 200311070357868 and Instrument Number 200312090391103 (Franklin County Parcel Numbers 010-143760-00 and 010-010554-00) (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+25.39 and center line of right-of-way of Parkville Street as dedicated in Plat Book 41, Page 51, (width varies), centerline station 131+46.60, 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 474.79 feet;

Thence the following two (2) courses and distances along the centerline of right-of-way of Parkville Street;

1. South 14° 44' 33" West a distance of 266.99 feet to a 1 inch steel rod set at centerline station 128+79.61;
2. Along a curve to the left with a radius of 840.08 feet, a delta angle of 11° 00' 03", an arc length of 161.29 feet, a chord bearing of South 09° 14' 30" West and with chord distance of 161.05 feet to a point at centerline station 127+18.31;

Thence North 86° 15' 30" West a distance of 30.00 feet leaving the centerline and crossing Parkville Street to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC.", on a curve and

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being on the westerly right-of-way line of Parkville Street, at the southeast corner said 0.754 acre tract and the northeast corner of a 5.397 acre tract conveyed to Trinity Square Property Group, LLC, an Ohio limited liability company by deed of record in Instrument Number 200910300157101, 30.00 feet left of centerline station 127+18.31, and the **TRUE POINT OF BEGINNING** for the temporary easement herein described;

Thence North $62^{\circ} 02' 17''$ West a distance of 33.15 feet along the line common to the Grantor and the said 5.397 acre tract to a point 60.33 feet left of centerline station 127+31.00;

Thence leaving the line common to the Grantor and the said 5.397 acre tract the following ten (10) courses and distances across the Grantor's 0.754 and 0.392 acre tracts;

1. North $14^{\circ} 42' 39''$ East a distance of 56.35 feet to a point 52.17 feet left of centerline station 127+83.27;
2. South $75^{\circ} 17' 21''$ East a distance of 7.47 feet to a point 44.75 feet left of centerline station 127+82.46;
3. North $19^{\circ} 16' 21''$ East a distance of 71.59 feet to a point 33.73 feet left of centerline station 128+50.06;
4. North $72^{\circ} 35' 26''$ West a distance of 2.62 feet to a point 36.34 feet left of centerline station 128+50.26;
5. North $14^{\circ} 55' 39''$ East a distance of 34.08 feet to a point 35.69 feet left of centerline station 128+83.07;
6. South $75^{\circ} 02' 01''$ East a distance of 4.06 feet to a point 31.63 feet left of centerline station 128+83.06;
7. North $14^{\circ} 53' 16''$ East a distance of 80.25 feet to a point 31.43 feet left of centerline station 129+63.30;
8. North $03^{\circ} 40' 21''$ East a distance of 7.53 feet to a point of curvature 32.87 feet left of centerline station 129+70.69;
9. Along a curve to the left with a radius of 30.84 feet, a delta angle of $37^{\circ} 02' 03''$, an arc length of 19.93 feet, a chord bearing North $31^{\circ} 17' 58''$ West and with a chord distance of 19.59 feet to a point 46.97 feet left of centerline station 129+84.29;

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10. North $42^{\circ} 12' 51''$ East a distance of 7.03 feet to a point on the northerly line of the Grantor's 0.392 acre tract and the southerly right-of-way line of East Dublin Granville Road (State Route 161) conveyed to the State of Ohio by deed of record in Deed Book 3026, Page 601, 43.73 feet left of centerline station 129+90.52;

Thence South $27^{\circ} 27' 54''$ East a distance of 20.49 feet along the southerly right-of-way line of East Dublin Granville Road (S.R. 161) and the Grantor's northerly line to an iron pin found at the intersection of the southerly right-of-way line of East Dublin Granville Road (S.R. 161) and the westerly right-of-way line of Parkville Street, 29.96 feet left of centerline station 129+75.34;

Thence South $14^{\circ} 45' 56''$ West a distance of 95.39 feet leaving the southerly right-of-way line of East Dublin Granville Road (S.R. 161) along the westerly right-of-way line of Parkville Street and the Grantor's easterly line to a point of curvature 30.00 feet left of centerline station 128+79.95;

Thence along a curve to the left with a radius of 870.00 feet, a delta angle of $05^{\circ} 08' 35''$, an arc length of 78.09 feet, a chord bearing South $12^{\circ} 11' 38''$ West and with a chord distance of 78.07 feet along the westerly right-of-way line of Parkville Street and the Grantor's easterly line to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC." 30.00 feet left of centerline station 128+04.54;

Thence leaving the line common to the westerly right-of-way line of Parkville Street and the Grantor's easterly line the following three (3) courses and distances across the Grantor's 0.754 acre tract;

1. Along a curve to the right with a radius of 97.92 feet, a delta angle of $08^{\circ} 01' 29''$, an arc length of 13.71 feet, a chord bearing South $31^{\circ} 34' 06''$ West and with a chord distance of 13.70 feet, leaving the westerly right-of-way line of Parkville Street and the Grantor's easterly line across the Grantor's tract to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC." 35.21 feet left of centerline station 127+92.34;
2. Along a curve to the left with a radius of 56.00 feet, a delta angle of $45^{\circ} 58' 34''$, an arc length of 44.94 feet, a chord bearing South $12^{\circ} 44' 45''$ West and with a chord distance of 43.74 feet to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC." 39.31 feet left of centerline station 127+50.64;
3. South $10^{\circ} 37' 19''$ East a distance of 34.92 to a point on the line common to the Grantor and the said 5.397 acre tract and the **TRUE POINT OF BEGINNING**, containing 0.047

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acres, more or less, 0.041 acres being part of parcel number 010-143760-00, and 0.06 acres being part of parcel number 010-010554-00, 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° 19' 01" East.

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

All station and offsets referenced in this description are from the right-of-way centerline of Parkville Street 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