

EXHIBIT A

Page 1 of 3

LPA RX 887 T

Rev. 01/21

Ver. Date 06/17/2021

PID 110376

**PARCEL 21-T
FRA-161-12.83
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
CONSTRUCT DRIVE 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 southeast Quarter Township 4, Township 2 North, Range 18 West, of the United-States Military Lands, part of Lot 2 of the Scioto Land Company Partition as recorded in Deed Book A, Page 194 (destroyed by fire) and re-recorded in Deed Book A, Page 21, part of Lots 20 of Sharon Acres as recorded in Plat Book 20, Page 1, and being part of a 0.779 acre tract conveyed to L.L.I.J.M.A.S., LLC, an Ohio limited liability company (hereinafter referred to as "Grantor") by deed of record in Instrument Number 200512050255645 (Franklin County Parcel Number 010-129827-00) (all documents referenced herein are from the Franklin County Recorder's Office), and being more particularly described as follows:

BEGIN FOR REFERENCE at the centerline right-of-way intersection of East Dublin Granville Road (SR 161), (Station 679+77.56) and Maple Canyon Avenue (Station 50+00.00), being referenced by a found iron pin in concrete at centerline Station 685+80.83, (East Dublin Granville Road (SR 161)), 8.31 feet left, which bears South 85° 26' 09" East a distance of 603.59 feet;

Thence North 03° 38' 29" East a distance of 529.91 feet along centerline of Maple Canyon Avenue (width varies) to a point at centerline Station 55+29.91;

Thence South 86° 21' 31" East a distance of 25 feet, leaving the centerline across Maple Canyon Avenue to a point at the southwesterly corner of a right of way parcel deeded to the City of Columbus by deed of record in Deed Book 3501, Page 50 and a northwesterly corner of a 0.919 acre tract conveyed to City of Columbus by deed of record in Deed Book 2910, Page 76, and on the easterly right-of-way line of Maple Canyon Avenue, 25.00 feet right of centerline station 55+29.91;

Thence South 86° 40' 50" East a distance of 23.73 feet along the line common to the Grantor and said 0.919 acre tract passing an pipe found at 5.00 feet, 30.00 feet right of centerline station

EXHIBIT A

Page 2 of 3

LPA RX 887 T

Rev. 01/21

55+29.94 to an iron pin set 48.73 feet right of centerline station 55+30.05 and the **TRUE POINT OF BEGINNING** for the Temporary Easement herein described;

Thence leaving the line common to the Grantor and said 0.919 tracts on the following three (3) courses across the Grantor's 0.779 acre tract;

1. North 43° 24' 11" East a distance of 20.75 feet to an iron pin set 62.00 feet right of centerline station 55+46.00;
2. South 86° 21' 31" East a distance of 24.00 feet to an iron pin set 86.00 feet right of centerline station 55+46.00;
3. North 03° 38' 29" East a distance of 34.34 feet to an iron pin set on a line common to the Grantor and a 3.155 acre tract conveyed to Athletic Division of Midwest Development Group, Inc., an Ohio corporation, by deed of record in Instrument Number 200809050135043, 86.00 feet right of centerline station 55+80.34;

Thence South 86° 45' 58" East a distance of 68.00 feet along the said line common to the Grantor and said 3.155 acre tract, to a point 154.00 feet right of centerline station 55+80.83;

Thence South 03° 38' 29" West a distance of 50.19 feet across the Grantor's tract to a point on a line common to the Grantor and said 0.919 acre tract, 154.00 feet right of centerline station 55+30.64;

Thence North 86° 40' 50" West a distance of 105.28 feet along the line common to the Grantor and the said 0.919 acre tract to the **TRUE POINT OF BEGINNING**, containing 0.089 acres, more or less, being subject to all easements, restrictions, and rights-of-way 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 2020 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 Maple Canyon Avenue being North 3° 38' 29" East.

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

EXHIBIT A

Page 3 of 3

LPA RX 887 T

Rev. 01/21

All station and offsets referenced in this description are from the right-of-way centerline of Maple Canyon Avenue as described in the plan known as “IMPROVEMENTS OF SR 161/I71” on file with the Ohio Department of Transportation and the City of Columbus.

Robert J. Sands, S-8053
Professional Surveyor No. 8053

Date