

EXHIBIT A

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Ver. Date 06/03/22

PID 105734

**PARCEL 18-T1
FRA 16 8.24
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, being in Quarter Township 3, Township 1, Range 16, United States Military Lands and being part of a 16.879 acre tract of land in the name of Columbus East Senior Living, LLC, an Ohio Limited Liability Company, as described in IN. 201711130159656, all records are on file in the Franklin County Recorder's Office, and being a tract of land lying on the left side of the centerline of Right of Way of State Route 16 (East Broad Street), hereafter referred to as S.R. 16, as shown on the FRA-16-7.79 plans made by the Ohio Department of Transportation, 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 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;
2. South 82°20'12" West, passing a monument box set at 606.36 feet at the centerline intersection of said S.R. 16 (East Broad Street) and McNaughten Road (R/W Varies) being centerline Station 192+01.64, a total distance of 615.30 feet to the southeasterly corner of a 43.837 acre tract of land in the name of Mount Carmel Health System as described in IN.200312110392742, being centerline Station 191+92.70;

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Thence North 07°46'25" West, a distance of 149.00 feet with the easterly line of said 43.837 acre tract to a point being 149.00 feet left of centerline Station 191+92.42 of said S.R. 16 (East Broad Street) and the **True Place of Beginning** for the tract of land herein being described;

Thence North 07°46'25" West, with said easterly line, a distance of 171.45 feet to a point being 320.45 feet left of centerline Station 191+92.08;

Thence through said 16.879 acre tract, the following two (2) courses:

1. North 82°12'30" East, a distance of 66.96 feet to a point 320.60 feet left of centerline Station 192+59.04;
2. South 07°47'30" East, a distance of 12.87 feet through said Grantor's 16.879 acre tract to a point in the westerly line of a 0.760 acre tract in the name of Hammerhead East Broad, LLC, an Ohio limited liability company as described in IN. 201208200121332, being 307.72 feet left of centerline Station 192+59.07;

Thence with said westerly line, the following three (3) courses:

1. South 82°00'05" West, a distance of 19.07 feet to a point of curvature 307.61 feet left of centerline Station 192+40.00;
2. With a curve to the left having a radius of 28.00 feet, an arc length of 43.87 feet, a central angle of 89°46'30", a chord bearing of South 37°06'50" West and a chord distance of 39.52 feet to a point of tangency 279.56 feet left of centerline Station 192+12.17;
3. South 07°46'25" East, a distance of 130.56 feet to a point 149.00 feet left of centerline Station 192+12.42;

Thence South 82°20'12" West, through said 16.879 acre tract, a distance of 20.00 feet to the **True Place of Beginning**.

The above described area contains 0.097 acres, more or less, which is part of Franklin County Auditor's Permanent Parcel number 520-269048-00.

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 November 2017, holding North 82°20'12" East for the centerline of East Broad Street (State Route 16).

