

EXHIBIT A

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Ver. Date 06-03-22

PID 105734

**PARCEL 30-T
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, part of Quarter Township 3, Township 1, Range 16, United States Military Lands and being part of a 3.024 acre tract of land in the name of Speedway Superamerica LLC, a Delaware Limited Liability Company as described in IN. 200006280127369, all records are on file in the Franklin County Recorder's Office, and being a tract of land lying on the right 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 North 81°51'12" East, with said FRA-16-7.79 centerline, a distance of 166.30 feet to the northwesterly corner of a 4.754 acre tract of land in the name of The Children's Hospital, an Ohio Non-Profit Corporation as described in IN. 200111010252974, at centerline Station 206+66.30, passing the centerline of Right of Way intersection of said S.R. 16 (East Broad Street) and Outerbelt Street (80.00' R/W) at 147.36 feet;

Thence South 03°58'03" West, with the westerly line of said 4.754 acre tract, a distance of 33.75 feet to a point in the southerly Right of Way line of said S.R. 16 (East Broad Street), being 33.00 feet right of centerline Station 206+59.22 and **True Place of Beginning** for the tract of land herein being described;

Thence South 03°58'03" West, with said westerly line, a distance of 5.11 feet to a point 38.00 feet right of centerline Station 206+58.15;

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Thence through said 3.024 acre tract, the following six (6) courses:

1. South 41°51'46" West, a distance of 49.79 feet to a point 70.00 feet right of centerline Station 206+20.00;
2. North 54°07'04" West, a distance of 41.73 feet to a point 41.00 feet right of centerline Station 205+90.00;
3. South 81°51'12" West, a distance of 170.00 feet to a point 41.00 feet right of centerline Station 204+20.00
4. South 47°36'15" West, a distance of 56.86 feet to a point 73.00 feet right of centerline Station 203+73.00;
5. North 49°20'06" West, a distance of 42.51 feet to a point 41.00 feet right of centerline Station 203+45.00;
6. South 81°51'12" West, a distance of 98.60 feet to a point in the easterly line of a 3.143 acre tract of land in the name of Holmesuites, LTD as described in IN. 201708070108598, being 41.00 feet right of centerline Station 202+46.40;

Thence North 03°58'08" East, with the westerly line of said 3.024 acre tract, a distance of 8.18 feet to a point in said Right of Way line, being 33.00 feet right of centerline Station 202+48.12;

Thence North 81°51'12" East, with said Right of Way line, a distance of 411.10 feet to the **True Place of Beginning**.

The above described area contains 0.124 acres, more or less, which is part of Franklin County Auditor's Permanent Parcel number 520-121071-00.

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).

The stations referred to in this description are from the centerline of Right-of-Way of State Route 16, as found on the FRA-16-7.79 centerline plat as recorded in Franklin County Recorder's Office in Plat Book 29 Page 4.

