

EXHIBIT A

LPA RX 887 T

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Rev. 07/09

Ver. Date 06/16/2023

PID 113775

**PARCEL 20-T
IMPROVEMENTS OF GRACE STREET
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
GRADE AND RECONSTRUCT DRIVEWAY
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, Franklin County, City of Columbus, Survey Number 3315, Virginia Military Survey, Lot 13 of Columbia Park Annex, recorded in Plat Book 15, Page 37 of the Franklin County Recorder's Office, conveyed to PCR Enterprises LLC, an Ohio limited liability company. Prior instrument reference as of the date this survey was prepared: Instrument Number 202303150024653, of Franklin County, Ohio. Being bounded and described as follows:

Commencing at a point of curvature on the south right-of-way line of Grace Street (50' wide), 25.00' right of station 26+60.33 of the Grace Street centerline of right-of-way, witnessed by a ¾" iron pipe being N 78°15'48" W a distance of 0.05', 25.00' right of station 26+60.28 of the Grace Street centerline of right-of-way;

Thence along said south right-of-way line of Grace Street N 82°17'01" W a distance of 43.66' to a point at the intersection of said south right-of-way line of Grace Street and said east right-of-way line of an unnamed alley (20' wide), 25.00' right of station 26+16.67 of the Grace Street centerline right-of-way and being the **True point of Beginning**;

Thence S 82°17'01" E a distance of 34.76' along said south right-of-way line of Grace Street to said point at 25.00' right of station 26+51.43 of the Grace Street centerline of right-of-way;

Thence S 08°17'24" W a distance of 18.61' leaving said south Right-of-way line of Grace Street and through said Lot 13, to a point, 43.61' right of station 26+51.24 of the Grace Street centerline of right-of-way;

Thence S 89°49'02" W a distance of 30.43', to a point on said east right-of-way line of an unnamed alley, 47.79' right of station 26+21.10 of the Grace Street centerline right-of-way;

Thence along said east right-of-way line of an unnamed alley N 03°17'01" W a distance of 23.22', to the **True Point of Beginning**.

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The above described area contains 0.0155 acres of land, more or less, of which the present road occupies 0.0000 acres of land, more or less, of which the total acreage is part of Franklin County Auditor's Permanent Parcel Number 010-065571.

All references here in are to records in the Recorders Office, Franklin County, Ohio.

Grantor claims title by Instrument Number: 202303150024653.

The basis of bearings for this description are based on Ohio State Plane Coordinates, South Zone, NAD 83 with 2011 NSRS adjustment with the centerline of Grace Street between Hague Avenue and the Alley west of Harris Avenue being N 81°37'11" E.

All stations and offsets here in are referenced to the centerline of existing right-of-way of Grace Street as shown upon the right-of-way plan no. 3683-E "FRA-SRTS Grace St Sidewalks" on file with the City of Columbus, Ohio.

This description was prepared under the direction of Charles W. Price Jr., Registered Professional Surveyor, No. 7825.

This description is based on a field survey in 2021 prepared under the direct supervision of Daniel L. Quick, Registered Professional Surveyor, No. 7803.

Charles W. Price, Jr., P.S. No. 7825

Date