

EXHIBIT A

LPA RX 887 T

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Ver. Date 06/16/2023

PID 113775

**PARCEL 34-T
IMPROVEMENTS OF GRACE STREET
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
GRADE AND RECONSTRUCT STEPS
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 2668, Virginia Military Survey, also being described as Lot Number 867 in Wicklow Addition No. 3 as shown and delineated in Plat Book 7, Page 106 in the Franklin County Recorder's Office, as conveyed to Hilltop Housing L.P., an Ohio Limited Partnership. Prior instrument reference as of the date this survey was prepared: Instrument Number 201012060165763 of Franklin County, Ohio. Being bounded and described as follows:

Commencing at the intersection of the north right-of-way line of Grace Street (40' wide) and the west right-of-way line of an unnamed alley (15' wide) west of Burgess Avenue, the southeast corner of said Lot Number 867, 20.00' left of station 54+42.44 of the Grace Street centerline of right-of-way, witnessed by a 5/8" iron pin found S 10°59'45" W a distance of 0.12', 19.88' left of station 54+42.40 of the Grace Street centerline of right-of-way;

Thence S 81°33'27" W a distance of 135.13', along said north right-of-way line of Grace Street, to a point, 20.00' left of station 53+07.30 of the Grace Street centerline of right-of-way and being the **True point of Beginning**;

Thence S 81°33'27" W a distance of 5.02', continuing along said north right-of-way line of Grace Street, to a point at the intersection of said north right-of-way line of Grace Street and the east right-of-way line of Ogden Avenue (50' wide), 20.00' left of station 53+02.29 of the Grace Street centerline of right-of-way, witnessed by a 3/8" iron pin found N 24°49'59" W a distance of 2.28', 22.18' left of station 53+01.64 of the Grace Street centerline of right-of-way;

Thence N 08°23'35" W a distance of 18.70', along said east right-of-way line of Ogden Avenue, to a point, 38.70' left of station 53+02.30 of the Grace Street centerline of right-of-way;

Thence N 81°36'25" E a distance of 5.00', leaving said east right-of-way line of Ogden Avenue and through said Lot Number 867 to a point, 38.70' left of station 53+07.30 of the Grace Street centerline of right-of-way;

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Thence S 08°26'33" E a distance of 18.70', continuing through said Lot Number 867 to the **True Point of Beginning.**

The above described area contains 0.0021 acres of land, more or less, of which the present road occupies 0.000 acres of land, being part of Franklin County Auditor's Parcel Number 010-054831

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

Grantor claims title by Instrument Number: 201012060165763.

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