

## **EXHIBIT A**

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Ver. Date 2/5/21

PID -----

**PARCEL 1-T**  
**CIP# 531034-100000 IMPROVEMENTS OF SULLIVANT AVENUE**  
**TEMPORARY EASEMENT FOR THE PURPOSE OF**  
**PERFORMING THE WORK NECESSARY TO**  
**REPLACE DRIVEWAY APRON AND SIDEWALK**  
**FOR 24 MONTHS FROM DATE OF ENTRY BY THE**  
**STATE OF OHIO, DEPARTMENT OF TRANSPORTATION**

[Surveyor's description of the premises follows]

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Situate in the State of Ohio, County of Franklin, City of Columbus, being in Virginia Military Survey Number 2668, and being part of Lot 600 of Wicklow Extension Addition as recorded in Plat Book 7, Page 65, and being part of Lot 374 of Wicklow Addition as recorded in Plat Book 5, Page 412, both as conveyed to Bahman Ghassab in Instrument Number 201904110041214, all references to Recorder's Office, Franklin County, Ohio and being more particularly bounded as follows:

Being a parcel of land lying on the left side of the centerline of right-of-way and construction of Sullivant Avenue made by E.P. Ferris & Associates, Inc., and being located within the following described points in the boundary thereof.:

**COMMENCING** at a 3/8" by 8" mag spike with a 1" diameter head, with a 1.5" diameter brass washer stamped "EP FERRIS SURVEYOR 8342" set, being in the centerline of Sullivant Avenue (60'), being said Sullivant Avenue centerline Station 186+27.41;

Thence along said centerline, South 76 degrees 37 minutes 57 seconds West, 8,609.89 feet to a point, being said Sullivant Avenue centerline Station 100+17.52;

Thence across said Sullivant Avenue right-of-way, North 13 degrees 22 minutes 03 seconds West, 30.00 feet to a point, being the southwesterly corner of said Lot 600 and being the southeasterly corner of Lot 601 of said Wicklow Addition, as conveyed to MGL Apartments, LLC, a Delaware Limited Liability Company in Instrument Number 201909260126739, also being on the northwesterly right-of-way line of said Sullivant Avenue, said point being 30.00 feet left of said Sullivant Avenue centerline Station 100+17.52 and being the **TRUE POINT OF BEGINNING** of the parcel herein intended to be described;

Thence along the westerly line of said Lot 600 and along the easterly line of said Lot 601, North 02 degrees 56 minutes 16 seconds West, 5.08 feet to a point, said point being 35.00 feet left of said Sullivant Avenue centerline Station 100+18.44;

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Thence continuing across said Lot 600 and across said Lot 374, North 76 degrees 37 minutes 57 seconds East, 60.94 feet to a point, being on the easterly line of said lot 374, being on the westerly line of Lot 373 of said Wicklow Addition as conveyed to Bashir A. Jara in Instrument Number 200509070185424, said point being 35.00 feet left of said Sullivant Avenue centerline Station 100+79.38;

Thence continuing along the easterly line of said Lot 374 and westerly line of said Lot 373, South 2 degrees 54 minutes 10 seconds East, 5.08 feet to a point, being the southeasterly corner of said Lot 374, being the southwesterly corner of said Lot 373 and being the northwesterly right-of-way line of said Sullivant Avenue, said point being 30.00 feet left of said Sullivant Avenue centerline Station 100+78.45;

Thence along the southeasterly line of said Lot 374 and said Lot 600, along the northwesterly right-of-way line of said Sullivant Avenue, South 76 degrees 37 minutes 57 seconds West, 60.93 feet to the **POINT OF TRUE BEGINNING**;

Subject to all legal rights-of-way, easements, and restrictions, if any, of previous record.

The above described parcel contains 0.007 acres, of which 0.007 acres are contained within Franklin County Auditor's Parcel 010-004387, of which 0.000 acres are in the present road occupied, resulting in a net take of 0.007 acres from Parcel Number 010-004387.

The bearings in this description are based on the Ohio State Plane Coordinate System, South Zone, (NAD 83, 2011 Adjustment). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations of selected stations in the Ohio Departments of Transportation Virtual Reference Station network. The portion of the centerline of right-of-way of Sullivant Avenue having a bearing of North 76 degrees 37 minutes 57 seconds East, designated "basis of bearing".

All monuments found are in good condition unless otherwise noted.

The stationing referenced herein is based on an arbitrary station where the centerline of Sullivant Avenue intersects with the centerline of South Ogden Avenue, being Station 104+84.61.

This description was prepared by Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342, and is based on field surveys conducted by E.P. Ferris and Associates, Inc. in January 2021 under the direct supervision of Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342.

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Matthew Lee Sloat, PS 8342

Date