

**EXHIBIT A**

Page 1 of 3

LPA RX 887 T

Rev. 07/09

Ver. Date 4/10/14

PID 90382

**PARCEL 7-T1  
FRA-SCIOTO TRAIL/FIFTH AVENUE CONNECTOR  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
PERFORM GRADING  
FOR 12 MONTHS FROM DATE OF ENTRY BY THE  
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in the City of Columbus, County of Franklin, State of Ohio, located in Virginia Military Survey 530, being part of Lot 3 of Scioto Park Subdivision (Plat Book 46, Page 66), ann being part of lands conveyed to MDB Lakeshore Holdings, LLC. (hereinafter known as the "Grantor") by Instrument No. 201309270164694 and Instrument No. 201309270164694 of said county records:

Being a parcel of land lying on the right side of the centerline of right of way of West Fifth Avenue as part of the FRA-Scioto Trail/Fifth Avenue Connector Centerline Plat recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_ of the records of Franklin County and being bounded and described as follows:

Beginning at a mag nail set at the proposed location of a 1 inch rebar in a monument box to be set during construction marking the intersection of the centerline of right of way of West Fifth Ave. with the centerline of right of way of Lake Shore Drive, said mag nail set being at Sta. 20+15.10 of the centerline of right of way of West Fifth Ave. and Sta. 2+07.18 of the centerline of right of way of Lake Shore Dr.; thence South 48 Degrees 55 Minutes 06 Seconds West, along said centerline of right of way, a distance of 50.00 feet to a 1 inch rebar in a monument box set at a point of curvature at Sta. 19+65.10 of the centerline of right of way of West Fifth Ave.; thence continuing along said centerline of right of way and with a tangential curve to the right having a radius of 500.00 feet, a central angle of 38 Degrees 03 Minutes 43 Seconds, a chord bearing North 67 Degrees 56 Minutes 57 Seconds East, a chord distance of 326.08 feet, an arc length of 332.15 feet to a 1 inch rebar in a monument box set at a point of reverse curvature at Sta. 16+32.94 of the centerline of right of way of West Fifth Ave.; thence continuing along said centerline of right of way and with a tangential curve to the left having a radius of 500.00 feet, a central angle of 27 Degrees 21 Minutes 24 Seconds, a chord bearing South 73 Degrees 18 Minutes 07 Seconds West, a chord distance of 236.47 feet, an arc length of 238.73 feet to a point at Sta. 13+94.21 of the centerline of right of way of West Fifth Ave.; thence South 30 Degrees 22 Minutes 35 Seconds East, a distance of 40.00 feet to a point on the southeasterly right of way line of said West Fifth Ave. and the Grantor's northwesterly corner, said point being 40.00 feet

## EXHIBIT A

right of Sta. 13+94.21 of the centerline of right of way of said West Fifth Ave. and also being the **TRUE PLACE OF BEGINNING** for the parcel hereinafter described, thence clockwise along the following six (6) courses and distances;

1. Thence, along said existing right of way line, northeast along a non-tangential curve to the right having a radius of **460.00 feet**, a central angle of **27 Degrees 21 Minutes 24 Seconds**, a chord bearing **North 73 Degrees 18 Minutes 07 Seconds East**, a chord distance of **217.55 feet**, an arc length of **219.63 feet** to a point 40.00 feet right of Sta. 16+32.94 of the centerline of right of way of West Fifth Ave.;
2. Thence, continuing along said existing right of way line, northeast along a tangential curve to the left having a radius of **540.00 feet**, a central angle of **04 Degrees 04 Minutes 51 Seconds**, a chord bearing **North 84 Degrees 56 Minutes 24 Seconds East**, a chord distance of **38.45 feet**, an arc length of **38.46 feet** to a point 40.00 feet right of Sta. 16+68.55 of the centerline of right of way of West Fifth Ave.;
3. Thence **South 07 Degrees 06 Minutes 02 Seconds East**, leaving said existing right of way line, a distance of **10.00 feet** to a point 50.00 feet right of Sta. 16+68.55 of the centerline of right of way of West Fifth Ave.;
4. Thence, southwest along a non-tangential curve to the right having a radius of **550.00 feet**, a central angle of **04 Degrees 04 Minutes 50 Seconds**, a chord bearing **South 84 Degrees 56 Minutes 24 Seconds West**, a chord distance of **39.16 feet**, an arc length of **39.17 feet** to a point 50.00 feet right of Sta. 16+27.66 of the centerline of right of way of West Fifth Ave.;
5. Thence, southwest along a tangential curve to the left having a radius of **450.00 feet**, a central angle of **27 Degrees 21 Minutes 41 Seconds**, a chord bearing **South 73 Degrees 17 Minutes 59 Seconds West**, a chord distance of **212.86 feet**, an arc length of **214.90 feet** to a point on the grantor's northwesterly property line, said point being 50.00 feet right of Sta. 13+94.17 of the centerline of right of way of West Fifth Ave.;
6. Thence **North 30 Degrees 10 Minutes 24 Seconds West**, along said property line, a distance of **10.00 feet** to the **TRUE PLACE OF BEGINNING**.

The above described tract contains 0.0588 acres (2,560.8 Sq. Ft.), more or less, and subject to all easements, restrictions and covenants of record.

The above described area is contained within Franklin County Parcel Number 010-083734.

**EXHIBIT A**

Page 3 of 3

LPA RX 887 T

Rev. 07/09

Bearings are based on the centerline of Fifth Avenue, east of Riverside Drive, being South 86 degrees 46 minutes 08 seconds East, as derived from Grid North, Ohio State Plane Coordinate System, South Zone, NAD83(CORS96) as resolved by GPS Observations using the Ohio Department of Transportation's VRS Network.

The stationing for West Fifth Avenue is based on City of Columbus Plan D-2519 (West Fifth Avenue Extension), on file with Division of Design & Construction, Department of Public Service, City of Columbus.

This description was prepared and reviewed under the supervision of Steven L. Mullaney, Professional Surveyor No. 7900 from a survey completed in July 2012.

Glaus, Pyle, Schomer, Burns, & DeHaven, Inc.  
dba GPD Group

---

Steven L. Mullaney, P.S.  
Professional Surveyor No. 7900