

EXHIBIT A

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LPA RX 887 T

Rev. 07/09

Ver. Date 12/18/2018

PID 101787

**PARCEL 22-T
FRA-JAMES RD AT LIVINGSTON AVE
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
COMPLETE GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
THE CITY OF COLUMBUS, OHIO, FRANKLIN COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Franklin, City of Columbus, and being in the Southeast Quarter of Section 18, half Section 29, Township 12, Range 21, in the Refugee Lands and being a **0.004 acre parcel** out of a 2.659 acre tract know as Franklin County Auditor's parcel number **010-088332** as conveyed to **Bexley Commons L.P., an Ohio limited partnership** (hereafter referred to as "Grantor") by the instrument filed as **Instrument Number 201806210082504** (all document references are to the Franklin County, Ohio Recorder's office, unless otherwise stated), and being more particularly described as follows.

BEGINNING FOR REFERENCE at a 5/8" iron pin found at the Grantor's southwesterly corner, the northwesterly corner of a 0.059 acre parcel conveyed to The City of Columbus, a municipal corporation by the instrument filed as Deed Book volume 2334, page 18, the northeasterly corner of a 0.031 acre parcel conveyed to The City of Columbus, Ohio, a municipal corporation by the instrument filed as Deed Book volume 2327, page 187, the southeasterly corner of a 0.012 acre parcel conveyed to City of Columbus, Ohio, a municipal corporation by the instrument filed as Instrument Number 201003120029585, and on the existing northerly right-of-way line of James Road, said point being **40.00 feet left** of the existing centerline of right-of-way of Livingston Avenue **station 415+70.85**, and being the **TRUE POINT OF BEGINNING** of the parcel herein described.

Thence along the Grantor's westerly line and the easterly line of the said 0.012 acre City of Columbus, Ohio, a municipal corporation parcel, **North 04 degrees 22 minutes 28 seconds East for a distance of 5.36 feet** to a point being **45.36 feet left** of the existing centerline of right-of-way of Livingston Avenue **station 415+70.87**;

Thence crossing through the lands of the Grantor, **South 80 degrees 47 minutes 12 seconds East for a distance of 61.41 feet** to a point on the Grantor's southerly line, the northerly line of the said 0.059 acre The City of Columbus, a municipal corporation parcel, and on the said existing northerly right-of-way line of Livingston Avenue, said point being **40.00 feet left** of the existing centerline of right-of-way of Livingston Avenue **station 416+32.05**;

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Thence along the Grantor's southerly line, the said northerly line of the 0.059 acre The City of Columbus, a municipal corporation parcel, and the said existing northerly right-of-way line of Livingston Avenue, **North 85 degrees 47 minutes 50 seconds West for a distance of 61.20 feet** to the **TRUE POINT OF BEGINNING**, containing **0.004 acres**, more or less, of which **0.000 acres are within the present road occupied**, resulting in a **net take of 0.004 acres** out of Franklin County Auditor's Parcel number **010-088332**.

Prior instrument records as of this writing recorded in **Instrument Number 201806210082504** in the records of Franklin County.

This description was prepared by Brian P. Bingham, Ohio Registered Professional Surveyor number 8438, and is based on an actual field survey conducted by American Structurepoint, Inc. in 2016 through 2018 under his direct supervision.

The bearing for this description are based on Grid South (Reference South 85 degrees 47 minutes 50 seconds East for Livingston Avenue East of James Road) as referenced to the Ohio State Plane Coordinate system (South Zone) and the North American Datum of 1983, as established utilizing a GPS survey referencing ODOT CORS stations "COLB", "OHLI" and "OHMD"

All stations listed herein are referenced to the centerlines of right-of-way as shown on the recorded plat "FRA-JAMES RD AT LIVINGSTON AVE" files as Plat Book volume 125, page 72, in the Office of the Recorder of Franklin County, Ohio.

Where described, iron pin set are 5/8" rebar, 30" long, with a cap stamped "Structurepoint-PS 8438".

Brian P. Bingham, P.S. No. 8438
American Structurepoint, Inc.

Date