

**EXHIBIT A**

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LPA RX 887 T

Rev. 07/09

Ver. Date 01/23/2017

PID 95570

**PARCEL 15-T  
FRA-SR317-10.63  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
DRIVEWAY IMPROVEMENTS  
FOR 36 MONTHS FROM DATE OF ENTRY BY THE  
THE CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in northeast quarter of section 4 Township 11, Range 21 Congress Lands East of the Scioto within the city of Columbus, County of Franklin, and the State of Ohio and being part of a 9.138 acre tract as described to AJV CAPITAL HOLDINGS, LLC, a California limited liability company in Instrument Number 201606020069020 (all records are on file at the Recorder's Office, Franklin County, Ohio), said parcel being more fully described as follows:

Commencing at a standard highway monument set at the intersection of the centerline of survey of State Route 317 (Hamilton Road) and centerline of survey of Refugee Road (County Route 14), said monument being the southeasterly corner of Half Section 50, Section 28, Township 12, Range 21, Refugee lands. Also being the southwesterly corner of Half Section 49, Section 28, Township 12, Range 21, Refugee lands. Also being on the northerly line of the northwest quarter of Section 4, Township 11 Range 21, Congress Lands East of the Scioto. Also being on the northerly line of Madison Township and the southerly line of Truro Township. Said Monument having a station of 210+00.00 back 10+00.00 ahead as shown in FRA-SR317-10.63 Right of way plans prepared by ms consultants, inc. for the city of Columbus, Franklin County, Ohio;

Thence South 4° 20' 51" West, following the centerline of survey for S.R. 317 (Hamilton Rd.) for a distance of 329.77 feet to station 206+70.23;

Thence South 85° 39' 09" East leaving the said centerline of S.R. 317 (Hamilton R.D.) 65.01 feet to a pipe found at the existing easterly line of said S.R. 317 and the northwesterly corner of said 9.138 acre AJV CAPITAL HOLDINGS, LLC tract, and being the **True Place of Beginning** of the parcel here in described;

Thence South 84° 50' 35" East along the easterly line of said S.R. 317, and the northerly line of said 9.138 acre AJV CAPITAL HOLDINGS, LLC tract, a distance of 9.81 feet to a point;

Thence across the said 9.138 acre AJV CAPITAL HOLDINGS, LLC tract, on the following four (4) courses and distances;

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1. Thence South 04° 08' 10" West a distance of 166.16 feet to a point;
2. Thence South 80° 18' 00" East a distance of 37.95 feet to a point;
3. Thence South 04° 08' 10" West a distance of 55.65 feet to a point;
4. Thence North 85° 35' 57" West a distance of 48.42 feet to an angle point in the easterly Right of Way line of said S.R. 317, and the Westerly line of said 9.138 acre AJV CAPITAL HOLDINGS, LLC tract;

Thence North 4° 20' 59" East along the easterly line of said S.R. 317, and the Westerly line of said 9.138 acre AJV CAPITAL HOLDINGS, LLC tract, a distance of 225.44 feet to the **True Point of Beginning**, and containing within said bounds 4,473 square feet or 0.1027 acres of land, more or less in Franklin County Auditor Parcel Number 530-130059-00.

All iron pin(s) set in the description above are 5/8" x 30" rebar with a yellow plastic cap stamped "MS CONS INC".

The bearings for this description are based on the Ohio State Plane Coordinate System, South Zone, North American Datum 1983 (2011). With an established bearing of N 4° 22' 11" E between a monument set at the intersection of Refugee Rd. (C.R. 14) and Hamilton Rd. (S.R. 317) at Sta. 10+00.00 as shown in FRA-SR317-10.63 right of way plans prepared by ms consultants, inc. for the City of Columbus, Franklin County, Ohio and a monument set at the intersection of Groves Rd. and Hamilton Rd. (S.R. 317) Sta. 63+52.59 as shown in said right of way plans with a distance of 5352.59' between them. The above description was prepared by ms consultants, inc. from an actual field survey (2014-2017) and existing records.

JAMES P. VILLACRES  
Professional Surveyor No. 7912