

EXHIBIT A

Page 1 of 2

LPA RX 887 T

Rev. 07/09

Ver. Date 01/23/2017

PID 95570

**PARCEL 48-T
FRA-SR317-10.63
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
GRADING
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 Half of Section 49, Township 12, Range 21 of the Refugee Lands within the City of Columbus, County of Franklin, and the State of Ohio and being part of a 1.261 acre tract a described in a deed to Kim K. Root and Jane E. Root, husband and wife, and Mark K. Kennedy and Julie A. Kennedy, husband and wife in Instrument Number 200501040002794 (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 Hamilton Road (S.R. 317) and centerline of survey of Groves Road (C. R. 212), said monument being the northeasterly corner of Half Section 50, the northwesterly corner of Half Section 49, the southeasterly corner of Half Section 35, the southwesterly corner of Half Section 36, Township 12, Range 21 of the Refugee Lands, said monument having a station of 63+52.59 Hamilton Road and 107+00.00 Groves Road 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 04° 22' 11" West, following the centerline of survey of Hamilton Rd., for a distance of 491.60 feet to station 58+60.99;

Thence South 85° 37' 49" East, leaving said centerline, for a distance of 75.00 feet to point on the easterly right of way of Hamilton Road, being the northwesterly corner of said 1.261 acre tract, the southwesterly corner a 1.379 acre tract described in a deed to MARSHALL ACQUISITIONS, LLC in Instrument Number 201507080092044 and being the **True Place of Beginning** of the parcel here in described;

Thence South 86° 29' 56" East, along the southerly line of said 1.379 acre tract and the northerly line of said 1.261 acre tract for a distance of 6.21 feet to a point;

Thence passing through said 1.261 acre tract for the following six (6) courses and distances;

1. South 04° 14' 15" East, for a distance of 65.72 feet to a point;

EXHIBIT A

Page 2 of 2

LPA RX 887 T

Rev. 07/09

2. South 08° 56' 15" West, for a distance of 76.31 feet to a point;
3. South 85° 32' 20" East, for a distance of 6.68 feet to a point;
4. South 04° 27' 40" West, for a distance of 37.81 feet to a point;
5. South 60° 25' 58" West, for a distance of 11.61 feet to a point;
6. South 04° 13' 20" West, for a distance of 78.13 feet to a point in the southerly line of said 1.261 acre tract and the northerly line of a 0.738 acre tract described in a deed to REALTY INCOME CORPORATION in Instrument Number 200409170217948;

Thence North 85° 29' 02" West, along the southerly line of said 1.261 acre tract and the northerly line of said 0.738 acre tract, for a distance of 7.15 feet to a ¾" iron pipe found on the westerly right of way of Hamilton Road, said pipe being the northwesterly corner of said 0.738 acre tract, and the southeasterly corner of said 1.261 acre tract;

Thence North 04° 22' 11" East, along the easterly right of way of Hamilton Road and the westerly line of said 1.261 acre tract for a distance of 263.37 feet to the **True Point of Beginning**, and containing within said bounds 2966 square feet or 0.0681 acres of land, more or less in Franklin County Auditor Parcel Number 010-019270-00.

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