

EXHIBIT A

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Rev. 07/09

Ver. Date 01/23/2017

PID 95570

**PARCEL 12-T2
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 northwest 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 14.912 acre tract as described to S & S SHOPPING CENTERS, LTD., a Texas limited partnership in Instrument 200601130008880 (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 of S.R. 317 for a distance of 503.28 feet to a point at Sta. 204+96.72;

Thence North 85° 39' 09" West leaving the said centerline of S.R. 317 (Hamilton R.D.) 75.00 ft. to a point in the westerly Right of Way line of said S.R. 317 and being the northeasterly corner of said 14.912 acre S & S SHOPPING CENTERS, LTD tract, and the southeasterly corner of said 1.001 acre JERSEY COLUMBUS, INC. tract and being the **True Place of Beginning** of the parcel here in described;

Thence South 4° 20' 51" West along the easterly line of said 14.912 acre S & S SHOPPING CENTERS, LTD tract, and the westerly Right of Way line of said S.R. 317 a distance of 44.29 feet to a point;

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Thence across the said 14.912 acre S & S SHOPPING CENTERS, LTD tract on the following two courses:

North 85° 39' 09" West a distance of 19.98 feet to a point;

North 4° 8' 10" East a distance of 44.31 feet to a point on the northerly line of said 14.912 acre S & S SHOPPING CENTERS, LTD tract and the southerly line of a 1.001 acre tract as described in instrument 201103110034598 to JERSEY COLUMBUS, INC.;

Thence South 85° 35' 57" East along the northerly line of said 14.912 acre S & S SHOPPING CENTERS, LTD tract and the southerly line of said 1.001 acre JERSEY COLUMBUS, INC. tract, a distance of 20.14 feet to the **True Point of Beginning**, and containing within said bounds 889 square feet or 0.0204 acres of land, more or less in Franklin County Auditor Parcel Number 530-184912-00.

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
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