

EXHIBIT A

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LPA RX 887 T

Rev. 07/09

Ver. Date 03/17/14

PID 90382

**PARCEL 3-T
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 and being a part of Virginia Military Survey 530, being part of Lot 4C of the Subdivision of Lot 4 of Scioto Park Subdivision (Plat Book 46, Page 66) as conveyed to Runaway Bay I Apartments, LLC. (hereinafter known as the "Grantor") by 200811040162412 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 Summit County and being bounded and described as follows:

Beginning at a railroad spike found at the intersection of the centerline of right of way of West Fifth Ave. with the centerline of right of way of McKinley Ave., said intersection point and railroad spike found being at Sta. 0+00.00 of the centerline of right of way of West Fifth Ave. and Sta. 5+00.00 of the centerline of right of way of McKinley Ave.; thence North 53 Degrees 51 Minutes 35 Seconds East along the centerline of right of way of said West Fifth Ave., a distance of 566.14 feet to a 1 inch rebar in a monument box set at the point of curvature being at Sta. 5+66.14 of the centerline of right of way of West Fifth Ave.; thence 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 28 Degrees 42 Minutes 28 Seconds, a chord bearing North 39 Degrees 30 Minutes 21 Seconds East, a chord distance of 247.91 feet, an arc length of 250.52 feet to a 1 inch rebar in a monument box set at a point of tangency being at Sta. 8+16.66 of the centerline of right of way of West Fifth Ave.; thence North 25 Degrees 09 Minutes 06" East, along said centerline of right of way, a distance of 199.11 feet to a point being at Sta. 10+15.77 of the centerline of right of way of West Fifth Ave.; thence South 64 Degrees 50 Minutes 54 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 line, said point being 40.00 feet right of Sta. 10+15.77 of the centerline of right of way of West Fifth Ave. and also being the **TRUE PLACE OF BEGINNING** for the

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parcel hereinafter described, thence clockwise along the following ten (10) courses and distances;

1. Thence **North 25 Degrees 09 Minutes 06 Seconds East**, a distance of **77.61 feet** to a point being 40.00 feet right of Sta. 10+93.38 of the centerline of right of way of West Fifth Ave.;
2. Thence northeast along a tangential curve to the right having a radius of **460.00 feet**, a central angle of **34 Degrees 28 Minutes 23 Seconds**, a chord bearing **North 42 Degrees 23 Minutes 13 Seconds East**, a distance of **272.61 feet**, an arc length of **276.77 feet** to a point being 40.00 feet right of Sta. 13+94.21 of the centerline of right of way of West Fifth Ave.;
3. Thence **South 30 Degrees 10 Minutes 24 Seconds East**, a distance of **10.00 feet** to a point being 50.00 feet right of Sta. 13+94.17 of the centerline of right of way of West Fifth Ave.;
4. Thence southwest along a tangential curve to the left having a radius of **450.00 feet**, a central angle of **14 Degrees 17 Minutes 02 Seconds**, a chord bearing **South 52 Degrees 28 Minutes 38 Seconds West**, a chord distance of **111.90 feet**, an arc length of **112.19 feet** to a point being 50.00 feet right of Sta. 12+69.52 of the centerline of right of way of West Fifth Ave.;
5. Thence **South 20 Degrees 42 Minutes 13 Seconds West**, a distance of **14.59 feet** to a point being 55.88 feet right of Sta. 12+54.58 of the centerline of right of way of West Fifth Ave.;
6. Thence southwest along a non-tangential curve to the left having a radius of **261.06 feet**, a central angle of **32 Degrees 10 Minutes 55 Seconds**, a chord bearing **South 38 Degrees 38 Minutes 42 Seconds West**, a chord distance of **144.71 feet**, an arc length of **146.63 feet** to a point being 45.00 feet right of Sta. 10+93.38 of the centerline of right of way of West Fifth Ave.;
7. Thence **South 25 Degrees 09 Minutes 05 Seconds West**, a distance of **40.76 feet** to a point being 45.00 feet right of Sta. 10+52.62 of the centerline of right of way of West Fifth Ave.;
8. Thence **South 01 Degrees 58 Minutes 04 Seconds East**, a distance of **31.83 feet** to a point being 59.51 feet right of Sta. 10+24.30 of the centerline of right of way of West Fifth Ave.;

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9. Thence **South 33 Degrees 21 Minutes 07 Seconds West**, a distance of **17.59 feet** to a point being 57.00 feet right of Sta. 10+06.89 of the centerline of right of way of West Fifth Ave.;
10. Thence **North 37 Degrees 16 Minutes 05 Seconds West**, a distance of **19.18 feet** to the **TRUE PLACE OF BEGINNING**;

The above described tract contains 0.0737 acres (3210.1Sq. 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 010-193917.

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