

EXHIBIT A

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Ver. Date 1-07-16

PID 95606

**PARCEL 9-T1
FRA - LAZELLE ROAD - PHASE A
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
GRADING FOR WALKWAY, MAINTAIN STORM SEWER, IMPROVE TWO
ASPHALT DRIVE APRONS, REMOVE 27 BUSHES AND THREE TREES
FOR 36 MONTHS FROM DATE OF ENTRY BY THE
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Section 2, Township 2, Range 18, of the United States Military Lands, being part of Lot 50 of the Partition Plat of the Scioto Land Company, Deed Book "A" page 194, destroyed by fire, as demonstrated in Survey Plat Book 3 pages 136 & 137 (on file in the Franklin County Engineers Office). Descriptions of said partition lots are recorded in Deed Book "A" pages 7 & 14. Also being part of the 10.174 acre tract conveyed to **AQ1031, LLC (undivided 80% interest)** and to **DC1031, LLC (undivided 20% interest)**(Grantor) in Official Record 201601050000897, and being described as follows:

Being a parcel of land lying south of and adjacent to the south existing right-of-way line of Lazelle Road East, as described in Plat Book 64 page 6 and more particularly described as follows:

Commencing at a monument found (FCGS 5027 Reset) at the intersection of the centerline of existing right-of-way of Flint Road and the centerline of existing right-of-way of Lazelle Road, being at centerline station 91+03.76;

Thence North 86°25'36" West, along the centerline of existing right-of-way of Lazelle Road, a distance of 135.35 feet to a monument found (FCGS 2225), being at centerline station 89+68.41;

Thence continuing along said centerline North 87°12'45" West, a distance of 963.42 feet to a point of deflection 00°03'20" to the right, being at centerline station 80+04.99;

Thence continuing along said centerline North 87°09'24" West, a distance of 154.81 feet to a point of tangent, said point being at centerline station 78+50.18;

Thence continuing along said centerline, Lazelle Road turning into Lazelle Road East at the intersection with Lazelle Road, with a curve to the left, having a radius 600.00 feet, a central

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angle of $46^{\circ}25'36''$, an arc length of 486.18 feet, being subtended by a chord bearing of South $69^{\circ}37'48''$ West and a chord distance of 472.99 feet to a point of curvature, said point being at centerline station 73+64.00;

Thence South $46^{\circ}24'59''$ West, along the centerline of Lazelle Road East, a distance of 145.71 feet to a point of tangent, said point being at centerline station 72+18.29;

Thence continuing along said centerline, with a curve to the right, having a radius 475.00 feet, a central angle of $43^{\circ}49'16''$, an arc length of 363.29 feet, being subtended by a chord bearing of South $68^{\circ}19'37''$ West and a chord distance of 354.50 feet to a point on the curve, said point being at centerline station 68+55.00;

Thence leaving said centerline, South $00^{\circ}14'16''$ West, a distance of 40.00 feet to a point on the existing south right-of-way line for Lazelle Road East, as established by Plat Book 64, Page 6, said point being 40.00 feet right of Lazelle Road East centerline of right-of-way station 68+55.00, and being the **Point of Beginning** for the herein described temporary parcel;

Thence crossing said Fairway Acquisitions, LLC tract South $00^{\circ}14'16''$ West, a distance of 15.00 feet to a point, being 55.00 feet right of centerline station 68+55.00;

Thence continuing across said tract North $88^{\circ}07'43''$ West, a distance of 206.63 feet to a point, being 55.00 feet right of centerline station 66+50.00;

Thence continuing across said tract North $87^{\circ}36'24''$ West, a distance of 250.01 feet to a point, being 53.00 feet right of centerline station 64+00.00;

Thence continuing across said tract South $88^{\circ}32'14''$ West, a distance of 178.94 feet to a point on the west property line of said tract, being 64.00 feet right of centerline station 62+24.01;

Thence along the west property line of said Fairway Acquisitions, LLC North $01^{\circ}56'42''$ East, a distance of 21.02 feet to an iron pin set, being 43.00 feet right of centerline station 62+23.23;

Thence crossing said Fairway Acquisitions, LLC tract with a curve to the left, said curve having a radius of 443.00 feet, a central angle of $2^{\circ}28'29''$, an arc length of 19.13 feet, being subtended by a chord bearing of South $86^{\circ}49'40''$ East and a chord distance of 19.13 feet to an iron pin set on a point of tangency, being 43.00 feet right of centerline station 62+40.51;

Thence continuing across said tract South $88^{\circ}03'54''$ East, a distance of 59.49 feet to an iron pin set on the northwest corner of said Fairway Acquisitions, LLC. tract, also being the northeast

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corner of a tract of land conveyed to Portsmouth Road Properties, LLC. in Instrument Number 200811130165636, being 43.00 feet right of centerline station 63+00.00;

Thence continuing across said Fairway Acquisitions, LLC North $88^{\circ}30'05''$ East, a distance of 50.09 feet to an iron pin set on the existing south right-of-way for Lazelle Road East, being 40.00 feet right of centerline station 63+50.00;

Thence along said existing right-of-way South $88^{\circ}03'54''$ East, a distance of 490.93 feet to a point of curvature, being 40.00 feet right of centerline station 68+40.93;

Thence continuing along existing right-of-way, with a curve to the left, having a radius 515.00 feet, a central angle of $01^{\circ}41'50''$, an arc length of 15.26 feet, being subtended by a chord bearing of South $88^{\circ}54'49''$ East and a chord distance of 15.26 feet to the **Point of Beginning**.

Containing 0.219 acre, more or less, within Franklin County Auditor's Parcel Number 610-21948400.

All references herein are to records in the Recorders' Office, Franklin County, Ohio.

The basis of bearings for this description is based on the bearing of South $86^{\circ}25'36''$ East for the centerline of Lazelle Road as established by the Franklin County Engineers office between monuments "FCGS 2225" and "FCGS 2226".

All pins set are 3/4 inch rebar, 30 inches long, with a plastic cap stamped "CEC, INC.".

All stations and offsets referred to herein are measured from the centerline of existing right-of-way of Lazelle Road and Lazelle Road East as shown upon the right of way plan FRA-LAZELLE ROAD-PHASE A on file with the City of Columbus, Ohio.

This description was prepared under the direction of Daniel J. Hornyak, Registered Professional Surveyor Number 7963, and based upon a field survey of property monumentation found, the centerline of existing roadway, and recorded deed descriptions and plats. The said survey was performed by Columbus Engineering Consultants, Inc., and is not a complete boundary survey of properties involved in the development of the right-of-way plans known as FRA-LAZELLE ROAD-PHASE A.

Daniel J. Hornyak Date
Registered Professional Surveyor No. 7963