

**EXHIBIT A**

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Ver. Date 01/23/2017

PID 95570

**PARCEL 74-T  
FRA-SR317-10.63  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
DRIVEWAY IMPROVEMENTS & GRADING  
FOR 36 MONTHS FROM DATE OF ENTRY BY THE  
THE CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

**[Surveyor's description of the premises follows]**

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Situated in Half of Section 50, 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 5.799 acre tract described in a deed to TOYS "R" US PROPERTY COMPANY II, LLC (f/k/a Giraffe Properties, LLC), a Delaware limited liability company in Instrument Number 200912170182276 (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 Groves Road (County Route 212), said monument being the northeasterly corner of Half Section 50, Section 28, Township 12, Range 21, Refugee lands. Also being the northwesterly corner of Half Section 49, Section 28, Township 12, Range 21, Refugee lands. Also being the southeasterly corner of Half Section 35, Section 21 Township 12, Range 21, Refugee lands. Also being the southwesterly corner of Half Section 36 Section 21 Township 12, Range 21, Refugee lands. Said Monument having a station of 63+52.59 (S.R. 317) and 107+00.00 (C.R. 212) 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 also being North 4° 22' 11" East and a distance of 1587.86 feet from a standard highway monument set at the intersection of the centerline of survey of State Route 317 (Hamilton Road) and centerline of survey of Kimberly Parkway;

Thence North 85° 29' 49" West along the said centerline of Groves Rd. (C.R. 212) and the southerly line of said Section 21, and the Northerly line of said section 28, a distance of 276.79 feet to the northeasterly corner of said 5.799 acre tract and the northwesterly corner of a 0.630 acre tract as described in a deed to Eastland-Hamilton, LLC in Instrument number 201208240124293;

Thence South 04° 26' 38" West, leaving said centerline and following the easterly line of said 5.799 acre tract and the westerly line of said 0.630 acre tract, for a distance of 40.00 feet to a ¾"

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iron pipe found on the southerly right of way of Groves Road, having a Station of 104+23.26~40.00' rt. and being the **True Place of Beginning** of the parcel here in described;

Thence South 4° 26' 38" West along the easterly line of said 5.799 acre tract, and the westerly line of said 0.630 acre tract, for a distance of 10.00 feet to a point;

Thence North 85° 29' 49" West across the said 5.799 acre tract, for a distance of 73.69 feet to a point on the southerly right of way line of said Groves Road;

Thence North 4° 30' 11" East along southerly right of way line of Groves Road and continuing through said 5.799 acre tract, for a distance of 10.00 feet to a point;

Thence South 85° 29' 49" East continuing along the southerly right of way line of Groves Road and through said 5.799 acre tract, for a distance of 73.68 feet to the **True Point of Beginning**, and containing within said bounds 737 square feet or 0.0169 acres of land, more or less in Franklin County Auditor Parcel Number 010-201154-00.

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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