

EXHIBIT A

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Ver. Date 01/23/2017

PID 95570

**PARCEL 75-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]

Situated in Half of Section 35, 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 1.494 acre tract as described in a deed to PHILLIPPI INVESTMENTS, LTD, an Ohio limited liability company in Instrument Number 201502110017367 (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. and the southerly line of said Section 21, and the Northerly line of said section 28, a distance of 389.88 feet to the southeasterly corner of said 1.494 acre tract and the southwesterly corner of a 2.295 acre tract as described in a deed to ARCP RL Portfolio X, LLC in Instrument number 20148070102719;

Thence North 4° 25' 28" East leaving the said centerline, following the easterly line of said 1.494 acre tract and the westerly line of said 2.295 acre tract, passing the northerly Right of Way line of said C.R. 212 at 30.00 feet, for a total of distance of 31.75 feet to a point, having a Station of 103+10.08~31.75' Lt. and being the **True Place of Beginning** of the parcel here in described;

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Thence North 87° 28' 43" West across the said 1.494 acre tract, for a distance of 50.66 feet to a point in the northerly Right of Way line of Groves Rd.;

Thence North 85° 29' 49" West along the northerly Right of Way line of Groves Rd. and passing through said 1.494 acre tract, for a distance of 153.02 feet to a point;

Thence continuing through the 1.494 acre tract, for the following eight courses:

North 32° 31' 17" East for a distance of 24.21 feet to a point;

South 85° 40' 55" East for a distance of 33.07 feet to a point;

South 20° 32' 02" East for a distance of 17.83 feet to a point;

South 87° 28' 43" East for a distance of 78.85 feet to a point;

North 21° 47' 23" East for a distance of 15.19 feet to a point;

South 87° 41' 10" East for a distance of 32.79 feet to a point;

South 19° 36' 19" East for a distance of 15.61 feet to a point;

South 87° 23' 17" East for a distance of 29.21 feet to a point in the easterly line of said 1.494 acre tract, and the westerly line of said 2.295 acre tract;

Thence South 4° 25' 28" West along the easterly line of said 1.494 acre tract, and the westerly line of said of said 2.295 acre tract, for a distance of 8.77 feet to the **True Point of Beginning**, and containing within said bounds 2642 square feet or 0.0607 acres of land, more or less in Franklin County Auditor Parcel Number 010-016712-00.

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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