

EXHIBIT A

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Rev. 07/09

Ver. Date 01/23/2017

PID 95570

**PARCEL 18-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 northeast 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 0.542 acre tract as described in an Instrument to SPIRIT SPE PORTFOLIO 2004-6, LLC, a Delaware limited liability company in Instrument number 200506080111180 (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 for S.R. 317 (Hamilton Rd.) for a distance of 200.90 feet to station 207+99.10;

Thence South 85° 39' 09" East leaving the said centerline of S.R. 317 (Hamilton R.D.) 65.00 ft. to a point in the southerly line of said 0.542 acre SPIRIT SPE PORTFOLIO 2004-6, LLC tract and the northerly line of a 0.426 acre tract described to JDH PROPERTIES, LLC in instrument 200403240064554, and being the **True Place of Beginning** of the parcel here in described;

Thence North 4° 20' 51" East across the said 0.542 acre SPIRIT SPE PORTFOLIO 2004-6, LLC tract a distance of 119.52 feet to a point;

Thence North 41° 5' 16" East continuing across said acre SPIRIT SPE PORTFOLIO 2004-6, LLC tract a distance of 32.82 feet to a point in the southerly Right of Way line of said Refugee Rd.(C.R. 14) and the northerly line of said 0.542 acre SPIRIT SPE PORTFOLIO 2004-6, LLC tract;

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Thence South 85° 35' 57" East along the Northerly line of said 0.542 acre SPIRIT SPE PORTFOLIO 2004-6, LLC tract and the southerly Right of Way line of said Refugee Rd.(C.R. 14) a distance of 22.07 feet to a point;

Thence across the said 0.542 acre SPIRIT SPE PORTFOLIO 2004-6, LLC tract for the following five courses;

South 56° 38' 11" West a distance of 47.67 feet to a point;

South 4° 20' 51" West a distance of 65.46 feet to a point;

South 85° 39' 9" East a distance of 8.83 feet to a point;

South 40° 20' 43" East a distance of 21.79 feet to a point;

South 4° 8' 10" West a distance of 35.72 feet to a point in the southerly line of said 0.542 acre SPIRIT SPE PORTFOLIO 2004-6, LLC tract and the northerly line of said 0.426 acre JDH PROPERTIES, LLC tract to a point;

Thence North 85° 36' 31" West along the southerly line of said 0.542 acre SPIRIT SPE PORTFOLIO 2004-6, LLC tract and the northerly line of said 0.426 acre JDH PROPERTIES, LLC tract a distance of 28.29 feet to the **True Point of Beginning**, and containing within said bounds 1995 square feet or 0.0458 acres of land, more or less in Franklin County Auditor Parcel Number 530-138883-00.

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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