

**EXHIBIT A**

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Ver. Date 02/13/13

PID 17585

**PARCEL 18-T  
FRA-C.R. 61-1.10  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
GRADE SLOPES  
FOR 24 MONTHS FROM DATE OF ENTRY BY THE  
STATE OF OHIO, DEPARTMENT OF TRANSPORTATION**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Farm Lot 17 of Flavel Tuller's Survey of Quarter Township 1, Township 2 North, Range 19 West, United States Military Lands, as recorded in Plat Book 3, Page 60, and being a part of that 7.137 acre Parcel One Tract One as conveyed to AERC Bedford Commons, Inc., by deed of record in Instrument Number 199911300295698, all records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Being a parcel of land located on the right side of the Plat of the Centerline of Right-of-Way of FRA-C.R. 61-1.10, as recorded in Plat Book\_\_\_\_, Page\_\_\_\_;

**Beginning** at the northwest corner of said 7.137 acre tract in the existing southerly right-of-way line of Hard Road at the southwest corner of that 0.616 acre tract as conveyed to the City of Columbus by deed of record in Official Record 5381 E13, being 40.00 feet right of station 117+44.33;

Thence South 87 degrees 39 minutes 05 seconds East, a distance of 185.10 feet along the northerly line of said 7.137 acre tract, along the southerly line of said City of Columbus 0.616 acre tract, and along the existing southerly right-of-way line of Hard Road to a point being 40.00 feet right of station 119+29.43;

Thence South 01 degrees 52 minutes 51 seconds West, a distance of 20.00 feet along the easterly line of said 7.137 acre tract to a point being 60.00 feet right of Hard Road centerline station 119+29.60;

Thence North 87 degrees 39 minutes 05 seconds West, a distance of 184.98 feet across said 7.137 acre tract to a point being 60.00 feet right of Hard Road centerline station 117+44.62;

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Thence North 01 degrees 32 minutes 01 seconds East, a distance of 20.00 feet along the westerly line of said 7.137 acre tract to the **Point of Beginning**, containing 0.085 acres, more or less;

Of the above described area, 0.085 acres is contained within the Franklin County Auditor's Parcel 590-200921.

The bearing datum of the afore-described parcel is based upon the Ohio State Plane Coordinate System, South Zone, NAD 1983 (1986 Adjustment), as measured using G.P.S. methods through the Franklin County Engineer's stations FRANK 74, FRANK 174, FCGS 7772, FCGS 6651, FCGS 2232, and FRANK 2218 RESET.

This description was based upon an actual field survey of Hard Road by Stantec Consulting Services, Inc., in October and November of 2010, under the direction of Tim A. Baker, Registered Surveyor Number 7818.

Grantor Claims title by instrument of record in Instrument Number 199911300295698, of the Recorder's Office, Franklin County, Ohio.

**STANTEC CONSULTING SERVICES, INC.**

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Registered Surveyor No. 7818