

EXHIBIT A

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Ver. Date 01/23/2017

PID 95570

**PARCEL 33-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 south half of section 50, Sections 28, Township 12, Range 21 Refugee lands within the city of Columbus, County of Franklin, and the State of Ohio and being part of a 1.179 acre tract as described to The City National Bank and Trust Company of Columbus, Columbus, Ohio, a corporation duly organized and existing under the National Banking Laws of the United States in Deed Book 2721 Page 210 (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 the centerline of survey of Macsway Avenue as shown in Plat Book 45 Page 221 and having a station of 39+30.56 as shown in FRA-SR317-10.63 Right of way plans prepared by ms consultants, inc. for the City of Columbus, Franklin County, Ohio, said monument being the southwesterly corner of 10-WD as described in Deed Book 2832 Page 670 to the State of Ohio, shown in FRA-317-1.32 Right of Way plan set, and being the northwesterly corner of a parcel described to the City of Columbus in Deed Book 3475 Page 519, said monument also being on the half section line between Half Section 50, Section 28, Township 12, Range 21, Refugee lands and Half Section 49, Section 28, Township 12, Range 21, Refugee lands, and also being North 4° 22' 11" East and a distance of 2930.56 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 Refugee Road (County Route 14);

Thence South 4° 22' 11" West, following the centerline of survey for S.R. 317 (Hamilton Rd.) for a distance of 300.08 feet to station 36+30.46;

Thence North 85° 37' 49" West leaving the centerline of S.R. 317(Hamilton Rd.) 75.00 feet to a point in the westerly Right of way line of said S.R. 317 and the southeasterly corner of said 1.179 acre THE CITY NATIONAL BANK AND TRUST COMPANY tract, and the northeasterly corner of a 3.400 acre tract as described to EASTLAND PLAZA LIMITED PARTNERSHIP in Instrument number 199911120283701, and being the **True Place of Beginning** of the parcel here in described;

Thence North 85° 39' 28" West along the northerly line of said 3.400 acre EASTLAND PLAZA LIMITED PARTNERSHIP tract, and the southerly line of said 1.179 acre THE CITY NATIONAL BANK AND TRUST COMPANY tract, a distance of 11.49 feet to a point;

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Thence across the said 1.179 acre THE CITY NATIONAL BANK AND TRUST COMPANY tract, for the following four courses:

North 49° 05' 48" West a distance of 24.18 feet to a point;

North 4° 22' 11" East a distance of 35.12 feet to a point;

North 41° 45' 14" East a distance of 37.48 feet to a point;

North 4° 23' 13" East a distance of 173.55 feet to a point in the northerly line of said 1.179 acre THE CITY NATIONAL BANK AND TRUST COMPANY tract and the southerly Right of Way line of said Macsway Avenue;

Thence South 40° 44' 17" East along the northerly line of said 1.179 acre THE CITY NATIONAL BANK AND TRUST COMPANY tract and the southerly Right of Way line of said Macsway Avenue for a distance of 11.45 feet to a point, said point being the northeasterly corner of said 1.179 acre THE CITY NATIONAL BANK AND TRUST COMPANY tract, and being in the westerly Right of Way line of said S.R. 317;

Thence South 4° 22' 11" West along the westerly Right of Way line of said S.R. 317, and the easterly line of said 1.179 acre THE CITY NATIONAL BANK AND TRUST COMPANY tract, for a distance of 244.76 feet to the **True Point of Beginning**, and containing within said bounds 3,353 square feet or 0.0770 acres of land, more or less in Franklin County Auditor Parcel Number 010-003001-00.

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
Professional Surveyor No. 7912