

**EXHIBIT A**

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Rev. 07/09

Ver. Date 01/23/2017

PID 95570

**PARCEL 76-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 49, 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 2.532 acre tract as described in a deed to Sylvestre Eastland, LLC in Instrument Number 201504290054899 (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 Hamilton Road (S.R. 317) and centerline of survey of Groves Road (C. R. 212), said monument being the northeasterly corner of Half Section 50, the northwesterly corner of Half Section 49, the southeasterly corner of Half Section 35, the southwesterly corner of Half Section 36, Township 12, Range 21 of the Refugee Lands, said monument having a station of 63+52.59 Hamilton Road and 107+00.00 Groves Road 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 85° 32' 20" East, following the centerline of Groves Road, the southerly line of Half Section 36 and the northerly line of Half Section 49, for a distance of 274.78 feet to the northwesterly corner of Creswick Addition as shown in Plat Book 42 page 123 and having a station of 109+74.78, Groves Road;

Thence South 04° 16' 56" West, leaving the centerline of Groves Road and following the westerly line of said Creswick Addition, passing a ¾" iron pipe found at 30.00 feet at the northwesterly corner of said 2.532 acre tract and the northeasterly corner of a 0.7346(c) acre tract as described in a deed to EASTLAND-HAMILTON, LLC in Instrument Number 201208240124291, for a total distance of 35.50 feet to the **True Place of Beginning** of the parcel herein described;

Thence South 85° 32' 20" East, passing through said 2.532 acre tract, for a distance of 225.11 feet to a point;

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Thence North 04° 27' 40" East, continuing through said 2.532 acre tract, for a distance of 5.50 feet to the southerly right of way of Groves Road and the northerly line of said 2.532 acre tract;

Thence South 85° 32' 20" East, following the southerly right of way of Groves Road and the northerly line of said 2.532 acre tract, for a distance of 122.41 to a point;

Thence passing through said 2.532 acre tract for the following four (4) courses and distances;

1. South 89° 29' 20" West, for a distance of 173.07 feet to a point;
2. North 85° 32' 20" West, for a distance of 133.59 feet to a point;
3. South 04° 28' 13" West, for a distance of 5.00 feet to a point;
4. North 85° 32' 20" West, for a distance of 41.48 feet to a point on the westerly line of said 2.532 acre tract and the easterly line of said 0.7346(c) acre tract;

Thence North 04° 16' 56" East, following the westerly line of said 2.532 acre tract and the easterly line of said 0.7346(c) acre tract for a distance of 14.50 feet to the **True Point of Beginning**, and containing within said bounds 2,889 square feet or 0.0663 acres of land, more or less in Franklin County Auditor Parcel Number 010-016537-00.

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