

EXHIBIT A

Page 1 of 2

LPA RX 887 T

Rev. 07/09

Ver. Date 3/17/14

PID 90382

**PARCEL 15-T
FRA-SCIOTO TRAIL/FIFTH AVENUE CONNECTOR
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
PERFORM GRADING
FOR 12 MONTHS FROM DATE OF ENTRY BY THE
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in the City of Columbus, County of Franklin, State of Ohio, located in Virginia Military Survey 530, being part of lands conveyed to Riverside 10, LLC (hereinafter known as the "Grantor") by Instrument No. 201102240027202 of said county records:

Being a parcel of land lying on the right side of the centerline of right of way of West Fifth Avenue as part of the FRA-Scioto Trail/Fifth Avenue Connector Centerline Plat recorded in Plat Book _____, Page _____ of the records of Franklin County and being bounded and described as follows:

Beginning at a mag nail set at the proposed location of a 1 inch rebar in a monument box to be set during construction marking the intersection of the centerline of right of way of West Fifth Ave. with the centerline of right of way of U.S. 33, Dublin Road, said mag nail set being at Sta. 0+00.00 of the centerline of right of way of West Fifth Ave. and Sta. 645+69.34 of the centerline of right of way of U.S. 33; thence South 86 Degrees 45 Minutes 53 Seconds East, along said centerline of right of way, a distance of 79.48 feet to Sta. 0+79.48; thence South 03 Degrees 13 Minutes 52 Seconds West, a distance of 86.27 feet to a point on the southerly right of way line of said West Fifth Ave. and the Grantor's northerly line, said point being 86.27 feet right of Sta. 0+79.48 of the centerline of right of way of said West Fifth Ave. and also being the **TRUE PLACE OF BEGINNING** for the parcel hereinafter described, thence clockwise along the following five (5) courses and distances;

1. Thence **North 39 Degrees 08 Minutes 23 Seconds East**, a distance of **54.41** feet, along said existing right of way line, to a point 42.20 feet right of Sta. 1+11.39 of the centerline of right of way of West Fifth Ave.;
2. Thence **South 01 Degrees 27 Minutes 49 Seconds West**, a distance of **37.67** feet, leaving said existing right of way line, to a point 79.85 feet right of Sta. 1+12.55 of the centerline of right of way of West Fifth Ave.;

EXHIBIT A

Page 2 of 2

LPA RX 887 T

Rev. 07/09

3. Thence **South 21 Degrees 16 Minutes 43 Seconds West**, a distance of **28.63 feet** to a point 107.08 feet right of Sta. 1+03.68 of the centerline of right of way of West Fifth Ave.;
4. Thence **South 85 Degrees 44 Minutes 17 Seconds West**, a distance of **17.34 feet**, to a point on the Grantor's westerly line and the easterly right of way line of said U.S. 33, Dublin Road, said point being 109.34 feet right of Sta. 0+86.49 of the centerline of right of way of West Fifth Ave.;
5. Thence **North 13 Degrees 40 Minutes 19 Seconds West**, a distance of **24.11 feet**, along said right of way line, to the **TRUE PLACE OF BEGINNING**.

The above described tract contains 0.0288 acres (1,254.2 Sq. Ft.), more or less, and subject to all easements, restrictions and covenants of record.

The above described area is contained within Franklin County Parcel Number 143-000152.

Bearings are based on the centerline of Fifth Avenue, east of Riverside Drive, being South 86 degrees 46 minutes 08 seconds East, as derived from Grid North, Ohio State Plane Coordinate System, South Zone, NAD83(CORS96) as resolved by GPS Observations using the Ohio Department of Transportation's VRS Network.

The stationing for West Fifth Avenue is based on City of Columbus Plan D-2519 (West Fifth Avenue Extension), on file with Division of Design & Construction, Department of Public Service, City of Columbus.

This description was prepared and reviewed under the supervision of Steven L. Mullaney, Professional Surveyor No. 7900 from a survey completed in July 2012.

Glaus, Pyle, Schomer, Burns, & DeHaven, Inc.
dba GPD Group

Steven L. Mullaney, P.S.
Professional Surveyor No. 7900