

EXHIBIT A

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LPA RX 887 T

Rev. 07/09

Ver. Date 01/23/2017

PID 95570

**PARCEL 42-T2
FRA-SR317-10.63
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
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 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 10.078 acre tract described in a deed to Impala Capital, LLC, a California limited liability company in Instrument Number 201309170158013 (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 4° 22' 11" West, following the centerline of survey for S.R. 317 (Hamilton Rd.) for a distance of 915.04 feet to station 54+37.56;

Thence South 85° 37' 49" East, leaving said centerline, for a distance of 75.00 feet to point on the easterly right of way of Hamilton Road, said point being the northwesterly corner of said 10.078 acre tract, the southwesterly corner of a 0.096 acre tract described in a deed to REALTY INCOME CORPORATION in Instrument Number 200409170217948 and being the **True Place of Beginning** of the parcel here in described;

Thence South 85° 08' 34" East, along the northerly line of said 10.078 acre tract and the southerly line of said 0.096 acre tract, for a distance of 5.00 feet to a point;

Thence South 04° 22' 11" West, across said 10.078 acre tract, for a distance of 30.00 feet to a point in the easterly right of way of Hamilton Road and a southerly line of said 10.078 acre tract;

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Thence North 85° 08' 24" West, along the easterly right of way of Hamilton Road and the southerly line of said 10.078 acre tract, for a distance of 5.00 feet to the southwesterly corner of said 10.078 acre tract;

Thence North 04° 22' 11" East, continuing along the easterly right of way of Hamilton Road and the westerly line of said 10.078 acre tract, for a distance of 30.00 feet to the **True Point of Beginning**, and containing within said bounds 150 square feet or 0.0034 acres of land, more or less in Franklin County Auditor Parcel Number 010-120430-00.

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