

EXHIBIT A

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Ver. Date 1-08-16

PID 95606

**PARCEL 8-T
FRA - LAZELLE ROAD - PHASE A
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
GRADING FOR WALKWAY AND MAINTAINING STORM SEWER
FOR 36 MONTHS FROM DATE OF ENTRY BY THE
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Section 2, Township 2, Range 18, of the United States Military Lands, being part of Lot 50 of the Partition Plat of the Scioto Land Company, Deed Book "A" page 194, destroyed by fire, as demonstrated in Survey Plat Book 3 pages 136 & 137 (on file in the Franklin County Engineers Office). Descriptions of said partition lots are recorded in Deed Book "A" pages 7 & 14. being part of the 1.225 acre tract conveyed to Portsmouth Road Properties, LLC. (Grantor) in Official Record 200811130165636, and being described as follows:

Being a parcel of land lying south of and adjacent to the south existing right-of-way line of Lazelle Road East, as described in Plat Book 64 page 6 and more particularly described as follows:

Commencing at a monument found (FCGS 5027 Reset) at the intersection of the centerline of existing right-of-way of Flint Road and the centerline of existing right-of-way of Lazelle Road, being at centerline station 91+03.76;

Thence North 86°25'36" West, along the centerline of existing right-of-way of Lazelle Road, a distance of 135.35 feet to a monument found (FCGS 2225), being at centerline station 89+68.41;

Thence continuing along said centerline North 87°12'45" West, a distance of 963.42 feet to a point of deflection 00°03'20" to the right, being at centerline station 80+04.99;

Thence continuing along said centerline North 87°09'24" West, a distance of 154.81 feet to a point of tangent, said point being at centerline station 78+50.18;

Thence continuing along said centerline, Lazelle Road turning into Lazelle Road East at the intersection with Lazelle Road, with a curve to the left, having a radius 600.00 feet, a central angle of 46°25'36", an arc length of 486.18 feet, being subtended by a chord bearing of South

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69°37'48" West and a chord distance of 472.99 feet to a point of curvature, said point being at centerline station 73+64.00;

Thence South 46°24'59" West, along the centerline of Lazelle Road East, a distance of 145.71 feet to a point of tangent, said point being at centerline station 72+18.29;

Thence continuing along said centerline, with a curve to the right, having a radius 475.00 feet, a central angle of 45°31'07", an arc length of 377.36 feet, being subtended by a chord bearing of South 69°10'33" West and a chord distance of 367.52 feet to a point of curvature, said point being at centerline station 68+40.93;

Thence continuing along said centerline, North 88°03'54" West, along the centerline of Lazelle Road East, a distance of 600.42 feet to a monument set on the point of tangent, said point being at centerline station 62+40.51;

Thence continuing along said centerline, with a curve to the right, having a radius 400.00 feet, a central angle of 20°15'48", an arc length of 141.46 feet, being subtended by a chord bearing of North 77°56'00" West and a chord distance of 140.73 feet to a point of reverse curvature, said point being at centerline station 60+99.04;

Thence continuing along said centerline, with a curve to the left, having a radius 400.00 feet, a central angle of 19°24'07", an arc length of 135.45 feet, being subtended by a chord bearing of North 77°30'10" West and a chord distance of 134.81 feet to a point of curvature, said point being at centerline station 59+63.59;

Thence continuing along said centerline, North 87°12'13" West, along the centerline of Lazelle Road East, a distance of 29.47 feet to a point, said point being at centerline station 59+34.12;

Thence leaving said centerline, South 02°47'47" West, a distance of 43.00 feet to an iron pin set on the existing south right-of-way line for Lazelle Road East as conveyed to the City of Columbus in Instrument Number 200004070067843, said iron pin set being 43.00 feet right of Lazelle Road East centerline of right-of-way station 59+34.12, and being the **Point of Beginning** for the herein described right-of-way parcel;

Thence crossing said Portsmouth Road Properties, LLC. tract South 87°12'13" East, a distance of 29.47 feet to an iron pin set at a point of curvature, being 43.00 feet right of centerline station 59+63.59;

Thence continuing across said tract with a curve to the right, said curve having a radius of 357.00 feet, a central angle of 19°24'07", an arc length of 120.89 feet, being subtended by a chord

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bearing of South 77°30'10" East and a chord distance of 120.31 feet to an iron pin set on a point of reverse curve, being 43.00' right of centerline station 60+99.04;

Thence continuing across said tract with a curve to the left, said curve having a radius of 443.00 feet, a central angle of 17°47'20", an arc length of 137.54 feet, being subtended by a chord bearing of South 76°41'46" East and a chord distance of 136.99 feet to an iron pin set on the east property line of said Portsmouth Road Properties, LLC. tract, also being on the west property line of a tract of land conveyed to Fairway Acquisitions, LLC. in Instrument Number 201109010109902, being 43.00' right of centerline station 62+23.23;

Thence along the east property line of said Portsmouth Road Properties, LLC., also being the west property line of said Fairway Acquisitions, LLC. tract, South 01°56'42" West, a distance of 21.02 feet to a point, being 64.00 feet right of centerline station 62+24.01;

Thence crossing said Portsmouth Road Properties, LLC. North 83°15'59" West, a distance of 39.44 feet to a point, being 64.00 feet right of centerline station 61+90.00;

Thence continuing across said Portsmouth Road Properties, LLC. North 67°28'04" West, a distance of 169.95 feet to a point, being 45.00 feet right of centerline station 60+25.00;

Thence continuing across said Portsmouth Road Properties, LLC. North 89°37'50" West, a distance of 90.34 feet to a point on the existing right-of-way, being 53.00 feet right of centerline station 59+27.62;

Thence along existing right-of-way, also being the said City of Columbus dedication, North 35°49'32" East, a distance of 11.93 feet to the **Point of Beginning**.

Containing 0.072 acre, more or less, within Franklin County Auditor's Parcel Number 610-200945.

All references herein are to records in the Recorders' Office, Franklin County, Ohio.

The basis of bearings for this description is based on the bearing of South 86°25'36" East for the centerline of Lazelle Road as established by the Franklin County Engineers office between monuments "FCGS 2225" and "FCGS 2226".

All pins set are 3/4 inch rebar, 30 inches long, with a plastic cap stamped "CEC, INC.".

