

EXHIBIT A

Page 1 of 2

LPA RX 887 T

Rev. 07/09

Ver. Date 01/23/2017

PID 95570

**PARCEL 42-T1
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 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 49 & 50, Township 12, Range 21 of the 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 North 4° 22' 11" East, following the centerline of survey of Hamilton Rd., for a distance of 866.45 feet to station 47+97.01;

Thence South 85° 37' 49" East, leaving said centerline, for a distance of 150.05 feet to point on the northerly right of way of Glasshouse Avenue as described in the plat of GLASSHOUSE ADDITION in Plat Book 41 Page 60, the southerly line of said 10.078 acre tract and being the **True Place of Beginning** of the parcel here in described;

Thence along southerly line of said 10.078 acre IMPALA CAPITAL, LLC tract and the easterly right of way of Hamilton Road, along the arc of a curve to the right having a radius of 20.00 feet,

EXHIBIT A

Page 2 of 2

LPA RX 887 T

Rev. 07/09

a delta of 78° 28' 08", a chord bearing of North 46° 23' 45" West, a chord length of 25.30 feet, for an arc length of 27.39 feet to a point;

Thence across said 10.078 acre tract for the following two (2) courses and distances;

1. South 84° 39' 55" East, for a distance of 98.30 feet to a point;
2. South 64° 10' 55" East, for a distance of 39.23 feet to a point in the northerly right of way of Glasshouse Avenue and the southerly line of said 10.078 acre tract;

Thence North 85° 37' 49" West, along the northerly right of way of Glasshouse Avenue and the southerly line of said 10.078 acre tract, for a distance of 115.21 feet to the **True Point of Beginning**, and containing within said bounds 1674 square feet or 0.0384 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