

EXHIBIT A

LPA RX 887 T

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Ver. Date 4/10/14

PID 90382

**PARCEL 9-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 Lot 3 of Scioto Park Subdivision (Plat Book 46, Page 66), and being part of lands conveyed to 2323 Realty Group, LLC. (hereinafter known as the "Grantor") by Inst. #200808080121402 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 Lake Shore Drive, said mag nail set being at Sta. 20+15.10 of the centerline of right of way of West Fifth Ave. and Sta. 2+07.18 of the centerline of right of way of Lake Shore Dr.; thence North 48 Degrees 55 Minutes 06 Seconds East, along said centerline of right of way, a distance of 50.00 feet to a point at Sta. 20+65.10 of the centerline of right of way of West Fifth Ave.; thence South 41 Degrees 04 Minutes 54 Seconds East, a distance of 40.00 feet to a point on the southeasterly right of way line of said West Fifth Ave. and the Grantor's southwesterly line, said point being 40.00 feet right of Sta. 20+65.10 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 fourteen (14) courses and distances;

1. Thence **North 48 Degrees 55 Minutes 06 Seconds East**, along said existing right of way line, a distance of **5.03** feet to a point 40.00 feet right of Sta. 20+70.12 of the centerline of right of way of West Fifth Ave.;
2. Thence, continuing along said existing right of way line, northeast along a tangential curve to the left having a radius of **1,394.62 feet**, a central angle of **07 Degrees 32 Minutes 47 Seconds**, a chord bearing **North 45 Degrees 08 Minutes 42 Seconds East**, a chord distance of **183.55 feet**, an arc length of **183.69 feet** to a point 40.00 feet right of Sta. 22+48.52 of the centerline of right of way of West Fifth Ave.;

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3. Thence **North 41 Degrees 22 Minutes 18 Seconds East**, along said existing right of way line, a distance of **203.06 feet** to a point 40.00 feet right of Sta. 24+51.60 of the centerline of right of way of West Fifth Ave.;
4. Thence, continuing along said existing right of way line, northeast along a tangential curve to the right having a radius of **176.51 feet**, a central angle of **21 Degrees 55 Minutes 28 Seconds**, a chord bearing **North 52 Degrees 20 Minutes 02 Seconds East**, a distance of **67.13 feet**, an arc length of **67.54 feet** to a point 40.00 feet right of Sta. 25+34.45 of the centerline of right of way of West Fifth Ave.;
5. Thence **North 63 Degrees 17 Minutes 46 Seconds East**, along said existing right of way line, a distance of **9.88 feet** to the grantor's northeasterly corner, said corner being 40.00 feet right of Sta. 25+44.33 of the centerline of right of way of West Fifth Ave.;
6. Thence **South 16 Degrees 26 Minutes 33 Seconds East**, leaving said existing right of way line, along the grantor's easterly line, a distance of **15.24 feet** to a 5/8 inch by 30 inch rebar with cap "GPD" set, 55.00 feet right of Sta. 25+41.61 of the centerline of right of way of West Fifth Ave.;
7. Thence **South 63 Degrees 17 Minutes 46 Seconds West**, leaving said property line, a distance of **43.80 feet** to a point 50.90 feet right of Sta. 24+86.15 of the centerline of right of way of West Fifth Ave.;
8. Thence **South 41 Degrees 22 Minutes 18 Seconds West**, a distance of **100.78 feet** to a point 53.00 feet right of Sta. 23+77.13 of the centerline of right of way of West Fifth Ave.;
9. Thence **South 27 Degrees 46 Minutes 51 Seconds West**, a distance of **29.79 feet** to a point 60.00 feet right of Sta. 23+48.18 of the centerline of right of way of West Fifth Ave.;
10. Thence **South 41 Degrees 22 Minutes 18 Seconds West**, a distance of **94.18 feet** to a point 60.00 feet right of Sta. 22+54.00 of the centerline of right of way of West Fifth Ave.;
11. Thence **South 53 Degrees 32 Minutes 46 Seconds West**, a distance of **67.92 feet** to a point 47.00 feet right of Sta. 21+89.63 of the centerline of right of way of West Fifth Ave.;
12. Thence, southwest along a non-tangential curve to the right having a radius of **1,401.62 feet**, a central angle of **05 Degrees 03 Minutes 21 Seconds**, a chord bearing **South 46 Degrees 23 Minutes 26 Seconds West**, a chord distance of **123.64 feet**, an arc length of **123.68 feet** to a point 47.00 feet right of Sta. 20+70.09 of the centerline of right of way of West Fifth Ave.;
13. Thence **South 37 Degrees 40 Minutes 21 Seconds West**, a distance of **23.61 feet** to a point on the southeasterly existing right of way line of Lake Shore Drive, said point being 51.61 feet right of Sta. 20+46.94 of the centerline of right of way of West Fifth Ave.;

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14. Thence, northeast along a non-tangential curve to the right having a radius of **20.00 feet**, a central angle of **65 Degrees 24 Minutes 27 Seconds**, a chord bearing **North 16 Degrees 25 Minutes 01 Seconds West**, a distance of **21.61 feet**, an arc length of **22.83 feet** to the **TRUE PLACE OF BEGINNING**.

The above described tract contains 0.1425 acres (6,206.3 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 010-105153.

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