

EXHIBIT A

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Rev. 07/09

Ver. Date 01/23/2017

PID 95570

**PARCEL 36-T2
FRA-SR317-10.63
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
DRIVEWAY IMPROVEMENTS & 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 south half of section 49, Sections 28, Township 12, Range 21 Refugee lands within the city of Columbus, County of Franklin, and the State of Ohio and being part of a 8.332 acre tract described to Eastland Centre L.P., an Ohio limited partnership in instrument 199909300246484 (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 State Route 317 (Hamilton Road) 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 Half Section 50, Section 28, Township 12, Range 21, Refugee lands and Half Section 49, Section 28, Township 12, Range 21, 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 for S.R. 317 (Hamilton Rd.) for a distance of 209.98 feet to station 41+40.54;

Thence South 85° 37' 49" East leaving the centerline of S.R. 317(Hamilton Rd.) 112.15 feet to a point in the easterly Right of way line of said S.R. 317 and the north westerly corner of a 1.372 acre tract described to EASTLAND CENTRE, LP in instrument 199909300246484, and the southwesterly corner of said 8.332 acre EASTLAND CENTRE, LP tract, and being the **True Place of Beginning** of the parcel here in described;

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Thence North 9° 52' 49" West along the easterly Right of way line of said S.R. 317 and the westerly line of said 8.332 acre EASTLAND CENTRE, LP tract for a distance of 57.50 feet to point;

Thence North 4° 22' 11" East, continuing along the easterly Right of way line of said S.R. 317 and the westerly line of said 8.332 acre EASTLAND CENTRE, LP tract for a distance of 77.10 feet to a point at the north westerly corner of said 8.332 acre EASTLAND CENTRE, LP tract and the south westerly corner of a 0.675 acre tract described to 2550 SOUTH HAMILTON ROAD LLC in instrument number 201704270056841;

Thence South 85° 30' 29" East leaving the said easterly Right of Way of S.R. 317 along the northerly line of said 8.332 acre EASTLAND CENTRE, LP tract and the southerly line of said 0.675 acre 2550 SOUTH HAMILTON ROAD LLC tract for a distance of 14.15 feet to a point;

Thence across the said 8.332 acre EASTLAND CENTRE, LP tract South 4° 22' 11" West for a distance of 132.79 feet to the **True Point of Beginning**, and containing within said bounds: 1485 square feet or 0.0341 acres of land, more or less in Franklin County Auditor Parcel Number 010-118450-00.

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