

EXHIBIT A

Page 1 of 2

LPA RX 887 T

Rev. 07/09

Ver. Date 01/23/2017

PID 95570

**PARCEL 70-T
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 Half of Section 50, 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 0.689 acre tract as described in a deed to MARK E. WOLFE in Official Record Volume 29254 A-10 (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 Kimberly Parkway, said monument being on the Half Section line between 49 and 50 and being at station 47+64.72 of Hamilton Road and 85+00.00 of Kimberly Parkway 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 North 85° 37' 21" West, following the centerline of said Kimberly Parkway as shown in Dedication of Kimberly Parkway North and South, Eastland Park Drive, Eastpoint Drive and Hamilton Road (Kimberly I) in Plat Book 42 page 31, a distance of 299.84 feet to station 82+00.16 of Kimberly Parkway;

Thence South 4° 22' 39" West leaving said centerline of Kimberly Parkway a distance of 45.00 feet to a point in the northerly Right of Way line of said Kimberly Parkway said point being the northwesterly corner of a 0.605 acre tract described to BILL EUGENE SMALL AND DORIS MARIE SMALL, TRUSTEES in instrument 200208210206627 and, the northeasterly corner of said 0.689 acre MARK E. WOLFE tract;

Thence South 4° 32' 28" West along the westerly line of said 0.689 acre tract and the easterly line of said 0.605 acre tract, for a distance of 2.50 feet to a point and being the **True Place of Beginning** of the parcel here in described;

Thence South 4° 32' 28" West, continuing along the westerly line of said 0.689 acre tract and the easterly line of said 0.605 acre tract, for a distance of 5.47 feet to a point;

EXHIBIT A

Thence passing through said 0.689 acre tract for the following two (2) courses and distances;

1. North 85° 04' 19" West, for a distance of 100.57 feet to a point;
2. North 77° 37' 11" West, for a distance of 50.28 feet to a ¾" iron pipe found at the northwesterly corner of said 0.689 acre tract, the northeasterly corner of a 0.698 acre tract described in a deed to IAS BROTHERS HOLDINGS LLC in Instrument Number 201102240027338 and being on the southerly right of way of said Kimberly Parkway;

Thence South 85° 37' 21" East, along the southerly right of way of Kimberly Parkway and the northerly line of said 0.689 acre tract, for a distance of 49.57 feet to a point;

Thence passing through said 0.689 acre tract for the following two (2) courses and distances;

1. South 83° 20' 03" East, for a distance of 62.62 feet to a point;
2. South 85° 37' 21" East, for a distance of 38.24 feet to the **True Point of Beginning**, and containing within said bounds 753 square feet or 0.0173 acres of land, more or less in Franklin County Auditor Parcel Number 010-016176-00.

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