

**EXHIBIT A**

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Rev. 07/09

Ver. Date 12/18/2018

PID 101787

**PARCEL 10-T  
FRA-JAMES RD AT LIVINGSTON AVE  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
CONSTRUCT CURB AND COMPLETE GRADING  
FOR 24 MONTHS FROM DATE OF ENTRY BY THE  
THE CITY OF COLUMBUS, OHIO, FRANKLIN COUNTY, OHIO**

[Surveyor's description of the premises follows]

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Situated in the State of Ohio, County of Franklin, City of Columbus, and being in the Northeast Quarter of Section 19, half Section 32, Township 12, Range 21, in the Refugee Lands, and being a part of Lot 1 of Kingsgate as recorded in Plat Book volume 22, Page 30 (all document references are to the Franklin County, Ohio Recorder's office, unless otherwise stated) and being a **0.015 acre parcel** out of a 3.460 acre tract know as Franklin County Auditor's parcel number **010-105300** as conveyed to **James-Livingston Retail, LLC, an Ohio limited liability company** (hereafter referred to as "Grantor") by the instrument filed as **Instrument Number 201412160166721**, and being more particularly described as follows.

**COMMENCING FOR REFERENCE** at the Grantor's northwesterly corner, being the southwest corner a parcel conveyed to Dolores A. Corrova, Trustee of the Dolores A. Corrova Trust and James M. Corrova, Trustee of the James M. Corrova Trust parcel as conveyed by the instruments filed as Instrument Number 199906250161680 and Instrument Number 199906250161678, respectively, and being on the easterly right-of-way line for James Road, said point being **40.00 feet right** of the existing centerline of right-of-way of James Road **station 308+92.68**;

Thence along the Grantor's northerly line, and the southerly line of said Corrova parcel, **South 85 degrees 14 minutes 39 seconds East for a distance of 3.79 feet** to an iron pin set on the proposed easterly right-of-way line for James Road, being **43.47 feet right** of the existing centerline of right-of-way of James Road **station 308+91.34**, and being the **TRUE POINT OF BEGINNING** of the parcel herein described.

Thence continuing along the Grantor's northerly line and the southerly line of said Corrova parcel, **South 85 degrees 14 minutes 39 seconds East for a distance of 11.63 feet** to a point being **54.15 feet right** of the existing centerline of right-of-way of James Road **station 308.87.40**;

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Thence crossing through the land of the Grantor, the following three (3) courses:

1. **South 13 degrees 32 minutes 38 seconds East for a distance of 22.03 feet** to a point being **53.08 feet right** of the existing centerline of right-of-way of James Road **station 308+68.72**;
2. **South 03 degrees 01 minutes 40 seconds East for a distance of 43.95 feet** to a point being **47.00 feet right** of the existing centerline of right-of-way of James Road **station 308+31.39**;
3. **South 27 degrees 57 minutes 53 seconds West for a distance of 12.36 feet** to a point on the existing easterly right-of-way line for James Road, being **40.00 feet right** of the existing centerline of right-of-way of James Road **station 308+22.50**;

Thence along the Grantor's westerly line and being the said existing easterly right-of-way line of James Road, along a curve to the left with a **Delta angle of 05 degrees 58 minutes 32 seconds, Radius of 340.00 feet, Arc Length of 35.46 feet, a Chord Bearing of North 08 degrees 41 minutes 20 seconds West and a Chord Length of 35.44 feet** to an iron pin set at the intersection of the said existing easterly right-of-way line of James Road and the proposed easterly right-of-way line of James Road, said pin being **40.00 feet right** of the existing centerline of right-of-way of James Road **station 308+53.78**;

Thence crossing through the lands of the Grantor and along the said proposed easterly right-of-way line of James Road, **North 03 degrees 48 minutes 03 seconds West for a distance of 18.40 feet** to an iron pin set being **43.01 feet right** of the existing centerline of right-of-way of James Road **station 308+69.73**;

Thence continuing through the lands of the Grantor and along the said proposed easterly right-of-way line of James Road, along a curve to the left with a **Delta angle of 03 degrees 06 minutes 18 seconds, Radius of 456.26 feet, Arc Length of 24.73 feet, a Chord Bearing of North 15 degrees 43 minutes 14 seconds West and a Chord Length of 24.72 feet** to the **TRUE POINT OF BEGINNING**, containing **0.015 acres**, more or less, of which **0.000 acres are within the present road occupied**, resulting in a **net take of 0.015 acres** out of Franklin County Auditor's Parcel number **010-105300**.

Prior instrument record as of this writing recorded in **Instrument Number 201412160166721** in the records of Franklin County.

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This description was prepared by Brian P. Bingham, Ohio Registered Professional Surveyor number 8438, and is based on an actual field survey conducted by American Structurepoint, Inc. in 2016 through 2018 under his direct supervision.

The bearing for this description are based on Grid South (Reference South 85 degrees 47 minutes 50 seconds East for Livingston Avenue East of James Road) as referenced to the Ohio State Plane Coordinate system (South Zone) and the North American Datum of 1983, as established utilizing a GPS survey referencing ODOT CORS stations "COLB", "OHLI" and "OHMD"

All stations listed herein are referenced to the centerlines of right-of-way as shown on the recorded plat "FRA-JAMES RD AT LIVINGSTON AVE" files as Plat Book volume 125, page 72, in the Office of the Recorder of Franklin County, Ohio.

Where described, iron pin set are 5/8" rebar, 30" long, with a cap stamped "Structurepoint-PS 8438".

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Brian P. Bingham, P.S. No. 8438  
American Structurepoint, Inc.

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Date