

**EXHIBIT A**

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Rev. 07/09

Ver. Date 4/10/14

PID 90382

**PARCEL 10-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]

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Situated in the City of Columbus, County of Franklin, State of Ohio, located in Virginia Military Survey 530, being part of Lot 4 of Scioto Park Subdivision (Plat Book 43, Page 108), and part of Lot 4B of the Subdivision of Lot 4 of Scioto Park Subdivision (Plat Book 46, Page 66), and being part of Lot 1 of Lake Shore North (Plat Book 72, Pages 9 & 10) and also being part of lands conveyed to 1650 Lake Shore, Inc. (hereinafter known as the "Grantor") by Volume 25189, Page J18 of said county records:

Being a parcel of land lying on the left 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 55.02 feet to a point of curvature at Sta. 20+70.12 of the centerline of right of way of West Fifth Ave.; thence continuing along said centerline of right of way and with a tangential curve to the left having a radius of 1354.62 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 178.29, an arc length of 178.42 feet to a 1 inch rebar in a monument box set at the point of tangency of said curve being at Sta. 22+48.54 of the centerline of right of way of West Fifth Ave.; thence North 41 Degrees 22 Minutes 18 Seconds East along said centerline of right of way, a distance of 203.06 feet to a 1 inch rebar in a monument box set at a point of curvature being at Sta. 24+51.60 of the centerline of right of way of West Fifth Ave.; thence North 48 Degrees 37 Minutes 42 Seconds West, a distance of 40.00 feet to a 5/8 inch by 30 inch rebar with cap "GPD" set on the northwesterly right of way line of said West Fifth Ave. and the Grantor's southeasterly line, said rebar set being 40.00 feet left of Sta. 24+51.60 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 **South 41 Degrees 22 Minutes 18 Seconds West**, along said existing right of way line, a distance of **203.06** feet to a point 40.00 feet left of Sta. 22+48.54 of the centerline of right of way of West Fifth Ave.;

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2. Thence, continuing along said existing right of way line, southwest along a tangential curve to the right having a radius of **1,314.62 feet**, a central angle of **07 Degrees 32 Minutes 47 Seconds**, a chord bearing **South 45 Degrees 08 Minutes 42 Seconds West**, a chord distance of **173.03 feet**, an arc length of **173.15 feet** to a point 40.00 feet left of Sta. 20+70.12 of the centerline of right of way of West Fifth Ave.;
3. Thence **South 48 Degrees 55 Minutes 06 Seconds West**, along said existing right of way line, a distance of **5.03 feet** to a point 40.00 feet left of Sta. 20+65.60 of the centerline of right of way of West Fifth Ave.;
4. Thence **South 77 Degrees 44 Minutes 35 Seconds West**, leaving said existing right of way line, a distance of **6.60 feet** to a point 43.18 feet left of Sta. 20+59.81 of the centerline of right of way of West Fifth Ave.;
5. Thence southwest along a non-tangential curve to the right having a radius of **14.00 feet**, a central angle of **45 Degrees 58 Minutes 42 Seconds**, a chord bearing **South 70 Degrees 52 Minutes 22 Seconds West**, a chord distance of **10.94 feet**, an arc length of **11.23 feet** to a point on the easterly existing right of way line of Lake Shore Drive, said point being 47.27 feet left of Sta. 20+49.67 of the centerline of right of way of West Fifth Ave.;
6. Thence, continuing along said existing right of way line, northwest along a non-tangential curve to the right having a radius of **20.00 feet**, a central angle of **39 Degrees 31 Minutes 47 Seconds**, a chord bearing **North 60 Degrees 50 Minutes 48 Seconds West**, a chord distance of **13.53 feet**, an arc length of **13.80 feet** to a point 60.00 feet left of Sta. 20+45.10 of the centerline of right of way of West Fifth Ave.;
7. Thence **North 41 Degrees 04 Minutes 54 Seconds West**, along said existing right of way line, a distance of **4.82 feet** to a point 64.82 feet left of Sta. 20+45.10 of the centerline of right of way of West Fifth Ave.;
8. Thence **North 49 Degrees 09 Minutes 08 Seconds East**, leaving said existing right of way line, a distance of **4.21 feet** to a point 64.81 feet left of Sta. 20+49.30 of the centerline of right of way of West Fifth Ave.;
9. Thence **South 77 Degrees 49 Minutes 46 Seconds East**, a distance of **19.78 feet** to a point 48.96 feet left of Sta. 20+61.14 of the centerline of right of way of West Fifth Ave.;
10. Thence **North 50 Degrees 21 Minutes 19 Seconds East**, a distance of **111.53 feet** to a point 42.15 feet left of Sta. 21+76.03 of the centerline of right of way of West Fifth Ave.;
11. Thence **North 41 Degrees 08 Minutes 29 Seconds East**, a distance of **97.63 feet** to a point 44.42 feet left of Sta. 22+75.95 of the centerline of right of way of West Fifth Ave.;

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12. Thence **North 39 Degrees 37 Minutes 33 Seconds East**, a distance of **151.10 feet** to a point 49.03 feet left of Sta. 24+26.98 of the centerline of right of way of West Fifth Ave.;
13. Thence **North 43 Degrees 39 Minutes 29 Seconds East**, a distance of **133.19 feet** to a 5/8 inch by 30 inch rebar with cap "GPD" set, 65.39 feet left of Sta. 25+37.90 of the centerline of right of way of West Fifth Ave.;
14. Thence **South 39 Degrees 24 Minutes 37 Seconds West**, a distance of **108.53 feet** to the **TRUE PLACE OF BEGINNING**.

The above described tract contains 0.0674 acres (2936.1 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 010-216495.

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

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Steven L. Mullaney, P.S.  
Professional Surveyor No. 7900