

**EXHIBIT A**

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Ver. Date 02/13/13

PID 17585

**PARCEL 19-T  
FRA-C.R. 61-1.10  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
RECONSTRUCT A DRIVE AND GRADING  
FOR 24 MONTHS FROM DATE OF ENTRY BY THE  
STATE OF OHIO, DEPARTMENT OF TRANSPORTATION**

[Surveyor's description of the premises follows]

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Situated in the State of Ohio, County of Franklin, City of Columbus, located in Farm Lot 17 of Flavel Tuller's Survey of Quarter Township 1, Township 2 North, Range 19 West, United States Military Lands, as recorded in Plat Book 3, Page 60, and being Common Area out of that 2.327 acre Parcel Two as shown on the plat for Bedford Commons Condominium Phase 1, as recorded in Condominium Plat Book 34, Page 93, as established as Bedford Commons Condominium Association in Official Record 7174 A01, and as conveyed to AERC Bedford Commons, Inc., by deed of record in Instrument Number 199911300295698, all records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Being a parcel of land located on the right side of the Plat of the Centerline of Right-of-Way of FRA-C.R. 61-1.10, as recorded in Plat Book\_\_\_\_, Page\_\_\_\_;

**Beginning** at a 1" iron pipe found marking the northeast corner of said 2.327 acre tract at the northwest corner of Lot 439 of the Summerwood Section No. 4, Part 3 Subdivision as recorded in Plat Book 60, Page 63, and at the southeast corner of that 0.616 acre tract as conveyed to the City of Columbus by deed of record in Official Record 5381 E13, being 40.00 feet right of station 121+91.53;

Thence South 01 degrees 52 minutes 51 seconds West, a distance of 20.00 feet along the easterly line of said 2.327 acre tract to a point being 60.00 feet right of station 121+91.69;

Thence North 87 degrees 39 minutes 05 seconds West, a distance of 91.69 feet to a point being 60.00 feet right of station 121+00.00;

Thence South 55 degrees 28 minutes 43 seconds West, a distance of 25.00 feet to a point being 75.00 feet right of station 120+80.00;

Thence North 87 degrees 39 minutes 05 seconds West, a distance of 50.00 feet to a point being 75.00 feet right of station 120+30.00;

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Thence North 24 degrees 12 minutes 59 seconds West, a distance of 22.36 feet to a point being 55.00 feet right of station 120+20.00;

Thence North 87 degrees 39 minutes 05 seconds West, a distance of 90.44 feet to a point in the westerly line of said 2.327 acre tract, being 55.00 feet right of station 119+29.56;

Thence North 01 degrees 52 minutes 51 seconds East, a distance of 15.00 feet along the westerly line of said 2.327 acre tract to the northwest corner of said 2.327 acre tract, being 40.00 feet right of Hard Road centerline station 119+29.43;

Thence South 87 degrees 39 minutes 05 seconds East, a distance of 262.10 feet along the northerly line of said 2.327 acre tract, along the southerly line of said City of Columbus 0.616 acre tract, and along the existing southerly right-of-way line of Hard Road, to the **Point of Beginning**, containing 0.132 acres, more or less;

The above described area, 0.132 acres, is not contained within a Franklin County Auditor's Parcel Number.

The bearing datum of the afore-described parcel is based upon the Ohio State Plane Coordinate System, South Zone, NAD 1983 (1986 Adjustment), as measured using G.P.S. methods through the Franklin County Engineer's stations FRANK 74, FRANK 174, FCGS 7772, FCGS 6651, FCGS 2232, and FRANK 2218 RESET.

This description was based upon an actual field survey of Hard Road by Stantec Consulting Services, Inc., in October and November of 2010, under the direction of Tim A. Baker, Registered Surveyor Number 7818.

Grantor Claims title by instrument of record in Official Record 7174 A01 and Instrument Number 199911300295698, of the Recorder's Office, Franklin County, Ohio.

**STANTEC CONSULTING SERVICES, INC.**

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Registered Surveyor No. 7818