

EXHIBIT A

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LPA RX 887 T

Rev. 07/09

Ver. Date 9/2/14

PID 90382

**PARCEL 10-T
FRA-SCIOTO TRAIL/FIFTH AVENUE CONNECTOR
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
GRADE FOR ROADWAY PURPOSES
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

[Surveyor's description of the premises follows]

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 50.50 feet to a point, being at Sta. 20+65.60 of the centerline of right of way of West Fifth Ave.; thence North 41 Degrees 04 Minutes 54 Seconds West, a distance of 40.00 feet to the northwesterly right of way line of said West Fifth Ave. and the Grantor's southeasterly line, said point being 40.00 feet left of Sta. 20+65.60 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 twenty-two (22) courses and distances;

1. Thence **South 77 Degrees 44 Minutes 33 Seconds West**, a distance of **6.60 feet** to a point, being 43.18 feet left of Sta. 20+59.81 of the centerline of right of way of West Fifth Ave.;
2. 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 the northerly existing right of way line of West Fifth Ave. and 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.;

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3. Thence continuing along said existing right of way line and 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 the Grantor's westerly line and the easterly right of way line of Lake Shore Drive, said point being 60.00 feet left of Sta. 20+45.10 of the centerline of right of way of West Fifth Ave.;
4. Thence **North 41 Degrees 04 Minutes 54 Seconds West** along said line, a distance of **4.82 feet** to a point, being 64.82 feet left of Sta. 20+45.10 of the centerline of right of way of West Fifth Ave.;
5. Thence **North 49 Degrees 09 Minutes 08 Seconds East**, a distance of **4.21 feet** to a point, being 64.81 feet left of Sta. 20+49.30 of the centerline of right of way of West Fifth Ave.;
6. Thence **South 77 Degrees 49 Minutes 46 Seconds East**, a distance of **19.78 feet** to a point, being 48.96 feet left of Sta. 20+61.14 of the centerline of right of way of West Fifth Ave.;
7. Thence **North 50 Degrees 21 Minutes 19 Seconds East**, a distance of **111.53 feet** to a point, being 42.15 feet left of Sta. 21+76.03 of the centerline of right of way of West Fifth Ave.;
8. Thence **North 41 Degrees 08 Minutes 29 Seconds East**, a distance of **97.63 feet** to a point, being 44.42 feet left of Sta. 22+75.95 of the centerline of right of way of West Fifth Ave.;
9. Thence **North 39 Degrees 37 Minutes 33 Seconds East**, a distance of **151.11 feet** to a point, being 49.03 feet left of Sta. 24+26.98 of the centerline of right of way of West Fifth Ave.;
10. Thence **North 43 Degrees 39 Minutes 29 Seconds East**, a distance of **133.19 feet** to a point, being 65.39 feet left of Sta. 25+37.90 of the centerline of right of way of West Fifth Ave.;
11. Thence along a non-tangential curve to the right having a radius of **811.65 feet**, a central angle of **09 Degrees 13 Minutes 54 Seconds**, a chord bearing **North 57 Degrees 00 Minutes 04 Seconds East**, a chord distance of **130.63 feet**, an arc length of **130.77 feet** to the Grantor's northeasterly line and the southwesterly line of a parcel conveyed to Ohio State Bar Association (Vol. 14888, Pg. H12), said point being 79.86 feet left of Sta. 26+65.07 of the centerline of right of way of West Fifth Ave.;
12. Thence **South 56 Degrees 42 Minutes 14 Seconds East** along said line, a distance of **16.98 feet** to a 5/8 inch by 30 inch rebar with cap "GPD" set on the Grantor's easterly line, the southerly corner of said Ohio State Bar Association parcel, the westerly historic high water mark of the Scioto River, and the east line of V.M.S. 530, said rebar set being 65.45 feet left of Sta. 26+74.05 of the centerline of right of way of West Fifth Ave.;

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13. Thence **South 16 Degrees 32 Minutes 07 Seconds East** along the Grantor's easterly line, said westerly high water mark of the Scioto River, and said east line of V.M.S. 530, a distance of **5.99 feet** to a 5/8 inch by 30 inch rebar with cap "GPD" set, being 59.52 feet left of Sta. 26+73.19 of the centerline of right of way of West Fifth Ave.;
14. Thence along a non-tangential curve to the left having a radius of **790.68 feet**, a central angle of **05 Degrees 55 Minutes 02 Seconds**, a chord bearing **South 59 Degrees 09 Minutes 19 Seconds West**, a chord distance of **81.62 feet**, an arc length of **81.66 feet** to a 5/8 inch by 30 inch rebar with cap "GPD" set, being 53.22 feet left of Sta. 25+93.78 of the centerline of right of way of West Fifth Ave.;
15. Thence **South 78 Degrees 25 Minutes 46 Seconds West**, a distance of **30.77 feet** to a 5/8 inch by 30 inch rebar with cap "GPD" set, being 61.25 feet left of Sta. 25+64.08 of the centerline of right of way of West Fifth Ave.;
16. Thence **South 53 Degrees 27 Minutes 00 Seconds West**, a distance of **16.04 feet** to a 5/8 inch by 30 inch rebar with cap "GPD" set, being 58.51 feet left of Sta. 25+48.27 of the centerline of right of way of West Fifth Ave.;
17. Thence **South 00 Degrees 19 Minutes 26 Seconds East**, a distance of **15.16 feet** to a 5/8 inch by 30 inch rebar with cap "GPD" set, being 44.93 feet left of Sta. 25+41.54 of the centerline of right of way of West Fifth Ave.;
18. Thence along a non-tangential curve to the left having a radius of **790.68 feet**, a central angle of **01 Degrees 59 Minutes 53 Seconds**, a chord bearing **South 51 Degrees 21 Minutes 51 Seconds West**, a chord distance of **27.57 feet**, an arc length of **27.57 feet** to a 5/8 inch by 30 inch rebar with cap "GPD" set on the Grantor's southerly line and the northerly existing right of way line of West Fifth Ave., said rebar set being 40.00 feet left of Sta. 25+17.65 of the centerline of right of way of West Fifth Ave.;
19. Thence along said line and a non-tangential curve to the left having a radius of **256.51 feet**, a central angle of **17 Degrees 28 Minutes 43 Seconds**, a chord bearing **South 50 Degrees 06 Minutes 40 Seconds West**, a chord distance of **77.95 feet**, an arc length of **78.25 feet** to a point, being 40.00 feet left of Sta. 24+51.60 of the centerline of right of way of West Fifth Ave.;
20. Thence **South 41 Degrees 22 Minutes 18 Seconds West** along said line, a distance of **203.06 feet** to a point, being 40.00 feet left of Sta. 22+48.54 of the centerline of right of way of West Fifth Ave.;
21. 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 48 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, being 40.00 feet left of Sta. 20+70.12 of the centerline of right of way of West Fifth Ave.;

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22. Thence **South 48 Degrees 55 Minutes 06 Seconds West** along said line, a distance of **4.52 feet** to the **TRUE PLACE OF BEGINNING**.

The above described tract contains 0.1429 acres (6,224.7 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

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