

EXHIBIT A

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Ver. Date 01/23/2017

PID 95570

**PARCEL 20-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 south half of section 49, Sections 28, Township 12, Range 21 Refugee lands within the city of Columbus, County of Franklin, and the State of Ohio and being part of a 0.8173 acre tract as described to STORE MASTER FUNDING VIII, LLC, a Delaware limited liability company in Instrument number 201612050165820 (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 State Route 317 (Hamilton Road) and centerline of survey of Refugee Road (County Route 14), said monument being the southeasterly corner of Half Section 50, Section 28, Township 12, Range 21, Refugee lands. Also being the southwesterly corner of Half Section 49, Section 28, Township 12, Range 21, Refugee lands. Also being on the northerly line of the northwest quarter of Section 4, Township 11 Range 21, Congress Lands East of the Scioto. Also being on the northerly line of Madison Township and the southerly line of Truro Township. Said Monument having a station of 210+00.00 back 10+00.00 ahead 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 4° 22' 11" East, following the centerline of survey for S.R. 317 (Hamilton Rd.) for a distance of 76.86 feet to station 10+66.96;

Thence South 85° 37' 49" East leaving the centerline of S.R. 317(Hamilton Rd.) 76.86 feet to a point at the intersection of the easterly Right of way line of said S.R. 317 and the northerly Right of Way line of said Refugee Rd. and a southwesterly corner of said 0.8173 acre STORE MASTER FUNDING VIII LLC. tract, and being the **True Place of Beginning** of the parcel here in described;

Thence North 37° 18' 53" West along the easterly Right of way line of said S.R. 317 and the westerly line of said 0.8173 acre STORE MASTER FUNDING VIII LLC. tract, for a distance of 27.17 feet to a point;

Thence North 4° 22' 11" East continuing along the easterly Right of way line of said S.R. 317 and the westerly line of said 0.802 acre BYRIDER PROPERTIES, INC tract, for a distance of 162.80 feet to a point at the northerly line of said 0.8173 acre STORE MASTER FUNDING VIII LLC. tract,

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and the southerly line Right of Way parcel 153A-1WD to the State of Ohio in Deed Book 3217 Page 563;

Thence South 85° 35' 28" East along the northerly line of said 0.8173 acre STORE MASTER FUNDING VIII LLC. tract, and southerly line of said Right of Way parcel 153A-1WD and the southerly line of a 3.727 acre tract described to AREC RW MS, LLC in instrument 200508240172991, for a distance of 31.89 feet to a point;

Thence across the said 0.8173 acre STORE MASTER FUNDING VIII LLC. tract, for the following four courses;

South 4° 22' 11" West a distance of 70.00 feet to a point;

North 85° 39' 9" West a distance of 24.58 feet to a point;

South 4° 17' 59" West a distance of 84.00 feet to a point;

South 47° 24' 3" East a distance of 47.00 feet to a point at the northerly Right of Way line of the said Refugee Rd. and the southerly line of said 0.8173 acre STORE MASTER FUNDING VIII LLC. tract;

Thence North 85° 35' 57" West along the northerly Right of Way line of the said Refugee Rd. and the southerly line of said 0.8173 acre STORE MASTER FUNDING VIII LLC. tract a distance of 26.27 feet to the **True Point of Beginning**, and containing within said bounds 3420 square feet or 0.0785 acres of land, more or less in Franklin County Auditor Parcel Number 010-118554-00.

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