

EXHIBIT A

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Ver. Date 01/23/2017

PID 95570

**PARCEL 55-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 Half of Section 35, Township 12, Range 21 of the Refugee Lands within the City of Columbus, County of Franklin, and the State of Ohio and being part of 2.295 acre tract as described in a deed to ARCP RL Portfolio X, LLC, a Delaware limited liability company in Instrument Number 201408070102719 (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 Hamilton Road (S.R. 317) and centerline of survey of Groves Road (C. R. 212), said monument being the northeasterly corner of Half Section 50, the northwesterly corner of Half Section 49, the southeasterly corner of Half Section 35, the southwesterly corner of Half Section 36, Township 12, Range 21 of the Refugee Lands, said monument having a station of 63+52.59 Hamilton Road and 107+00.00 Groves Road 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 85° 29' 49" West along the said centerline of Groves Rd. (C.R. 212) and the southerly line of said Section 21, and the Northerly line of said section 28, a distance of 389.88 feet to the southwesterly corner of said 2.295 acre tract and the southeasterly corner of a 1.494 acre tract as described in a deed to Phillippi Investments, Inc. in Instrument number 201502110017367;

Thence North 04° 25' 28" East leaving the said centerline of Groves Rd., following the westerly line of said 2.295 acre tract and the easterly line of said 1.494 acre tract, for a distance of 82.43 feet to an iron pin set, having a Station of 130+10.01~82.43' Lt. and being the **True Place of Beginning** of the parcel here in described;

Thence North 04° 25' 28" East, continuing along the westerly line of said 2.295 acre tract and the easterly line of said 1.494 acre tract, for a distance of 46.14 feet to a point;

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Thence South 85° 29' 49" East, passing through said 2.295 acre tract, for a distance of 250.36 feet to the westerly right of way line of Hamilton road and the easterly line of said 2.295 acre tract;

Thence South 04° 22' 11" West, following the westerly right of way line of Hamilton Road and the easterly line of said 2.295 acre tract, for a distance of 5.06 feet to a point;

Thence passing through said 2.295 acre tract, for the following four (4) courses and distances;

1. South 64° 30' 11" West for a distance of 29.87 feet to point;
2. North 85° 29' 49" West for a distance of 78.18 feet to point;
3. On a 83.00 foot radius curve to the left, a central angle of 47° 10' 11", with a chord bearing of South 70° 55' 06" West, a chord length of 66.42 feet, for an arc length of 68.33 feet to a point;
4. North 85° 12' 37" West for a distance of 85.39 feet to the **True Point of Beginning**, and containing within said bounds 7563 square feet or 0.1736 acres of land, more or less in Franklin County Auditor Parcel Number 010-012772-00.

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.

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