

EXHIBIT A

Page 1 of 2

LPA RX 887 T

Rev. 07/09

Ver. Date 12/18/2018

PID 101787

**PARCEL 19-T
FRA-JAMES RD AT LIVINGSTON AVE
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
COMPLETE GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
THE CITY OF COLUMBUS, OHIO, FRANKLIN COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Franklin, City of Columbus, and being in the Southwest Quarter of Section 18, half Section 30, Township 12, Range 21, in the Refugee Lands and being part of Lots 7 & 8 of Ray Neinaber Subdivision as recorded in Plat Book volume 21, page 17 (all document references are to the Franklin County, Ohio Recorder's office, unless otherwise stated), and being a **0.010 acre parcel** out of a 1.301 acre tract know as Franklin County Auditor's parcel numbers **010-093807 (0.006 acre take) and 010093808 (0.004 acre take)** as conveyed to the **Royal James Plaza LLC, an Ohio limited liability company** (hereafter referred to as "Grantor") by the instruments filed as **Instrument Number 200502220032203 and Official Record volume 31301, page H17**, and being more particularly described as follows.

BEGINNING FOR REFERENCE at the Grantor's southeasterly corner and being the southeasterly corner of the said Lot 7, the northeasterly corner of a parcel conveyed to Yogeswaran Thambyrajah by the instrument filed as Instrument Number 201711220165461, the northeasterly corner of Lot 6 of the same subdivision, and on the existing westerly right of way line of James Road (R/W varies), said point being **40.00 feet left** of the existing centerline of right-of-way of James Road **station 313+19.40**, and said point being the **TRUE POINT OF BEGINNING** of the parcel herein described.

Thence along the Grantor's southerly line, the southerly line of the said Lot 7, the northerly line of the said Yogeswaran Thambyrajah parcel, and the northerly line of the said Lot 6, **North 85 degrees 33 minutes 34 seconds West for a distance of 5.00 feet** to a point being **45.00 feet left** of the existing centerline of right-of-way of James Road **station 313+19.40**;

Thence crossing through the lands of the Grantor, **North 04 degrees 27 minutes 24 seconds East for a distance of 83.21 feet** to a point being **45.00 feet left** of the existing centerline of right-of-way of James Road **station 314+02.61**;

EXHIBIT A

LPA RX 887 T

Page 2 of 2

Rev. 07/09

Thence continuing through the lands of the Grantor, **South 85 degrees 29 minutes 58 seconds East for a distance of 5.00 feet** to a point on the Grantor's easterly line, the easterly line of the said Lot 7, and on the said existing westerly right-of-way line of James Road, said point being **40.00 feet left** of the existing centerline of right-of-way of James Road **station 314+02.60**;

Thence along the Grantor's easterly line, the said existing westerly right-of-way line of James Road, and the said easterly line of Lot 6 and Lot 7, **South 04 degrees 27 minutes 24 seconds West for a distance of 83.20 feet** to the **TRUE POINT OF BEGINNING**, containing **0.010 acres**, more or less, of which **0.000 acres are within the present road occupied**, resulting in a **net take of 0.010 acres**. The take acreages for the Franklin County Auditor's Parcel numbers are broken out as follows **010-093807 (0.006 acres) and 010-093808 (0.004 acres)**.

Prior instrument records as of this writing recorded in **Instrument Number 200502220032203 and Official Record volume 31301, page H17** in the records of Franklin County.

This description was prepared by Brian P. Bingham, Ohio Registered Professional Surveyor number 8438, and is based on an actual field survey conducted by American Structurepoint, Inc. in 2016 through 2018 under his direct supervision.

The bearing for this description are based on Grid South (Reference South 85 degrees 47 minutes 50 seconds East for Livingston Avenue East of James Road) as referenced to the Ohio State Plane Coordinate system (South Zone) and the North American Datum of 1983, as established utilizing a GPS survey referencing ODOT CORS stations "COLB", "OHLI" and "OHMD"

All stations listed herein are referenced to the centerlines of right-of-way as shown on the recorded plat "FRA-JAMES RD AT LIVINGSTON AVE" files as Plat Book volume 125, page 72, in the Office of the Recorder of Franklin County, Ohio.

Where described, iron pin set are 5/8" rebar, 30" long, with a cap stamped "Structurepoint-PS 8438".

Brian P. Bingham, P.S. No. 8438
American Structurepoint, Inc.

Date