

EXHIBIT A

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Ver. Date 01/23/2017

PID 95570

**PARCEL 52-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 49, 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 a 0.747 acre tract described in a deed to EASTLAND-HAMILTON, LLC., an Ohio Limited Liability Company in Instrument Number 201208240124291 (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 South 4° 22' 11" West, following the centerline of survey of Hamilton Rd., for a distance of 193.16 feet to station 61+59.43;

Thence South 85° 37' 49" East leaving said centerline, for a distance of 75.00 feet to point on the easterly right of way of Hamilton Road, being the northwesterly corner of a 1.379 acre tract described in a deed to MARSHALL ACQUISITIONS, LLC in Instrument Number 201507080092044, the southwesterly corner of said 0.747 acre tract and being the **True Place of Beginning** of the parcel here in described;

Thence North 04° 22' 11" East, along the easterly right of ray of Hamilton Road and the northerly line of said 0.747 acre tract, for a distance of 130.97 feet to a point;

Thence passing through the said 0.747 acre tract for the following three (3) courses and distances;

1. Along an arc of a curve to the right with a radius of 19.00 feet, a delta of 65° 38' 06", a chord bearing of North 37° 11' 14" East, a chord distance of 20.59 feet, for an arc length of 21.77 feet to a point;
2. North 70° 00' 17" East, for a distance of 22.34 feet to a point;

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3. South 85° 32' 20" East, for a distance of 168.32 feet to the easterly line of said 0.747 acre tract and the westerly line of a 2.532 acre tract described in a deed to SYLVESTRE EASTLAND, LLC in Instrument Number 201504290054899;

Thence South 04° 16' 56" West, along the easterly line of said 0.747 acre tract and the westerly line of said 2.532 acre tract, for a distance of 19.50 feet to a point;

Thence passing through the said 0.747 acre tract, for the following six (6) courses and distances;

1. North 85° 32' 20" West, for a distance of 99.93 feet to a point;
2. North 4° 27' 40" East, for a distance of 10.00 feet to a point;
3. North 85° 32' 20" West, for a distance of 66.94 feet to a point;
4. South 69° 08' 30" West, for a distance of 27.65 feet to a point;
5. South 4° 22' 11" West, for a distance of 45.63 feet to a point;
6. South 06° 23' 25" West, for a distance of 90.55 feet to a point in the southerly line of said 0.747 acre tract and the northerly line of said 1.379 acre tract;

Thence North 86° 29' 56" West, along the southerly line of said 0.747 acre tract and the northerly line of said 1.379 acre tract, for a distance of 4.81 feet to the **True Point of Beginning**, and containing within said bounds 3832 square feet or 0.0880 acres of land, more or less in Franklin County Auditor Parcel Number 010-125640-00.

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