

EXHIBIT A

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LPA RX 887 T

Rev. 07/09

Ver. Date 01/23/2017

PID 95570

**PARCEL 56-T
FRA-SR317-10.63
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
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 36, 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 5.42 acre tract as described in a deed to CCBCC OPERATIONS, LLC, a Delaware limited liability company in Instrument Number 201704060046602 (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 85° 32' 20" East, following along the centerline of Groves Road, for a distance of 375.27 feet to a point in the southerly line of said 5.42 acre tract;

Thence North 04° 27' 40" East, passing through said 5.42 acre tract, for a distance of 63.89 feet to a an iron pipe set on the northerly right of way of Groves Road and being the **True Place of Beginning** of the parcel here in described;

Thence continuing through the said 5.42 acre tract for the following six (6) courses and distances;

1. North 04° 02' 36" East a distance of 150.76 feet to point;

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2. On a curve with a 51.50 ft. radius to the right, central angle of $32^{\circ} 07' 17''$ with a chord bearing of North $20^{\circ} 06' 15''$ East and a chord length of 28.50 feet, for an arc length of 28.87 feet to a point;
3. On a curve with a 48.50 ft. radius to the left, central angle of $153^{\circ} 36' 27''$ with a chord bearing of North $40^{\circ} 38' 20''$ West and a chord length of 94.44 feet, for an arc length of 130.03 feet to a point;
4. On a curve with a 51.50 ft. radius to the right, central angle of $32^{\circ} 07' 17''$ with a chord bearing of South $78^{\circ} 37' 05''$ West and a chord length of 28.50 feet, for an arc length of 28.87 feet to a point;
5. North $85^{\circ} 19' 17''$ West a distance of 113.43 feet to point;
6. On a curve with a 60.00 ft. radius to the right, a central angle of $69^{\circ} 48' 20''$ with a chord bearing of North $50^{\circ} 25' 07''$ West and a chord length of 68.66 feet, for an arc length of 73.10 to the westerly line of said 5.42 acre tract and the easterly line of Hamilton Service Road as described in a deed to the State of Ohio in Deed Book 2642 page 437;

Thence North $03^{\circ} 59' 16''$ East, following the easterly line of Hamilton Service Road and the westerly line of said 5.42 acre tract for a distance of 24.99 feet to a point;

Thence leaving the easterly line of Hamilton Service Road and passing through said 5.42 acre tract for the following six (6) courses and distances;

1. On a curve with a 60.00 ft. radius to the left, a central angle of $89^{\circ} 18' 33''$ with a chord bearing of South $40^{\circ} 40' 00''$ East and a chord length of 84.34 feet, for an arc length of 93.52 feet to a point;
2. South $85^{\circ} 19' 17''$ East a distance of 110.04 feet to a point;
3. On a curve with a 46.50 ft. radius to the left, central angle of $32^{\circ} 07' 17''$ with a chord bearing of North $78^{\circ} 37' 05''$ East and a chord length of 25.73 feet, for an arc length of 26.07 feet to a point;
4. On a curve with a 53.50 ft. radius to the right, central angle of $153^{\circ} 36' 27''$ with a chord bearing of South $40^{\circ} 38' 20''$ East and a chord length of 104.17 feet, for an arc length of 143.43 feet to a point;

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5. On a curve with a 46.50 ft. radius to the left, central angle of $32^{\circ} 07' 17''$ with a chord bearing of South $20^{\circ} 06' 15''$ West and a chord length of 25.73 feet, for an arc length of 26.07 feet to a point;
6. South $04^{\circ} 02' 36''$ West a distance of 151.15 feet to a point on the northerly right of way of Groves Road;

Thence North $81^{\circ} 26' 42''$ West, following the northerly right of way of Groves Road and passing through said 5.42 acre tract, for a distance of 5.02 feet to the **True Place of Beginning**, containing 2,703 square feet or 0.0621 acres of land, more or less.

Parcel Acreage Breakdown:

Franklin County Auditor Parcel Number 010-041657: 0.0621 Acres.

Franklin County Auditor Parcel Number 010-118422: 0.0000 Acres.

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 $4^{\circ} 22' 11''$ 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
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