

EXHIBIT A

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Ver. Date 01/23/2017

PID 95570

**PARCEL 54-T
FRA-SR317-10.63
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
DRIVEWAY IMPROVEMNTS & 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 1.102 acre tract as described in a deed to 2150 INVESTMENT CO., an Ohio general partnership in Official Record Volume 15767 I-19 (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 04° 22' 11" East, following the centerline of Hamilton Road and the westerly line of said 1.102 acre tract, for a distance of 20.00 feet to the southwesterly corner of Parcel 66 WL described in a deed to the State of Ohio in Deed Book 2642 page 441 and shown in Right of way Plan set FRA-40-18.69(317-2.05);

Thence South 85° 32' 20" East, following the southerly line of Parcel 66 WL, then along the southerly line of Parcel 66 WD described in a deed to State of Ohio in Deed Book 2642 page 444 and passing through said 1.102 acre tract, for a distance of 120.64 feet to a Survey Mag Nail found at the intersection of the easterly right of way of Hamilton Road and the northerly right of way of Groves Road;

Thence North 03° 59' 16" East, following the easterly right of way line of Hamilton Service Road East and continuing through said 1.102 acre tract, a distance of 23.50 feet to the **True Place of Beginning** of the parcel here in described;

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Thence North 3° 59' 16" East continuing along the easterly right of way line of Hamilton Road, and continuing through said 1.102 acre tract for a distance of 22.50 feet to a point;

Thence leaving the easterly right of way of Hamilton Road and continuing through said 1.102 acre tract for the following three (3) courses and distances;

1. South 85° 32' 20" East, for a distance of 189.70 feet to a point;
2. North 04° 03' 42" East, for a distance of 40.00 feet to a point;
3. South 85° 56' 18" East, for a distance of 10.00 feet to a point in the easterly line of said 1.102 acre tract and a westerly line of a 5.42 acre tract described in a deed to CCBC Operations, LLC in Instrument number 201704060046602;

Thence South 04° 03' 42" West along the easterly line of said 1.102 acre tract and a westerly line of a 5.42 acre tract, for a distance of 62.57 feet to a point;

Thence North 85° 32' 20" West, passing through said 1.102 acre tract for a distance of 199.67 feet to the **True Point of Beginning**, and containing within said bounds 4893 square feet or 0.1123 acres of land, more or less in Franklin County Auditor Parcel Number 010-041658-00.

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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