

EXHIBIT A

**PARCEL 85-T
0.007 ACRE (OR 292.77 SQUARE FEET)
TEMPORARY CONSTRUCTION EASEMENT
FOR THE PURPOSE OF PERFORMING THE WORK NECESSARY TO
PERFORM GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
THE CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Franklin, City of Columbus, Clinton Township, being in Quarter Township 4, Township 1, Range 18 West of the United States Military Lands, and being a portion of Lots 20 & 21 of Grasmere Gardens as recorded in Plat Book volume 15, page 2 (all document references are to the records of Franklin County unless otherwise stated) and being a **0.007 acre** parcel out of that tract known as Franklin County Auditor's **Parcel Numbers 010-074786 & 010-074787** as conveyed to **Jerry Briggs** (hereafter referred to as "Grantor") by the instrument filed as **Instrument Number 200010230214448**, and being more particularly described as follows:

Being a parcel of land lying on the right side of the existing centerline of right-of-way of Hudson Street (60' R/W – Public) and being more particularly described as follows:

BEGINNING at a point at the northwest corner of the Grantor, the northwest corner of the said Lot 20, on the existing southerly right-of-way line of Hudson Street, at the northeast corner of Lot 19 of the said Grasmere Gardens, and at the northeast corner of that tract as conveyed to Hydra Basement Waterproofing Structural Repair, LLC, an Ohio Limited Liability Company by the instrument filed as Instrument Number 201908090100687, said point being 30.00 feet right of the centerline of right-of-way of Hudson Street station 46+30.57, said point being the **TRUE POINT OF BEGINNING** of the parcel herein described;

Thence along the Grantor's northerly line, the said existing southerly right-of-way line of Hudson Street, and the northerly line of the said Lots 20 & 21, **South 86 degrees 17 minutes 34 seconds East for a distance of 42.92 feet** to a point at the intersection of the said existing southerly right-of-way line of Hudson Street and a proposed Permanent easement, said point being 30.00 feet right of the centerline of right-of-way of Hudson Street station 46+73.49;

Thence crossing through the lands of the Grantor and along the said proposed Permanent easement, **South 78 degrees 55 minutes 12 seconds East for a distance of 30.40 feet** to a point on the Grantor's easterly line, the easterly line of the said Lot 21, at the intersection of the said proposed Permanent easement and the westerly right-of-way line of Grasmere Avenue (50' R/W – Public), said point being 33.90 feet right of the centerline of right-of-way of Hudson Street station 47+03.64;

Thence along the said easterly line of the Grantor, the said easterly line of Lot 21, and the said westerly right-of-way line of Grasmere Avenue, **South 03 degrees 22 minutes 17 seconds West for a distance of 10.49 feet** to a point being 44.39 feet right of the centerline of right-of-way of Hudson Street station 47+03.70;

Thence crossing through the lands of the Grantor, the following four (4) courses:

1. **North 60 degrees 40 minutes 26 seconds West for a distance of 20.16 feet** to a point being 35.68 feet right of the centerline of right-of-way of Hudson Street station 46+85.53;
2. **North 03 degrees 32 minutes 32 seconds East for a distance of 2.28 feet** to a point being 33.40 feet right of the centerline of right-of-way of Hudson Street station 46+85.52;
3. **North 85 degrees 35 minutes 42 seconds West for a distance of 52.97 feet** to a point being 32.76 feet right of the centerline of right-of-way of Hudson Street station 46+32.55;
4. **South 61 degrees 12 minutes 34 seconds West for a distance of 2.32 feet** to a point on the westerly line of the Grantor, the westerly line of the said Lot 20, on the easterly line of the said Lot 19, and on the easterly line of the said Anthony Real Estate Investments tract, said point being 34.00 feet right of the centerline of right-of-way of Hudson Street station 46+30.60;

Thence along the Grantor's westerly line, the said westerly line of Lot 20, the said easterly line of Lot 19, and the said easterly line of the said Anthony Real Estate Investments tract, **North 03 degrees 21 minutes 40 seconds East for a distance of 4.00 feet** to the **TRUE POINT OF BEGINNING** of the parcel herein described.

The above description contains a total area of **0.007 acres (0.000 acres** are located within the Present Road Occupied resulting in a net take of **0.007 acres)**, broken out as follows:

0.003 acres are located within Franklin County Auditor's **Parcel Number 010-074786**.

0.004 acres are located within Franklin County Auditor's **Parcel Number 010-074787**.

Prior instrument of record as of this writing recorded in **Instrument Number 200010230214448** in the records of Franklin County.

This description was prepared by Andrew T. Jordan, Ohio Registered Professional Surveyor number 8759, and is based on an actual field survey conducted by American Structurepoint Inc., and is true and correct to the best of my knowledge and belief.

The bearing for this description are based on Grid North as referenced to South 86 degrees 18 minutes 11 seconds East for the centerline of right-of-way of Hudson Street east of Interstate Route

71 (FRA-1-25.33) as referenced to the Ohio State Plane coordinate system (South Zone) and the North American Datum of 1983, as established utilizing a GPS survey and NGS OPUS solution.

The stations referenced herein are from the plans known as Hudson Street on file with City of Columbus, Ohio having "E" plan number 3575.

American Structurepoint, Inc.

Andrew T. Jordan
Registered Professional Surveyor No. 8759

Date