

**EXHIBIT A**

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**PARCEL 34-T  
0.029 ACRE (OR 1,250.53 SQUARE FEET)  
TEMPORARY CONSTRUCTION EASEMENT  
FOR THE PURPOSE OF PERFORMING THE WORK NECESSARY TO  
TO CONSTRUCT ONE DRIVEWAY AND TO GRADE  
FOR 24 MONTHS FROM DATE OF ENTRY BY THE  
THE CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

[Surveyor's description of the premises follows]

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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 "Reserve A", Lots 1 & 2 of Hiawatha Park Place as recorded in Plat Book volume 14, page 32 (all document references are to the records of Franklin County unless otherwise stated) and being a **0.029 acre** parcel out of that 0.542 acre tract known as Franklin County Auditor's **Parcel Numbers 010-136571, 010-072502, 010-072509 & 010-213089** as conveyed to **Nhan Troung Le and Phuong Bach Nguyen** (hereafter referred to as "Grantor") by the instrument filed as **Instrument Number 20120230016050**, 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 northeast corner of the Grantor, the northwest corner of that tract as conveyed to Nan Van Huynh by the instrument filed as Instrument Number 199809020224348, the northeast corner of the said Lot 2, the northwest corner of Lot 3 of the said Hiawatha Park Place, and being on the existing southerly right-of-way line of Hudson Street, said point being 30.00 feet right of the centerline of right-of-way of Hudson Street station 29+71.21 and being the **TRUE POINT OF BEGINNING** of the parcel herein described;

Thence along the Grantor's easterly line, the westerly line of the said Nan Van Huynh tract, the easterly line of the said Lot 2, and the said westerly line of Lot 3, **South 03 degrees 27 minutes 04 seconds West for a distance of 9.00 feet** to a point being 39.00 feet right of the centerline of right-of-way of Hudson Street station 29+71.24;

Thence crossing through the lands of the Grantor, **North 85 degrees 49 minutes 54 seconds West for a distance of 105.08 feet** to a point being 38.00 feet right of the centerline of right-of-way of Hudson Street station 28+66.19;

Thence continuing through the lands of the Grantor, **North 83 degrees 10 minutes 53 seconds West for a distance of 55.09 feet** to a point on the Grantor's westerly line and being the easterly line of that tract as conveyed to Board of Education of The City School District of Columbus, Ohio

by the instrument filed as Official Record volume 13964, page G17, said point being 35.00 feet right of the centerline of right-of-way of Hudson Street station 28+11.21;

Thence along the said Grantor's westerly line and being the easterly line of the said Board of Education tract, **North 03 degrees 27 minutes 04 seconds East for a distance of 5.00 feet** to an iron pin set on the said existing southerly right-of-way line of Hudson Street, said pin being 30.00 feet right of the centerline of right-of-way of Hudson Street station 28+11.19;

Thence crossing through the lands of the Grantor and along the said existing southerly right-of-way line of Hudson Street, **South 86 degrees 18 minutes 11 seconds East for a distance of 54.91 feet** to an iron pin set at an angle point in the said existing southerly right-of-way line of Hudson Street, said pin being South 03 degrees 39 minutes 36 seconds West a distance of 30.00 feet from a 1" iron pin set in a monument box at a Point of Intersection in the centerline of right-of-way of Hudson Street station 28+66.08;

Thence continuing through the lands of the Grantor and continuing along the said existing southerly right-of-way line of Hudson Street, **South 86 degrees 22 minutes 37 seconds East for a distance of 105.15 feet** to the **TRUE POINT OF BEGINNING** of the parcel herein described.

The above description contains a total area of **0.029 acres (0.000 acres** are located within the Present Road Occupied resulting in a net take of **0.029 acres**), broken out as follows:

- 0.008 Franklin County Auditor's **Parcel Number 010-136571.**
- 0.013 Franklin County Auditor's **Parcel Number 010-072502.**
- 0.008 Franklin County Auditor's **Parcel Number 010-072509.**
- 0.000 Franklin County Auditor's **Parcel Number 010-213089.**

Prior instrument of record as of this writing recorded in **Instrument Number 20120230016050** 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.

Where described, iron pins set are 5/8" rebar, 30" long, with caps stamped "ASI PS-8759".

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.

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Andrew T. Jordan  
Registered Professional Surveyor No. 8759

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