

EXHIBIT A

**PARCEL 47-T
0.026 ACRE (OR 1,115.77 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]

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, being a portion of Lots 10, 11 & 12 of Almada as recorded in Plat Book volume 8, page 4-B (all document references are to the records of Franklin County unless otherwise stated), and being a **0.026 acre** parcel out of that tract known as Franklin County Auditor's **Parcel Number 010-072930** as conveyed to **Certified Real Estate, Inc. an Ohio Corporation** (hereafter referred to as "Grantor") by the instrument filed as **Instrument Number 200611270236030**, and being more particularly described as follows:

Being a parcel of land lying on the left 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 Grantor's southeast corner, being on the existing northerly right-of-way line of Hudson Street, being the southwest corner of that tract as conveyed to Keenan Austin by the instrument filed as Instrument Number 201905230060397, being the southeast corner of the said Lot 12, and being the southwest corner of Lot 13 of the said Almada, said point being 30.00 feet left of the centerline of right-of-way of Hudson Street station 33+97.89 and being the **TRUE POINT OF BEGINNING** of the parcel herein described;

Thence along the Grantor's southerly line, the said existing northerly right-of-way line of Hudson Street, and being the southerly lines of the said Lots 12, 11 & 10, **North 86 degrees 22 minutes 37 seconds West for a distance of 117.87 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 left of the centerline of right-of-way of Hudson Street station 32+80.02;

Thence crossing through the lands of the Grantor, the said Lot 10, and along the said proposed Permanent easement, **North 41 degrees 36 minutes 49 seconds West for a distance of 7.10 feet** to a point on the westerly line of the Grantor, the westerly line of the said Lot 10, and being at the intersection of the said proposed Permanent easement and the easterly right-of-way line of Pontiac Street (50' R/W – Public), said point being 35.00 feet left of the centerline of right-of-way of Hudson Street station 32+74.98;

Thence along the said Grantor's westerly line, the said westerly line of Lot 10, and the said easterly right-of-way line of Pontiac Street, **North 03 degrees 08 minutes 59 seconds East for a distance of 50.00 feet** to a point being 85.00 feet left of the centerline of right-of-way of Hudson Street station 32+74.57;

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

1. **South 86 degrees 22 minutes 37 seconds East for a distance of 6.50 feet** to a point being 85.00 feet left of the centerline of right-of-way of Hudson Street station 32+81.07;
2. **South 03 degrees 08 minutes 59 seconds West for a distance of 31.81 feet** to a point being 53.20 feet left of the centerline of right-of-way of Hudson Street station 32+81.33;
3. **South 22 degrees 51 minutes 20 seconds East for a distance of 19.21 feet** to a point being 36.00 feet left of the centerline of right-of-way of Hudson Street station 32+89.90;
4. **South 86 degrees 22 minutes 37 seconds East for a distance of 107.95 feet** to a point on the Grantor's easterly line, the easterly line of the said Lot 12, the westerly line of the said Lot 13, and being on the westerly line of the said Keenan Austin tract, said point being 36.00 feet left of the centerline of right-of-way of Hudson Street station 33+97.84;

Thence along the Grantor's easterly line, the said westerly line of said Keenan Austin tract, the said easterly line of Lot 12, and the said westerly line of Lot 13, **South 03 degrees 10 minutes 08 seconds West for a distance of 6.00 feet** to the **TRUE POINT OF BEGINNING** of the parcel herein described.

The above description contains a total area of **0.026 acres (0.000 acres** are located within the Present Road Occupied resulting in a net take of **0.026 acres**), all of which are located within Franklin County Auditor's **Parcel Number 010-072930**.

Prior instrument of record as of this writing recorded in **Instrument Number 200611270236030** 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