

EXHIBIT A

**PARCEL 97-T
0.014 ACRE (OR 622.65 SQUARE FEET)
TEMPORARY CONSTRUCTION EASEMENT
FOR THE PURPOSE OF PERFORMING THE WORK NECESSARY TO
CONSTRUCT ONE DRIVEWAY AND 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 29, 30 & 31 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 **0.014 acre** parcel out of that tract known as Franklin County Auditor's **Parcel Numbers 010-074795 & 010-074797** as conveyed to **Undeafated Investments LLC** (hereafter referred to as "Grantor") by the instrument filed as **Instrument Number 201505290070513**, 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 northeast corner of the said Lot 31, on the existing southerly right-of-way line of Hudson Street (R/W width varies – Public), the northwest corner of Lot 32 of the said Grasmere Gardens, and being the northwest corner of that tract as conveyed to Mohammed Barzinji by the instruments filed as Instrument Number 201004140044603 and Instrument Number 200708220147912, said point being 30.00 feet right of the centerline of right-of-way of Hudson Street station 51+68.21, said point being the **TRUE POINT OF BEGINNING** of the parcel herein described;

Thence along the Grantor's easterly line, the easterly line of the said Lot 31, the westerly line of the said Lot 32, and the westerly line of the said Mohammed Barzinji tract, **South 03 degrees 25 minutes 41 seconds West for a distance of 6.00 feet** to a point being 36.00 feet right of the centerline of right-of-way of Hudson Street station 51+68.24;

Thence crossing through the lands of the Grantor, the following five (5) courses:

1. **South 81 degrees 20 minutes 57 seconds West for a distance of 9.34 feet** to a point being 38.00 feet right of the centerline of right-of-way of Hudson Street station 51+59.11;
2. **North 86 degrees 17 minutes 34 seconds West for a distance of 24.48 feet** to a point being 38.00 feet right of the centerline of right-of-way of Hudson Street station 51+34.64;
3. **North 67 degrees 35 minutes 41 seconds West for a distance of 10.92 feet** to a point being 34.50 feet right of the centerline of right-of-way of Hudson Street station 51+24.30;
4. **North 86 degrees 17 minutes 34 seconds West for a distance of 47.60 feet** to a point being 34.50 feet right of the centerline of right-of-way of Hudson Street station 50+76.70;
5. **South 74 degrees 50 minutes 39 seconds West for a distance of 18.56 feet** to a point on the westerly line of the Grantor, the westerly line of the said Lot 29, and on the easterly right-of-way line of Jefferson Avenue (50' R/W – Public), said point being 40.50 feet right of the centerline of right-of-way of Hudson Street station 50+59.14;

Thence along the Grantor's westerly line, the said westerly line of Lot 29, and the said easterly right-of-way line of Jefferson Avenue, **North 03 degrees 27 minutes 30 seconds East for a distance of 5.47 feet** to a point at the intersection of the said easterly right-of-way line of Jefferson Avenue and a proposed Permanent easement, said point being 35.03 feet right of the centerline of right-of-way of Hudson Street station 50+59.11;

Thence crossing through the lands of the Grantor and along the said proposed Permanent easement, **North 78 degrees 49 minutes 41 seconds East for a distance of 19.60 feet** to a point at the intersection of the said proposed Permanent easement and the said existing southerly right-of-way of Hudson Street, on the Grantor's northerly line, and on the northerly line of the said Lot 29, said point being 30.00 feet right of the centerline of right-of-way of Hudson Street station 50+78.06;

Thence along the said northerly line of the Grantor, the said existing southerly line of right-of-way of Hudson Street, and on the northerly line of the said Lots 29, 30 & 31, **South 86 degrees 17 minutes 34 seconds East for a distance of 90.15 feet** to the **TRUE POINT OF BEGINNING** of the parcel herein described.

The above description contains a total area of **0.014 acres** (**0.000 acres** are located within the Present Road Occupied resulting in a net take of **0.014 acres**), broken out as follows:

0.008 acres are located within Franklin County Auditor's **Parcel Number 010-074795**.

0.006 acres are located within Franklin County Auditor's **Parcel Number 010-074797**.

Prior instrument of record as of this writing recorded in **Instrument Number 201505290070513** 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