

**EXHIBIT A**

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**PARCEL 21-T  
0.012 ACRE (OR 513.32 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, being a portion of Lots 167, 166, and 165 of Homecroft as recorded in Plat Book volume 14, page 24 (all document references are to the records of Franklin County unless otherwise stated) and being a **0.012 acre** parcel out of that tract known as Franklin County Auditor's **Parcel Number 010-076530** as conveyed to **SSA Brothers, LLC, an Ohio limited liability company** (hereafter referred to as "Grantor") by the instrument filed as **Instrument Number 201912270173942**, 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 the intersection of the existing northerly right-of-way line of Hudson Street (R/W varies – Public) and the westerly right-of-way line of Homecroft Drive (70' R/W – Public), being on the easterly line of the said Lot 165, and being at the northeast corner of a 1742.40 square foot right-of-way parcel as conveyed to City of Columbus, Ohio by the instrument filed as Instrument Number 201003120029591, said point being 50.00 feet left of the centerline of right-of-way of Hudson Street station 21+36.34 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 the northerly line of the said 1742.40 square foot parcel, **North 86 degrees 18 minutes 11 seconds West for a distance of 171.29 feet** to and iron pin set the intersection of the said existing northerly right-of-way line of Hudson Street and the proposed northerly right-of-way line of Hudson Street, said pin being 50.00 feet left of the centerline of right-of-way of Hudson Street station 19+65.05;

Thence crossing through the lands of the Grantor and along the said proposed northerly right-of-way line of Hudson Street, **North 57 degrees 39 minutes 46 seconds West for a distance of 11.55 feet** to an iron pin set being 55.54 feet left of the centerline of right-of-way of Hudson Street station 19+54.91;

Thence continuing through the lands of the Grantor and along the said proposed northerly right-of-way line of Hudson Street, **South 32 degrees 20 minutes 14 seconds West for a distance of 3.54 feet** to an iron pin set at the intersection of the said proposed northerly right-of-way line of Hudson Street and the said existing northerly right-of-way line of Hudson Street, and being a northeast corner of the Grantor, said pin being 52.43 feet left of the centerline of right-of-way of Hudson Street station 19+53.22;

Thence crossing through the lands of the Grantor and along the said existing northerly right-of-way line of Hudson Street along the arc of curve to the right having a Delta angle of **15 degrees 51 minutes 30 seconds**, Radius of **88.00 feet**, an Arc Length of **24.36 feet**, and being subtended by a long chord bearing **North 47 degrees 32 minutes 58 seconds West for a distance of 24.28 feet** to a point being 67.63 feet left of the centerline of right-of-way of Hudson Street station 19+34.28;

Thence crossing through the lands of the Grantor, the following six (6) courses:

1. **South 86 degrees 24 minutes 27 seconds East for a distance of 12.12 feet** to a point being 67.65 feet left of the centerline of right-of-way of Hudson Street station 19+46.40;
2. **South 62 degrees 51 minutes 42 seconds East for a distance of 13.48 feet** to a point being 62.29 feet left of the centerline of right-of-way of Hudson Street station 19+58.76;
3. **South 47 degrees 44 minutes 29 seconds East for a distance of 18.41 feet** to a point being 50.81 feet left of the centerline of right-of-way of Hudson Street station 19+73.16;
4. **South 87 degrees 17 minutes 27 seconds East for a distance of 57.35 feet** to a point being 51.80 feet left of the centerline of right-of-way of Hudson Street station 20+30.49;
5. **South 86 degrees 24 minutes 27 seconds East for a distance of 46.02 feet** to a point being 51.89 feet left of the centerline of right-of-way of Hudson Street station 20+76.51;
6. **South 84 degrees 58 minutes 29 seconds East for a distance of 59.81 feet** to a point on the Grantor's easterly line, the said westerly right-of-way line of Homecroft Drive, and being the easterly line of the said Lot 165, said point being 50.50 feet left of the centerline of right-of-way of Hudson Street station 21+36.31;

Thence along the Grantor's easterly line, the said westerly right-of-way line of Homecroft Drive, and the said easterly line of Lot 165, **South 00 degrees 17 minutes 57 seconds East for a distance of 0.50 feet** to the **TRUE POINT OF BEGINNING** of the parcel herein described.

The above description contains a total area of **0.012 acres** (**0.000 acres** are located within the Present Road Occupied resulting in a net take of **0.012 acres**), all of which are located within Franklin County Auditor's **Parcel Number 010-076530**.

Prior instrument of record as of this writing recorded in **Instrument Number 201912270173942** 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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Date