

EXHIBIT A

**PARCEL 176-T
0.013 ACRE (OR 564.12 SQUARE FEET)
TEMPORARY CONSTRUCTION EASEMENT
FOR THE PURPOSE OF PERFORMING THE WORK NECESSARY TO
CONSTRUCT ONE DRIVEWAY AND 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 Lot 1 of Hudson Manor as recorded in Plat Book volume 16, page 19 (all document references are to the records of Franklin County unless otherwise stated), and being a **0.013 acre** parcel out of that tract known as Franklin County Auditor's **Parcel Number 010-065083** as conveyed to **Fixable Real Estate LLC, an Ohio Limited Liability Company** (hereafter referred to as "Grantor") by the instrument filed as **Instrument Number 20180702008703**, 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, at the northwest corner of the said Lot 1, on the existing southerly right-of-way line of Hudson Street, at the northeast corner of Lot 27 of Homestead Heights as recorded in Plat Book volume 15, page 7, and being the northeast corner of that tract conveyed to Grady F. Evans, Sr, Trustee, of the R. Bernice Evans and Grady F. Evans, Sr. Trust, Dated December 23, 2003, Amended June 21, 2005 by the instruments filed as Instrument Number 201811290161237 and Instrument Number 200801240011655, said point being 30.00 feet right of the centerline of right-of-way of Hudson Street station 75+19.74, said point being the **TRUE POINT OF BEGINNING** of the parcel herein described;

Thence along the northerly line of the Grantor, the northerly line of the said Lot 1, and the said existing southerly right-of-way line of Hudson Street, **South 86 degrees 26 minutes 46 seconds East for a distance of 48.00 feet** to a point at the northeast corner of the Grantor, the northeast corner of the said Lot 1, the northwest corner of Lot 2 of the said Hudson Manor, and at the northwest corner of that tract conveyed to Cynthia Y. Jeffrey and Tiffany Jeffrey by the instruments filed as Official Record volume 13003, page J12 and Instrument Number 202001300014331, said point being 30.00 feet right of the centerline of right-of-way of Hudson Street station 75+67.15;

Thence along the said easterly line of the Grantor, the said easterly line of Lot 1, the westerly line of the said Lot 2, and the westerly line of the said Cynthia Y. Jeffrey and Tiffany Jeffrey tract, **South 03 degrees 16 minutes 04 seconds West for a distance of 14.00 feet** to a point being 44.00 feet right of the centerline of right-of-way of Hudson Street station 75+67.81;

Thence crossing through the lands of the Grantor, the following three (3) courses:

1. **North 86 degrees 26 minutes 46 seconds West for a distance of 11.59 feet** to a point being 44.00 feet right of the centerline of right-of-way of Hudson Street station 75+56.22;
2. **North 77 degrees 18 minutes 55 seconds West for a distance of 18.91 feet** to a point being 41.00 feet right of the centerline of right-of-way of Hudson Street station 75+37.56;

3. **North 76 degrees 51 minutes 56 seconds West for a distance of 18.03 feet** to a point on the Grantor's westerly line, on the westerly line of the said Lot 1, the easterly line of the said Lot 27 and on the easterly line of the said Grady F. Evans, Sr., Trustee of the R. Bernice Evans and Grady F. Evans, Sr. Trust, Dated December 23, 2003, Amended June 21, 2005 tract, said point being 38.00 feet right of the centerline of right-of-way of Hudson Street station 75+19.78;

Thence along the said westerly line of the Grantor, the said westerly line of Lot 1, the said easterly line of Lot 27, and the said easterly line of the Grady F. Evans, SR, Dated December 23, 2003, Amended June 21, 2005 tract, **North 03 degrees 16 minutes 04 seconds East for a distance of 8.00 feet** to the **TRUE POINT OF BEGINNING** of the parcel herein described.

The above description contains a total area of **0.013 acres (0.000 acres** are located within the Present Road Occupied resulting in a net take of **0.013 acres**), all of which are located within Franklin County Auditor's **Parcel Number 010-065083**.

Prior instrument of record as of this writing recorded in **Instrument Number 20180702008703** 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