

EXHIBIT A

**PARCEL 117-T
0.009 ACRE (OR 384.24 SQUARE FEET)
TEMPORARY CONSTRUCTION EASEMENT
FOR THE PURPOSE OF PERFORMING THE WORK NECESSARY TO
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, being part of Lot 5 of the Partition of Casper Kiner's Heirs of record in Franklin County Court of Common Pleas Complete Record 31, page 462 and being a **0.009 acre** parcel out of that tract known as Franklin County Auditor's **Parcel Number 010-087975** as conveyed to **Tiffanie Cardani** (hereafter referred to as "Grantor") by the instrument filed as **Instrument Number 201604120044154** (all document references are to the records of Franklin County unless otherwise stated), 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 southwest corner of the Grantor, the southeast corner of that tract conveyed to SOA Properties, LLC, an Ohio Limited Liability Company by the instrument filed as Instrument Number 201912130167878, on the northerly line of the remainder of that tract conveyed to Arthur H. Kiner by the instrument filed as Deed Book volume 326, page 464, and on the existing northerly right-of-way line of Hudson Street, said point being 30.00 feet left of the centerline of right-of-way line of Hudson Street station 59+05.51, said point being the **TRUE POINT OF BEGINNING** of the parcel herein described;

Thence along the Grantor's westerly line and the easterly line of the SOA Properties, LLC, an Ohio Limited Liability Company tract, **North 04 degrees 02 minutes 26 seconds East for a distance of 14.00 feet** to a point being 44.00 feet left of the centerline of right-of-way of Hudson Street station 59+05.60;

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

1. **South 86 degrees 17 minutes 34 seconds East for a distance of 14.02 feet** to a point being 44.00 feet left of the centerline of right-of-way of Hudson Street station 59+19.62;
2. **South 46 degrees 06 minutes 00 seconds East for a distance of 12.40 feet** to a point being 36.00 feet left of the centerline of right-of-way of Hudson Street station 59+29.09;
3. **South 86 degrees 17 minutes 34 seconds East for a distance of 15.46 feet** to a point on the Grantor's easterly line and on the westerly line of that tract conveyed to Michael Sanders by the instrument filed as Instrument Number 201607010084914, said point being 36.00 feet left of the centerline of right-of-way of Hudson Street station 59+44.55;

Thence along the said easterly line of the Grantor and the said westerly line of the said Michael Sanders tract, **South 04 degrees 02 minutes 26 seconds West for a distance of 6.00 feet** to a point at the southeast corner of the Grantor, the southwest corner of the said Michael Sanders tract, on the northerly line of the said Arthur H. Kiner remainder tract, and on the said existing northerly right-of-way line of Hudson Street, said point being 30.00 feet left of the centerline or right-of-way of Hudson Street station 59+44.51;

Thence along the Grantor's southerly line, the said northerly line of the Arthur H. Kiner remainder tract, and the said existing northerly right-of-way line of Hudson Street, **North 86 degrees 17 minutes 34 seconds West for a distance of 39.00 feet** to the **TRUE POINT OF BEGINNING** of the parcel herein described.

The above description contains a total area of **0.009 acres** (**0.000 acres** are located within the Present Road Occupied resulting in a net take of **0.009 acres**), all of which are located within Franklin County Auditor's **Parcel Number 010-087975**.

Prior instrument of record as of this writing recorded in **Instrument Number 201604120044154** 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