

EXHIBIT A

**PARCEL 69-T
0.036 ACRE (OR 1,577.82 SQUARE FEET)
TEMPORARY CONSTRUCTION EASEMENT
FOR THE PURPOSE OF PERFORMING THE WORK NECESSARY TO
TO CONSTRUCT TWO DRIVEWAYS 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 3 of the Partition of Jacob Kiner's Heirs as recorded in Deed Book 238, page 554 (all document references are to the records of Franklin County unless otherwise stated), and being a **0.036 acre** parcel out of that tract known as Franklin County Auditor's **Parcel Numbers 010-022225 & 010-022224** as conveyed to **Richard D. Blume** (hereafter referred to as "Grantor") by the instruments filed as **Instrument Number 199805290131005 and Official Record volume 7666, page J20**, 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:

COMMENCING FOR REFERENCE at a Mag spike set at the southeast corner of the Grantor, the southwest corner of that tract as conveyed to Peachtree LTD., an Ohio Limited Liability Company by the instrument filed as Instrument Number 201903220032489, and being on the centerline of right-of-way of Hudson Street, said point being at station 43+69.11;

Thence along the easterly line of the Grantor and the westerly line of the said Peachtree tract, **North 03 degrees 09 minutes 01 seconds East for a distance of 30.00 feet** to a point (referenced by a Railroad spike found bearing North 03 degrees 09 minutes 01 seconds East at a distance of 0.27 feet), said point being on the existing northerly right-of-way line of Hudson Street, said spike being 30.00 feet left of the centerline of right-of-way line of Hudson Street station 43+68.82, said spike being the **TRUE POINT OF BEGINNING** of the parcel herein described;

Thence crossing through the lands of the Grantor, along the said existing northerly right-of-way line of Hudson Street, and the northerly line of the remainder of that tract conveyed to Billie Jean Ward by the instrument filed as Deed Book volume 3427, page 140, **North 86 degrees 17 minutes 34 seconds West for a distance of 119.31 feet** to a 3/4" iron pipe found, passing a Mag spike set at a distance of 63.92 feet, said pipe being at the southwest corner of the Grantor, the northwest corner of the said Billie Jean Ward remainder tract, and on the easterly line of that tract as conveyed to Mahmoud Ahmadi and Leslie Powell Ahmadi by the instrument filed as Instrument Number

201906270077960, said pipe being 30.00 feet left of the centerline of right-of-way of Hudson Street station 42+49.51;

Thence along the westerly line of the Grantor and the said easterly line of the said Mahmoud Ahmadi tract, **North 03 degrees 09 minutes 01 seconds East for a distance of 12.89 feet** to a point being 42.89 feet left of the centerline of right-of-way of Hudson Street station 42+49.38;

Thence crossing through the lands of the Grantor, the following seven (7) courses:

1. **South 47 degrees 09 minutes 57 seconds East for a distance of 4.25 feet** to a point being 40.21 feet left of the centerline of right-of-way of Hudson Street station 42+52.68;
2. **South 86 degrees 06 minutes 34 seconds East for a distance of 22.50 feet** to a point being 40.14 feet left of the centerline of right-of-way of Hudson Street station 42+75.18;
3. **North 04 degrees 15 minutes 06 seconds East for a distance of 8.86 feet** to a point being 49.00 feet left of the centerline of right-of-way of Hudson Street station 42+75.26;
4. **South 86 degrees 17 minutes 34 seconds East for a distance of 35.01 feet** to a point being 49.00 feet left of the centerline of right-of-way of Hudson Street station 43+10.27;
5. **South 02 degrees 50 minutes 22 seconds West for a distance of 6.34 feet** to a point being 42.67 feet left of the centerline of right-of-way of Hudson Street station 43+10.37;
6. **South 40 degrees 00 minutes 47 seconds East for a distance of 2.30 feet** to a point being 41.00 feet left of the centerline of right-of-way of Hudson Street station 43+11.96;
7. **South 86 degrees 17 minutes 34 seconds East for a distance of 56.75 feet** to a point on the easterly line of the Grantor, the westerly line of the said Peachtree tract, said point being 41.00 feet left of the centerline of right-of-way of Hudson Street station 43+68.71;

Thence along the said easterly line of the Grantor and the said westerly line of the said Peachtree tract, **South 03 degrees 09 minutes 01 seconds West for a distance of 11.00 feet** to a point, passing a Railroad spike found at a distance of 10.73 feet, said point being the **TRUE POINT OF BEGINNING** of the parcel herein described.

The above description contains a total area of **0.036 acres (0.000 acres** are located within the Present Road Occupied resulting in a net take of **0.036 acres)**, broken out as follows:

0.019 of which are located within Franklin County Auditor's **Parcel Number 010-022224**.

0.017 of which are located within Franklin County Auditor's **Parcel Number 010-022225**.

Prior instruments of record as of this writing recorded in **Instrument Number 199805290131005 and Official Record volume 7666, page J20** 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