

EXHIBIT A

**PARCEL 197-T
0.013 ACRE (OR 583.89 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, being a part of Lot 40 of Highway Park as recorded in Plat Book volume 14, page 9 (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 010-061288** as conveyed to **Kendra V. Lesley** (hereafter referred to as "Grantor") by the instrument filed as **Instrument Number 201907100083754**, 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 southwest corner of the said Lot 40, the southeast corner of Lot 39 of the said Highway Park, the southeast corner of that tract conveyed to Ann T. Nguyen AKA Annhtuyet T. Nguyen by the instruments filed as Instrument Number 200504260077682 and Deed Book volume 3616, page 287, 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 80+47.42, said point being the **TRUE POINT OF BEGINNING** of the parcel herein described;

Thence along the westerly line of the Grantor, the westerly line of the said Lot 40, the easterly line of the said Lot 39, and the easterly line of the said Ann T. Nguyen AKA Annhtuyet T. Nguyen tract, **North 03 degrees 29 minutes 22 seconds East for a distance of 23.00 feet** to a point being 53.00 feet left of the centerline of right-of-way of Hudson Street station 80+47.39;

Thence crossing through the lands of the Grantor, the following four (4) courses:

1. **South 31 degrees 01 minutes 10 seconds East for a distance of 19.44 feet** to a point being 36.99 feet left of the centerline of right-of-way of Hudson Street station 80+58.43;
2. **South 86 degrees 23 minutes 46 seconds East for a distance of 5.22 feet** to a point being 36.99 feet left of the centerline of right-of-way of Hudson Street station 80+63.64;
3. **North 50 degrees 10 minutes 37 seconds East for a distance of 17.46 feet** to a point being 48.97 feet left of the centerline of right-of-way of Hudson Street station 80+76.33;
4. **South 86 degrees 23 minutes 46 seconds East for a distance of 11.45 feet** to a point on the easterly line of the Grantor, the easterly line of the said Lot 40, the westerly line of Lot 41 of the said Highway Park, and on the westerly line of that tract conveyed to JLP Investments, LLC by the instrument filed as Instrument Number 201205100066237, said point being 49.00 feet left of the centerline of right-of-way of Hudson Street station 80+87.56;

Thence along the said easterly line of the Grantor, the said easterly line of Lot 40, the said westerly line of Lot 41, and the said westerly line of the JLP Investments, LLC tract, **South 03 degrees 29 minutes 23 seconds West for a distance of 19.00 feet** to a point at the southeast corner of the Grantor, the southeast corner of the said Lot 40, the southwest corner of the said Lot 41, the southwest corner of the said JLP Investments, LLC tract, and on the said existing northerly right-of-way line of Hudson Street, said point being 30.00 feet left of the centerline of right-of-way of Hudson Street station 80+87.67;

Thence along the Grantor's southerly line, the southerly line of the said Lot 40, and the said existing northerly right-of-way line of Hudson Street, **North 86 degrees 11 minutes 03 seconds West for a distance of 7.68 feet** to an angle point in the said Grantor's southerly line, the southerly line of the said Lot 40, and the said existing northerly right-of-way line of Hudson Street, said point being North 03 degrees 41 minutes 06 seconds East a distance of 30.00 feet from a 1" iron pin set in a monument box at a Point of Intersection in the centerline of right-of-way of Hudson Street station 80+80.06;

Thence continuing along the Grantor's southerly line, the southerly line of the said Lot 40, and the said existing northerly right-of-way line of Hudson Street, **North 86 degrees 26 minutes 46 seconds West for a distance of 32.70 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 010-061288**.

Prior instruments of record as of this writing recorded in **Instrument Number 201907100083754**, 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