

EXHIBIT A

**PARCEL 74-T
0.001 ACRE (OR 14.84 SQUARE FEET)
TEMPORARY CONSTRUCTION EASEMENT
FOR THE PURPOSE OF PERFORMING THE WORK NECESSARY 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 14 of Grasmere Gardens as recorded in Plat Book volume 15, page 2 (all document references are to the records of Franklin County unless otherwise stated) and being a **0.001 acre** parcel out of that tract known as Franklin County Auditor's **Parcel Number 010-074780** as conveyed to **All Season Auto Maint. LLC, an Ohio Limited Liability Company** (hereafter referred to as "Grantor") by the instrument filed as **Instrument Number 201508030106480**, 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 northeast corner of the Grantor, the northeast corner of the said Lot 14, and being at the intersection of the existing southerly right-of-way line of Hudson Street and the westerly right-of-way line of Howey Road (50' R/W – Public), said point being 30.00 feet right of the centerline of right-of-way of Hudson Street station 43+98.11, said point being the **TRUE POINT OF BEGINNING** of the parcel herein described;

Thence along the Grantor's easterly line, the easterly line of the said Lot 14, and the said westerly right-of-way line of Howey Road, **South 03 degrees 20 minutes 12 seconds West for a distance of 3.03 feet** to a point being 33.03 feet right of the centerline of right-of-way of Hudson Street station 43+98.13;

Thence crossing through the lands of the Grantor, **North 39 degrees 00 minutes 32 seconds West for a distance of 3.85 feet** to a point being 30.20 feet right of the centerline of right-of-way of Hudson Street station 43+95.92;

Thence continuing through the lands of the Grantor, **North 86 degrees 40 minutes 10 seconds West for a distance of 33.87 feet** to a point on the Grantor's westerly line, the westerly line of the said Lot 14, the easterly line of Lot 13 of the said Grasmere Gardens, and on the easterly line of that tract as conveyed to Anthony Real Estate Investments, LLC, an Ohio Limited Liability

Company by the instrument filed as Instrument Number 200510200220888, said point being 30.43 feet right of the centerline of right-of-way of Hudson Street station 43+61.65;

Thence along the said westerly line of the Grantor, the said westerly line of Lot 14, the said easterly line of Lot 13, and the said easterly line of the said Anthony Real Estate Investments tract, **North 03 degrees 21 minutes 17 seconds East for a distance of 0.43 feet** to a point being 30.00 feet right of the centerline of right-of-way Hudson Street station 43+61.64;

Thence along the Grantor's northerly line, the said existing southerly right-of-way line of Hudson Street, the northerly line of the said Lot 14, **South 86 degrees 17 minutes 34 seconds East for a distance of 36.46 feet** to the **TRUE POINT OF BEGINNING** of the parcel herein described.

The above description contains a total area of **0.001 acres (0.000 acres** are located within the Present Road Occupied resulting in a net take of **0.001 acres**), all of which are located within Franklin County Auditor's **Parcel Number 010-074780**.

Prior instrument of record as of this writing recorded in **Instrument Number 201508030106480** 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