

EXHIBIT A

**PARCEL 64-T
0.041 ACRE (OR 1,786.78 SQUARE FEET)
TEMPORARY CONSTRUCTION EASEMENT
FOR THE PURPOSE OF PERFORMING THE WORK NECESSARY TO
TO CONSTRUCT THREE 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 a portion of Lots 24, 25, 26 & 27 of Almada as recorded in Plat Book volume 8, page 4-B (all document references are to the records of Franklin County unless otherwise stated), and being a **0.041 acre** parcel out of a **0.460 acre** tract known as Franklin County Auditor's **Parcel Numbers 010-072831 & 010-073008** as conveyed to **Billa Singh and Narinder P. Kaur** (hereafter referred to as "Grantor") by the instrument filed as **Instrument Number 199904200098407**, 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 (being referenced by a 5/8" iron pin found with cap that reads "Thomas Eng and Surv" being North 13 degrees 11 minutes 27 seconds West at a distance of 0.18 feet) said point being at the Grantor's southwest corner, being on the existing northerly right-of-way line of Hudson Street, the southwest corner of the said Lot 24, the southeast corner of Lot 23 of the said Almada, and being the southeast corner of that tract as conveyed to Deal Realty, LLC by the instrument filed as Instrument Number 201011160153863, said point being 30.00 feet left of the centerline of right-of-way of Hudson Street station 39+59.39 and being the **TRUE POINT OF BEGINNING** of the parcel herein described;

Thence along the Grantor's westerly line, the westerly line of the said Lot 24, the easterly line of the said Lot 23, and the easterly line of the said Deal Realty tract, **North 03 degrees 09 minutes 01 seconds East for a distance of 16.20 feet** to a point being 42.60 feet left of the centerline of right-of-way of Hudson Street station 39+59.25;

Thence crossing through the lands of the Grantor, the following eleven (11) courses:

1. **South 86 degrees 22 minutes 37 seconds East for a distance of 2.21 feet** to a point being 46.20 feet left of the centerline of right-of-way of Hudson Street station 39+61.46;

2. **South 41 degrees 14 minutes 29 seconds East for a distance of 17.21 feet** to a point being 34.00 feet left of the centerline of right-of-way of Hudson Street station 39+73.60;
3. **South 86 degrees 22 minutes 37 seconds East for a distance of 24.83 feet** to a point being 34.00 feet left of the centerline of right-of-way of Hudson Street station 39+98.43;
4. **North 48 degrees 37 minutes 23 seconds East for a distance of 8.49 feet** to a point being 40.00 feet left of the centerline of right-of-way of Hudson Street station 40+04.43;
5. **South 86 degrees 22 minutes 37 seconds East for a distance of 36.25 feet** to a point being 40.00 feet left of the centerline of right-of-way of Hudson Street station 40+40.68;
6. **South 41 degrees 22 minutes 37 seconds East for a distance of 8.49 feet** to a point being 34.00 feet left of the centerline of right-of-way of Hudson Street station 40+46.68;
7. **South 86 degrees 22 minutes 37 seconds East for a distance of 15.24 feet** to a point being 34.00 feet left of the centerline of right-of-way of Hudson Street station 40+61.93;
8. **North 48 degrees 37 minutes 23 seconds East for a distance of 12.73 feet** to a point being 43.00 feet left of the centerline of right-of-way of Hudson Street station 40+70.93;
9. **South 86 degrees 22 minutes 37 seconds East for a distance of 47.55 feet** to a point being 43.00 feet left of the centerline of right-of-way of Hudson Street station 41+18.48;
10. **North 03 degrees 09 minutes 01 seconds East for a distance of 43.00 feet** to a point being 86.00 feet left of the centerline of right-of-way of Hudson Street station 41+18.12;
11. **South 86 degrees 22 minutes 37 seconds East for a distance of 6.00 feet** to a point on the easterly line of the Grantor, the easterly line of the said Lot 27, and on the westerly right-of-way line of Atwood Terrace (R/W width varies – Public), said point being 86.00 feet left of the centerline of right-of-way of Hudson Street station 41+24.12;

Thence along the said easterly line of the Grantor, the said easterly line of Lot 27, the said westerly right-of-way line of Atwood Terrace, **South 03 degrees 09 minutes 01 seconds West for a distance of 46.63 feet** to a point at the intersection of the said westerly right-of-way line of Atwood Terrace and a proposed Permanent easement, said point being 39.37 feet left of the centerline of right-of-way of Hudson Street station 41+24.51;

Thence crossing through the lands of the Grantor and along the said proposed Permanent easement, **North 86 degrees 22 minutes 37 seconds West for a distance of 1.00 feet** to a point being 39.37 feet left of the centerline of right-of-way of Hudson Street station 41+23.51;

Thence continuing through the lands of the Grantor and along the said proposed Permanent easement, **South 03 degrees 09 minutes 01 seconds West for a distance of 9.37 feet** to a point on

the southerly line of the Grantor, the southerly line of the said Lot 27, and at the intersection of the said proposed Permanent easement and 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 41+23.59;

Thence along the said southerly line of the Grantor, the southerly line of the said Lots 27, 26, 25 & 24, and the said existing northerly right-of-way line of Hudson Street, **North 86 degrees 22 minutes 37 seconds West for a distance of 164.20 feet** to the **TRUE POINT OF BEGINNING** of the parcel herein described.

The above description contains a total area of **0.041 acres (0.000 acres** are located within the Present Road Occupied resulting in a net take of **0.041 acres**), broken out as follows:

0.006 of which are located within Franklin County Auditor's **Parcel Number 010-072831**.

0.035 of which are located within Franklin County Auditor's **Parcel Number 010-073008**.

Prior instrument of record as of this writing recorded in **Instrument Number 199904200098407** 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

