

EXHIBIT A

**PARCEL 163-T
0.020 ACRE (OR 882.34 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 Lots 20 & 21 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 **0.020 acre** parcel out of that tract known as Franklin County Auditor's **Parcel Number 010-074474** as conveyed to **1320 East Hudson Inc., an Ohio Corporation** (hereafter referred to as "Grantor") by the instrument filed as **Instrument Number 201902220020547**, 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 $\frac{3}{4}$ " iron pipe found at the southwest corner of the Grantor, the southwest corner of the said Lot 20, the southeast corner of Lot 19 of the said Highway Park, the southeast corner of that tract conveyed to Teatime Investments LLC an Ohio Limited Liability Company by the instrument filed as Instrument Number 201604070041696, 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 71+37.18, 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 20, the easterly line of the said Lot 19, and the easterly line of the said Teatime Investments LLC an Ohio Limited Liability Company tract, **North 03 degrees 40 minutes 02 seconds East for a distance of 10.50 feet** to a point being 40.50 feet left of the centerline of right-of-way of Hudson Street station 71+37.23;

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

1. **South 88 degrees 35 minutes 44 seconds East for a distance of 14.43 feet** to a point being 41.00 feet left of the centerline of right-of-way of Hudson Street station 71+51.65;
2. **South 86 degrees 36 minutes 37 seconds East for a distance of 46.75 feet** to a point being 41.00 feet left of the centerline of right-of-way of Hudson Street station 71+98.41;
3. **South 77 degrees 18 minutes 48 seconds East for a distance of 7.72 feet** to a point being 39.75 feet left of the centerline of right-of-way of Hudson Street station 72+06.02;
4. **North 56 degrees 28 minutes 41 seconds East for a distance of 15.46 feet** to a point on the Grantor's easterly line, the easterly line of the said Lot 21, on the westerly line of Lot 20 of the said Highway Park, and on the westerly right-of-way line of Medina Avenue (50' R/W – Public), said point being 49.04 feet left of the centerline of right-of-way of Hudson Street station 72+18.38;

Thence along the said easterly line of the Grantor, the said easterly line of Lot 21, the said westerly right-of-way line of Medina Avenue, **South 03 degrees 41 minutes 44 seconds West for a distance of 7.45 feet** to a point at the intersection of the said westerly right-of-way line of Medina Avenue and a proposed Permanent easement, said point being 41.17 feet left of the centerline of right-of-way of Hudson Street station 72+18.34;

Thence crossing through the lands of the Grantor and along the said proposed Permanent easement, **South 36 degrees 22 minutes 31 seconds West for a distance of 13.81 feet** to a point on the southerly line of the Grantor, the southerly line of the said Lot 21, 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 72+10.83;

Thence along the southerly line of the Grantor, the southerly line of the said Lots 21 & 20, and the said existing northerly right-of-way of Hudson Street, **North 86 degrees 36 minutes 37 seconds West for a distance of 73.64 feet** to the **TRUE POINT OF BEGINNING** of the parcel herein described.

The above description contains a total area of **0.020 acres (0.000 acres** are located within the Present Road Occupied resulting in a net take of **0.020 acres**), all of which are located within Franklin County Auditor's **Parcel Number 010-074474**.

Prior instrument of record as of this writing recorded in **Instrument Number 201902220020547** 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