

EXHIBIT A

**PARCEL 174-T
0.007 ACRE (OR 305.19 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, and being a portion of Lot 27 of Homestead Heights as recorded in Plat Book volume 15, page 7 (all document references are to the records of Franklin County unless otherwise stated), and being a **0.007 acre** parcel out of that tract known as Franklin County Auditor's **Parcel Number 010-060163** as conveyed to **Grady F. Evans, SR, Trustee, of the R. Bernice Evans and Grady F. Evans, SR. Trust Dated December 23, 2003, Amended June 21, 2005** (hereafter referred to as "Grantor") by the instruments filed as **Instrument Number 201811290161237 and Instrument Number 200801240011655**, 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 (being referenced by a 1" iron pipe found bearing North 19 degrees 57 minutes 28 seconds East a distance of 0.18 feet), said point being at the northwest corner of the Grantor, at the northwest corner of the said Lot 27, on the existing southerly right-of-way line of Hudson Street, at the northeast corner of Lot 26 of the said Homestead Heights, and being the northeast corner of that tract conveyed to Jose Luis Diaz by the instrument filed as Instrument Number 201410020130264, said point being 30.00 feet right of the centerline of right-of-way of Hudson Street station 74+77.06, said point being the **TRUE POINT OF BEGINNING** of the parcel herein described;

Thence along the northerly line of the Grantor, the northerly line of the said Lot 27, and the said existing southerly right-of-way line of Hudson Street, **South 86 degrees 36 minutes 37 seconds East for a distance of 3.25 feet** to a point at an angle point in the said northerly line of the Grantor, the said northerly line of Lot 27, and in the existing southerly right-of-way of Hudson Street, said point being 30.00 feet right of the centerline of right-of-way of Hudson Street station 74+80.32;

Thence continuing along the said northerly line of the Grantor, the said northerly line of the said Lot 27, and the said existing southerly right-of-way line of Hudson Street, **South 86 degrees 26 minutes 46 seconds East for a distance of 39.34 feet** to a point at the northeast corner of the Grantor, the northeast corner of the said Lot 27, the northwest corner of Lot 1 of Hudson Manor as recorded in Plat Book volume 16, page 19, and at the northwest corner of that tract conveyed to Fixable Real Estate LLC, an Ohio Limited Liability Company by the instrument filed as Instrument Number 201807020087003, said point being 30.00 feet right of the centerline of right-of-way of Hudson Street station 75+19.74;

Thence along the said easterly line of the Grantor, the said easterly line of Lot 27, the westerly line of the said Lot 1, and the westerly line of the said Fixable Real Estate LLC, an Ohio Limited Liability Company tract, **South 03 degrees 16 minutes 04 seconds West for a distance of 8.00 feet** to a point being 38.00 feet right of the centerline of right-of-way of Hudson Street station 75+19.78;

Thence crossing through the lands of the Grantor, the following three (3) courses:

1. **North 76 degrees 51 minutes 56 seconds West for a distance of 16.97 feet** to a point being 35.18 feet right of the centerline of right-of-way of Hudson Street station 75+03.05;

2. **South 74 degrees 37 minutes 34 seconds West for a distance of 11.27 feet** to a point being 38.83 feet right of the centerline of right-of-way of Hudson Street station 74+92.39;
3. **North 79 degrees 36 minutes 43 seconds West for a distance of 15.33 feet** to a point on the Grantor's westerly line, on the westerly line of the said Lot 27, the easterly line of the said Lot 26 and on the easterly line of the said Jose Luis Diaz tract, said point being 37.00 feet right of the centerline of right-of-way of Hudson Street station 74+77.06;

Thence along the said westerly line of the Grantor, the said westerly line of Lot 27, the said easterly line of Lot 26, and the said easterly line of the Jose Luis Diaz tract, **North 03 degrees 22 minutes 44 seconds East for a distance of 7.00 feet** to the **TRUE POINT OF BEGINNING** of the parcel herein described.

The above description contains a total area of **0.007 acres** (**0.000 acres** are located within the Present Road Occupied resulting in a net take of **0.007 acres**), all of which are located within Franklin County Auditor's **Parcel Number 010-060163**.

Prior instrument of record as of this writing recorded in **Instrument Number 201811290161237 and Instrument Number 200801240011655** 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