

**EXHIBIT A**

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**PARCEL 110-T  
0.016 ACRE (OR 683.69 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]

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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 part of Lots 5 of the Partition of Casper Kiner's Heirs of record in Franklin County Court of Common Pleas Complete Record 31, page 462, and being a **0.016 acre** parcel out of that 0.450 acre tract known as Franklin County Auditor's **Parcel Number 010-062566** as conveyed to **Ohio Wholesale Auto Sales, LLC** (hereafter referred to as "Grantor") by the instrument filed as **Instrument Number 201505150063301** (all document references are to the records of Franklin County unless otherwise stated), 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:

**COMMENCING FOR REFERENCE** at a Mag Spike set at the southwest corner of the Grantor, the southeast corner of that tract conveyed to Goldman Properties by the instrument filed as Instrument Number 200512070258131, on the centerline of right-of-way of Hudson Street, and on the southerly line of the said Lot 5, said spike being at station 55+53.44;

Thence along the westerly line of the Grantor and the easterly line of the said Goldman Properties tract, **North 03 degrees 42 minutes 26 seconds East for a distance of 30.00 feet** to an iron pin set on the existing northerly right-of-way line of Hudson Street, said pin being 30.00 feet left of the centerline of right-of-way line of Hudson Street station 55+53.44, said pin being the **TRUE POINT OF BEGINNING** of the parcel herein described;

Thence continuing along the said westerly line of the Grantor and the said easterly line of the Goldman Properties tract, **North 03 degrees 42 minutes 26 seconds East for a distance of 5.00 feet** to a point being 35.00 feet left of the centerline of right-of-way of Hudson Street station 55+53.44;

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

1. **South 86 degrees 17 minutes 34 seconds East for a distance of 113.12 feet** to a point being 35.00 feet left of the centerline of right-of-way of Hudson Street station 56+66.56;
2. **North 03 degrees 46 minutes 29 seconds East for a distance of 7.78 feet** to a point being 42.78 feet left of the centerline of right-of-way of Hudson Street station 56+66.57;
3. **North 24 degrees 09 minutes 55 seconds East for a distance of 16.37 feet** to a point on the Grantor's easterly line, the westerly line of that tract conveyed to Reflections II, Inc. by the instrument filed as Official Record volume 15880, page J09, and on the westerly line of Reserve "A" of McGuffey School Subdivision as recorded in Plat Book volume 20, page 65, said point being 58.12 feet left of the centerline of right-of-way of Hudson Street station 56+72.30;

Thence along the said easterly line of the Grantor, the said westerly line of the Reflections II, Inc. tract, and the westerly line of the said Reserve "A", **South 03 degrees 33 minutes 45 seconds West for a distance of 28.12 feet** to a point, passing a 3/4" iron pipe found at a distance of 27.87 feet, said point being on the said existing northerly right-of-way line of Hudson Street, said pin being 30.00 feet left of the centerline of right-of-way of Hudson Street station 56+72.37;

Thence crossing through the lands of the Grantor and along the said existing northerly right-of-way line of Hudson Street, **North 86 degrees 17 minutes 34 seconds West for a distance of 118.92 feet** to the **TRUE POINT OF BEGINNING** of the parcel herein described.

The above description contains a total area of **0.016 acres (0.000 acres** are located within the Present Road Occupied resulting in a net take of **0.016 acres**), all of which are located within Franklin County Auditor's **Parcel Number 010-062566**.

Prior instrument of record as of this writing recorded in **Instrument Number 201505150063301** 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.

Where described, iron pins set are 5/8" rebar, 30" long, with caps stamped "ASI PS-8759".

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.

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Andrew T. Jordan  
Registered Professional Surveyor No. 8759

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Date