

**EXHIBIT A**

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**PARCEL 199-T  
0.015 ACRE (OR 637.38 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]

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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 a part of Lot 41 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 **0.015 acre** parcel out of that tract known as Franklin County Auditor's **Parcel Number 010-061289** as conveyed to **JLP Investments, LLC** (hereafter referred to as "Grantor") by the instrument filed as **Instrument Number 201205100066237**, 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 ¾" iron pipe found bearing South 17 degrees 40 minutes 38 seconds West a distance of 0.52 feet), said point being at the southwest corner of the Grantor, the southwest corner of the said Lot 41, the southeast corner of Lot 40 of the said Highway Park, the southeast corner of that tract conveyed to Kendra V. Lesley by the instrument filed as Instrument Number 201907100083754, 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 80+87.67, 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 41, the easterly line of the said Lot 40, and the easterly line of the said Kendra V. Lesley tract, **North 03 degrees 29 minutes 23 seconds East for a distance of 19.00 feet** to a point being 49.00 feet left of the centerline of right-of-way of Hudson Street station 80+87.56;

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

1. **South 48 degrees 21 minutes 48 seconds East for a distance of 16.31 feet** to a point being 39.00 feet left of the centerline of right-of-way of Hudson Street station 81+00.44;
2. **South 86 degrees 11 minutes 03 seconds East for a distance of 10.15 feet** to a point being 39.00 feet left of the centerline of right-of-way of Hudson Street station 81+10.59;
3. **North 28 degrees 04 minutes 56 seconds East for a distance of 16.45 feet** to a point being 54.00 feet left of the centerline of right-of-way of Hudson Street station 81+17.36;
4. **South 86 degrees 11 minutes 03 seconds East for a distance of 10.56 feet** to a point on the easterly line of the Grantor, the easterly line of the said Lot 41, the westerly line of Lot 42 of the said Highway Park, and on the westerly line of that tract conveyed to Michael J. Porter and Callie M. McKinnon by the instrument filed as Official Record volume 19559, page A08, said point being 54.00 feet left of the centerline of right-of-way of Hudson Street station 81+27.92;

Thence along the said easterly line of the Grantor, the said easterly line of Lot 41, the said westerly line of Lot 42, and the said westerly line of the Michael J. Porter and Callie M. McKinnon tract, **South 03 degrees 29 minutes 26 seconds West for a distance of 24.00 feet** to a point at the southeast corner of the Grantor, the southeast corner of the said Lot 41, the southwest corner of the said Lot 42, the southwest corner of the said Michael J. Porter and Callie M. McKinnon tract, and on 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 81+28.05;

Thence along the Grantor's southerly line, the southerly line of the said Lot 41, and the said existing northerly right-of-way line of Hudson Street, **North 86 degrees 11 minutes 03 seconds West for a distance of 40.39 feet** to the **TRUE POINT OF BEGINNING** of the parcel herein described.

The above description contains a total area of **0.015 acres (0.000 acres** are located within the Present Road Occupied resulting in a net take of **0.015 acres**), all of which are located within Franklin County Auditor's **Parcel Number 010-061289**.

Prior instrument of record as of this writing recorded in **Instrument Number 201205100066237**, 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.

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Andrew T. Jordan  
Registered Professional Surveyor No. 8759

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