

EXHIBIT A

**PARCEL 162-T
0.008 ACRE (OR 344.92 SQUARE FEET)
TEMPORARY CONSTRUCTION EASEMENT
FOR THE PURPOSE OF PERFORMING THE WORK NECESSARY TO
CONSTRUCT ONE DRIVEWAY AND TOPERFORM 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 Lot 19 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 **0.008 acre** parcel out of that tract known as Franklin County Auditor's **Parcel Number 010-074473** as conveyed to **Teatime Investments LLC an Ohio Limited Liability Company** (hereafter referred to as "Grantor") by the instrument filed as **Instrument Number 201604070041696**, 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 $\frac{3}{4}$ " iron pipe bearing South 86 degrees 36 minutes 37 seconds East a distance of 0.15 feet), said point being at the southwest corner of the Grantor, the southwest corner of the said Lot 19, the southeast corner of Lot 18 of the said Highway Park, the southeast corner of that tract conveyed to Cramp Consulting Services, LLC by the instrument filed as Instrument Number 200706220109140, 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 70+96.72, 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 19, the easterly line of the said Lot 18, and the easterly line of the said Cramp Consulting Services, LLC tract, **North 03 degrees 39 minutes 11 seconds East for a distance of 13.00 feet** to a point being 43.00 feet left of the centerline of right-of-way of Hudson Street station 70+96.78;

Thence crossing through the lands of the Grantor, **South 43 degrees 07 minutes 41 seconds East for a distance of 10.03 feet** to a point being 36.10 feet left of the centerline of right-of-way of Hudson Street station 71+04.06;

Thence continuing through the lands of the Grantor, **North 85 degrees 49 minutes 58 seconds East for a distance of 33.46 feet** to a point on the Grantor's easterly line, the easterly line of the said Lot 19, on the westerly line of Lot 20 of the said Highway Park, and on the westerly line of that tract conveyed to 1320 East Hudson Inc., an Ohio Corporation by the instrument filed as Instrument Number 201604070041696, said point being 40.50 feet left of the centerline of right-of-way of Hudson Street station 71+37.23;

Thence along the said easterly line of the Grantor, the said easterly line of Lot 19, the said westerly line of Lot 20, and the said westerly line of the 1320 East Hudson Inc., an Ohio Corporation tract, **South 03 degrees 40 minutes 02 seconds West for a distance of 10.50 feet** to a $\frac{3}{4}$ " iron pipe found at the southeast corner of the Grantor, the southeast corner of the said Lot 19, the southwest corner of the said Lot 20, the southwest corner of the said 1320 East Hudson Inc., an Ohio Corporation 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 71+37.18;

Thence along the southerly line of the Grantor, the southerly line of the said Lot 19, and the said existing northerly right-of-way of Hudson Street, **North 86 degrees 36 minutes 37 seconds West for a distance of 40.46 feet** to the **TRUE POINT OF BEGINNING** of the parcel herein described.

The above description contains a total area of **0.008 acres (0.000 acres** are located within the Present Road Occupied resulting in a net take of **0.008 acres**), all of which are located within Franklin County Auditor's **Parcel Number 010-074473**.

Prior instrument of record as of this writing recorded in **Instrument Number 201604070041696** 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