

EXHIBIT A

**PARCEL 27-T
0.035 ACRE (OR 1,516.21 SQUARE FEET)
TEMPORARY CONSTRUCTION EASEMENT
FOR THE PURPOSE OF PERFORMING THE WORK NECESSARY TO
TO CONSTRUCT ONE DRIVEWAY AND TO GRADE
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 **0.035 acre** parcel out of that 0.742 acre tract known as Franklin County Auditor's **Parcel Number 010-190408** as conveyed to **Thomas 22 Limited** (hereafter referred to as "Grantor") by the instrument filed as **Instrument Number 200811030161676** (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 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 at the Grantor's northeast corner, the northwest corner of that tract as conveyed to Franklin Hotel Group, LLC, an Ohio limited liability company by the instrument filed as Instrument Number 201807310102258, being on the southerly line of the remainder of that tract as conveyed to City National Bank and Trust Company of Columbus, Ohio, Trustee, a National Banking Association by the instrument filed as Deed Book volume 2795, page 142, and being on the existing southerly right-of-way line of Hudson Street, said point being 30.00 feet right of the centerline of right-of-way of Hudson Street station 24+28.01 and being the **TRUE POINT OF BEGINNING** of the parcel herein described;

Thence along the Grantor's easterly line and being the westerly line of the said Franklin Hotel Group, LLC tract, **South 03 degrees 27 minutes 04 seconds West for a distance of 17.00 feet** to a point being 47.00 feet right of the centerline of right-of-way of Hudson Street station 24+28.08;

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

1. **North 86 degrees 18 minutes 11 seconds West for a distance of 25.20 feet** to a point being 47.00 feet right of the centerline of right-of-way of Hudson Street station 24+02.88;
2. **North 61 degrees 18 minutes 51 seconds West for a distance of 16.57 feet** to a point being 40.00 feet right of the centerline of right-of-way of Hudson Street station 23+87.86;

3. **North 86 degrees 18 minutes 11 seconds West for a distance of 67.08 feet** to a point being 40.00 feet right of the centerline of right-of-way of Hudson Street station 23+20.77;
4. **South 73 degrees 46 minutes 41 seconds West for a distance of 18.82 feet** to a point on the Grantor's westerly line and on a jog in the existing southerly right-of-way line of Hudson Street being 46.41 feet right of the centerline of right-of-way of Hudson Street station 23+03.08;

Thence along the said Grantor's westerly line and the said existing southerly right-of-way line of Hudson Street, **North 03 degrees 27 minutes 04 seconds East for a distance of 15.03 feet** to a point at the intersection of the said existing southerly right-of-way line of Hudson Street and a proposed permanent easement, said point being 31.38 feet right of the centerline of right-of-way of Hudson Street station 23+03.01;

Thence crossing through the lands of the Grantor and along the said proposed permanent easement, **South 89 degrees 06 minutes 26 seconds East for a distance of 28.25 feet** to a point on the said existing southerly right-of-way line of Hudson Street, being the Grantor's northerly line, and the southerly line of the said remainder of that 2.181 acre tract, said point being 30.00 feet right of the centerline of right-of-way of Hudson Street station 23+31.23;

Thence along the said Grantor's northerly line, the said existing southerly right-of-way line of Hudson Street, and the said southerly line of said City National remainder tract, **South 86 degrees 18 minutes 11 seconds East for a distance of 96.77 feet** to the **TRUE POINT OF BEGINNING** of the parcel herein described.

The above description contains a total area of **0.035 acres (0.000 acres** are located within the Present Road Occupied resulting in a net take of **0.035 acres**), all of which located within Franklin County Auditor's **Parcel Number 010-190408**.

Prior instrument of record as of this writing recorded in **Instrument Number 200811030161676** 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