

EXHIBIT A

**PARCEL 145-T
0.009 ACRE (OR 410.86 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]

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 9 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 **0.009 acre** parcel out of that tract known as Franklin County Auditor's **Parcel Number 010-074463** as conveyed to **BB's Property, LLC, an Ohio Limited Liability Company** (hereafter referred to as "Grantor") by the instrument filed as **Instrument Number 201206080081545**, 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 at the southwest corner of the Grantor, the southwest corner of the said Lot 9, the southeast corner of Lot 8 of the said Highway Park, the southwest corner of that tract conveyed to Harry Sowers by the instrument filed as Instrument Number 201408010099812, 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 66+92.14, 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 9, the easterly line of the said Lot 8, and the easterly line of the said Harry Sowers tract, **North 03 degrees 30 minutes 42 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 66+92.15;

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

1. **North 66 degrees 06 minutes 37 seconds East for a distance of 16.36 feet** to a point being 42.50 feet left of the centerline of right-of-way of Hudson Street station 67+06.69;
2. **South 86 degrees 36 minutes 37 seconds East for a distance of 11.24 feet** to a point being 42.50 feet left of the centerline of right-of-way of Hudson Street station 67+17.94;
3. **South 66 degrees 04 minutes 11 seconds East for a distance of 15.68 feet** to a point on the Grantor's easterly line, the easterly line of the said Lot 9, on the westerly line of Lot 10 of the said Highway Park, and on the westerly line of that tract conveyed to City of Columbus by the instrument filed as Instrument Number 201402280024889, said point being 37.00 feet left of the centerline of right-of-way of Hudson Street station 67+32.61;

Thence along the said easterly line of the Grantor, the said easterly line of Lot 9, the said westerly line of Lot 10, and the said westerly line of the City of Columbus tract, **South 03 degrees 31 minutes 33 seconds West for a distance of 7.00 feet** to a point at the southeast corner of the Grantor, the southeast corner of the said Lot 9, the southwest corner of the said Lot 10, the southwest corner of the said City of Columbus 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 67+32.60;

Thence along the southerly line of the Grantor, the southerly line of the said Lot 9, and the said existing northerly right-of-way line 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 **0.009 acres (0.000 acres** are located within the Present Road Occupied resulting in a net take of **0.009 acres**), all of which are located within Franklin County Auditor's **Parcel Number 010-074463**.

Prior instrument of record as of this writing recorded in **Instrument Number 201206080081545** 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