

EXHIBIT A

**PARCEL 213-T
0.007 ACRE (OR 299.83 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]

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 portion of Lot 22 of Maple View as recorded in Plat Book volume 7, page 414 (all document references are to the records of Franklin County unless otherwise stated), and being a **0.007 acre** parcel out of that tract known as Franklin County Auditor's **Parcel Number 010-060975** as conveyed to **Tyrone Jamar** (hereafter referred to as "Grantor") by the instruments filed as **Instrument Number 201310240180026 and Instrument Number 200309250306395**, 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 (being referenced by a ¾" iron pipe found bearing South 54 degrees 44 minutes 55 seconds East a distance of 1.94 feet), said point being at the northwest corner of the Grantor, at the northwest corner of the said Lot 22, on the existing southerly right-of-way line of Hudson Street, at the northeast corner of Lot 23 of the said Maple View, and at the northeast corner of that tract as conveyed to Musick Properties, LLC, an Ohio Limited Liability Company by the instrument files as Instrument Number 201911130150859, said point being 30.00 feet right of the centerline of right-of-way of Hudson Street station 84+30.05, said point being the **TRUE POINT OF BEGINNING** of the parcel herein described;

Thence along the northerly line of the Grantor, the northerly line of the said Lot 22, and the said existing southerly right-of-way line of Hudson Street, **South 86 degrees 11 minutes 03 seconds East for a distance of 21.36 feet** to a point at an angle point in the said Grantor's northerly line, the northerly line of the said Lot 22, and the said existing southerly right-of-way line of Hudson Street, said point being South 03 degrees 39 minutes 26 seconds West a distance of 30.00 feet from a 1" iron pin set in a monument box at a Point of Intersection in the centerline of right-of-way of Hudson Street station 84+51.32;

Thence continuing along the Grantor's northerly line, the northerly line of the said Lot 22, and the said existing southerly right-of-way line of Hudson Street, **South 86 degrees 30 minutes 06 seconds East for a distance of 28.61 feet** to a point at the northeast corner of the Grantor, the northeast corner of the said Lot 22, the northwest corner of Lot 21 of the said Maple View, and the northwest corner of that tract conveyed to James E. Cates, Trustee, Cates Family Foundation Trust by the instrument filed as Instrument Number 200907150103469, said point being 30.00 feet right of the centerline of right-of-way of Hudson Street station 84+79.85;

Thence along the said easterly line of the Grantor, the said easterly line of Lot 22, the westerly line of the said Lot 21, and the westerly line of the said James E. Cates, Trustee, Cates Family Foundation Trust tract, **South 03 degrees 34 minutes 04 seconds West for a distance of 6.00 feet** to a point being 36.00 feet right of the centerline of right-of-way of Hudson Street station 84+79.85;

Thence crossing through the lands of the Grantor, **North 86 degrees 21 minutes 57 seconds West for a distance of 49.98 feet** to a point on the Grantor's westerly line, on the westerly line of the said Lot 22, on the easterly line of the said Lot 23, and on the easterly line of the said Musick Properties, LLC, an Ohio Limited Liability Company tract, said point being 36.00 feet right of the centerline of right-of-way of Hudson Street station 84+30.07;

Thence along the said westerly line of the Grantor, the said westerly line of Lot 22, the said easterly line of Lot 23, and the said easterly line of the Musick Properties, LLC, an Ohio Limited Liability Company tract, **North 03 degrees 34 minutes 04 seconds East for a distance of 6.00 feet** to the **TRUE POINT OF BEGINNING** of the parcel herein described.

The above description contains a total area of **0.007 acres (0.000 acres** are located within the Present Road Occupied resulting in a net take of **0.007 acres**), all of which are located within Franklin County Auditor's **Parcel Number 010-060975**.

Prior instruments of record as of this writing recorded in **Instrument Number 201310240180026 and Instrument Number 200309250306395**, 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