

EXHIBIT A

**PARCEL 217-T
0.009 ACRE (OR 315.67 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, being a part of Lot 51 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 010-061299** as conveyed to **Jacob H. Luteyn and Sara Elizabeth Bace** (hereafter referred to as "Grantor") by the instrument filed as **Instrument Number 201909130118940**, 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 North 08 degrees 13 minutes 13 seconds East a distance of 0.85 feet), said point being at the southwest corner of the Grantor, the southwest corner of the said Lot 51, the southeast corner of Lot 50 of the said Highway Park, the southeast corner of that tract conveyed to Faradonia Investments LLC by the instrument filed as Instrument Number 201812210173049, 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 85+44.25, 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 51, the easterly line of the said Lot 50, and the easterly line of the said Faradonia Investments LLC tract, **North 03 degrees 30 minutes 19 seconds East for a distance of 11.00 feet** to a point being 41.00 feet left of the centerline of right-of-way of Hudson Street station 85+44.25;

Thence crossing through the lands of the Grantor, **South 86 degrees 30 minutes 06 seconds East for a distance of 9.49 feet** to a point being 41.00 feet left of the centerline of right-of-way of Hudson Street station 85+53.74;

Thence continuing through the lands of the Grantor, **South 77 degrees 57 minutes 21 seconds East for a distance of 33.65 feet** to a point on the easterly line of the Grantor, the easterly line of the said Lot 51, the westerly line of Lot 52 of the said Highway Park, and on the westerly line of that tract conveyed to Walter L. Thomas Jr. by the instrument filed as Official Record volume 12877, page J16, said point being 36.00 feet left of the centerline of right-of-way of Hudson Street station 85+87.02;

Thence along the said easterly line of the Grantor, the said easterly line of Lot 51, the said westerly line of Lot 52, and the said westerly line of the said Walter L. Thomas Jr. tract, **South 03 degrees 29 minutes 54 seconds West for a distance of 6.00 feet** to a point (being referenced by a ¾" iron pipe found bearing North 54 degrees 56 minutes 46 seconds West a distance of 0.63 feet), said point being at the southeast corner of the Grantor, the southeast corner of the said Lot 51, the southwest corner of the said Lot 52, the southwest corner of the said Walter L. Thomas Jr. 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 85+87.02;

Thence along the Grantor's southerly line, the southerly line of the said Lot 51, and the said existing northerly right-of-way line of Hudson Street, **North 86 degrees 30 minutes 06 seconds West for a distance of 42.76 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 010-061299**.

Prior instrument of record as of this writing recorded in **Instrument Number 201909130118940**, 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