

**EXHIBIT A**

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**PARCEL 100-T  
0.019 ACRE (OR 829.68 SQUARE FEET)  
TEMPORARY CONSTRUCTION EASEMENT  
FOR THE PURPOSE OF PERFORMING THE WORK NECESSARY TO  
CONSTRUCT TWO DRIVEWAYS AND 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]

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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 Lots 32, 33 & 34 of Grasmere Gardens as recorded in Plat Book volume 15, page 2 (all document references are to the records of Franklin County unless otherwise stated) and being a **0.019 acre** parcel out of that tract known as Franklin County Auditor's **Parcel Numbers 010-074799 & 010-074800** as conveyed to **Mohammed Barzangi** (hereafter referred to as "Grantor") by the instruments filed as **Instrument Number 201004140044603 and Instrument Number 200708220147912**, 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 (R/W Varies – Public) and being more particularly described as follows:

**BEGINNING** at a point at the northwest corner of the Grantor, the northwest corner of the said Lot 32, on the existing southerly right-of-way line of Hudson Street, the northeast corner of Lot 31 of the said Grasmere Gardens, and being the northwest corner of that tract conveyed to Undefeated Investments LLC by the instrument filed as Instrument Number 201505290070513, said point being 30.00 feet right of the centerline of right-of-way of Hudson Street station 51+68.21, said point being the **TRUE POINT OF BEGINNING** of the parcel herein described;

Thence along the Grantor's northerly line, the northerly line of the said Lots 32, 33 & 34, and the said existing southerly right-of-way line of Hudson Street, **South 86 degrees 17 minutes 34 seconds East for a distance of 84.98 feet** to a point being 30.00 feet right of the centerline of right-of-way of Hudson Street station 52+53.19;

Thence crossing through the lands of the Grantor, the following six (6) courses:

1. **South 02 degrees 55 minutes 08 seconds West for a distance of 11.00 feet** to a point being 41.00 feet right of the centerline of right-of-way of Hudson Street station 52+53.34;
2. **North 86 degrees 17 minutes 34 seconds West for a distance of 34.32 feet** to a point being 41.00 feet right of the centerline of right-of-way of Hudson Street station 52+19.02;
3. **South 60 degrees 40 minutes 36 seconds West for a distance of 3.67 feet** to a point being 43.00 feet right of the centerline of right-of-way of Hudson Street station 52+15.95;
4. **North 86 degrees 17 minutes 34 seconds West for a distance of 14.29 feet** to a point being 43.00 feet right of the centerline of right-of-way of Hudson Street station 52+01.66;
5. **North 51 degrees 18 minutes 57 seconds West for a distance of 12.21 feet** to a point being 36.00 feet right of the centerline of right-of-way of Hudson Street station 51+91.65;
6. **North 86 degrees 17 minutes 34 seconds West for a distance of 23.41 feet** to a point on the westerly line of the Grantor, the westerly line of the said Lot 32, on the easterly line of the said Lot 31, and on the easterly line of the said Undefeated Investments LLC, said point being 36.00 feet right of the centerline of right-of-way of Hudson Street station 51+68.24;

Thence along the Grantor's westerly line, the said westerly line of Lot 32, the said easterly line of Lot 31, and the said easterly line of Undefeated Investments LLC, **North 03 degrees 25 minutes 41 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 **0.019 acres (0.000 acres** are located within the Present Road Occupied resulting in a net take of **0.019 acres**), broken out as follows:

0.016 acres are located within Franklin County Auditor's **Parcel Number 010-074799**.

0.003 acres are located within Franklin County Auditor's **Parcel Number 010-074800**.

Prior instruments of record as of this writing recorded in **Instrument Number 201004140044603 and Instrument Number 200708220147912** 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.

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Andrew T. Jordan  
Registered Professional Surveyor No. 8759

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Date