

EXHIBIT A

**PARCEL 189-T
0.008 ACRE (OR 352.26 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 35 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 **0.008 acre** parcel out of that tract known as Franklin County Auditor's **Parcel Number 010-061283** as conveyed to **Iacovetta-Maxwell Enterprises, a Partnership** (hereafter referred to as "Grantor") by the instruments filed as **Official Record volume 13964, page I05 and Official Record volume 13964, page I04**, 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 86 degrees 26 minutes 46 seconds West a distance of 0.53 feet), said point being at the southwest corner of the Grantor, the southwest corner of the said Lot 35, the southeast corner of Lot 34 of the said Highway Park, the southeast corner of that tract conveyed to Basilio Dominguez by the instrument filed as Instrument Number 201307160119091, 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 77+95.01, 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 35, the easterly line of the said Lot 34, and the easterly line of the said Basilio Dominguez tract, **North 03 degrees 30 minutes 18 seconds East for a distance of 13.00 feet** to a point being 43.00 feet left of the centerline of right-of-way of Hudson Street station 77+94.99;

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

1. **South 58 degrees 48 minutes 25 seconds East for a distance of 10.78 feet** to a point being 38.00 feet left of the centerline of right-of-way of Hudson Street station 78+04.54;
2. **South 86 degrees 26 minutes 46 seconds East for a distance of 17.91 feet** to a point being 38.00 feet left of the centerline of right-of-way of Hudson Street station 78+22.46;
3. **North 64 degrees 14 minutes 29 seconds East for a distance of 15.16 feet** to a point on the easterly line of the Grantor, the easterly line of the said Lot 35, and on the westerly right-of-way line of Dresden Street (50' R/W – Public), said point being 45.42 feet left of the centerline of right-of-way of Hudson Street station 78+35.68;

Thence along the said easterly line of the Grantor, the said easterly line of Lot 35, and the said westerly right-of-way line of Dresden Street, **South 03 degrees 29 minutes 23 seconds West for a distance of 3.45 feet** to an iron pin set at the intersection of the said westerly right-of-way line of Dresden Street and the proposed northerly right-of-way line of Hudson Street, said point being 41.98 feet left of the centerline of right-of-way of Hudson Street station 78+35.68;

Thence crossing through the lands of the Grantor and along the said proposed northerly right-of-way line of Hudson Street, **South 40 degrees 48 minutes 27 seconds West for a distance of 6.64 feet** to an iron pin set being 36.69 feet left of the centerline of right-of-way of Hudson Street station 78+31.66;

Thence continuing through the lands of the Grantor and along the said proposed northerly right-of-way line of Hudson Street, **South 24 degrees 36 minutes 45 seconds West for a distance of 7.17 feet** to an iron pin set on the southerly line of the Grantor, the southerly line of the said Lot 35, and at the intersection of the said proposed northerly right-of-way line of Hudson Street and the said existing northerly right-of-way line of Hudson Street, said pin being 30.00 feet left of the centerline of right-of-way of Hudson Street station 78+29.09;

Thence along the Grantor's southerly line, the southerly line of the said Lot 35, and the said existing northerly right-of-way line of Hudson Street, **North 86 degrees 26 minutes 46 seconds West for a distance of 34.08 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 010-061283**.

Prior instruments of record as of this writing recorded in **Official Record volume 13964, page I05 and Official Record volume 13964, page I04**, 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.

Where described, iron pins set are 5/8" rebar, 30" long, with caps stamped "ASI PS-8759".

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