

EXHIBIT A

**PARCEL 216-T
0.008 ACRE (OR 360.25 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 50 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 010-061298** as conveyed to **Faradonia Investments LLC** (hereafter referred to as "Grantor") by the instrument filed as **Instrument Number 201812210173049**, 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 southeast corner of the Grantor, the southeast corner of the said Lot 50, the southwest corner of Lot 51 of the said Highway Park, the southwest corner of that tract conveyed to Jacob H. Luteyn and Sara Elizabeth Bace by the instrument filed as Instrument Number 201909130118940, 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 Grantor's southerly line, the southerly line of the said Lot 50, and the said existing northerly right-of-way line of Hudson Street, **North 86 degrees 30 minutes 06 seconds West for a distance of 38.20 feet** to a point at the intersection of the said existing northerly right-of-way line of Hudson Street and a proposed Permanent easement, said point being 30.00 feet left of the centerline of right-of-way of Hudson Street station 85+06.06;

Thence crossing through the lands of the Grantor and along the said proposed Permanent easement, **North 27 degrees 07 minutes 03 seconds West for a distance of 8.97 feet** to a point on the Grantor's westerly line, the westerly line of the said Lot 50, and at the intersection of the said proposed Permanent easement and the easterly right-of-way line of Bremen Street (50' R/W – Public), said point being 37.72 feet left of the centerline of right-of-way of Hudson Street station 85+01.49;

Thence along the said westerly line of the Grantor, the said westerly line of Lot 50, and the said easterly right-of-way line of Bremen Street, **North 03 degrees 29 minutes 42 seconds East for a distance of 8.78 feet** to a point being 46.50 feet left of the centerline of right-of-way line of Hudson Street station 85+01.49;

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

1. **South 34 degrees 31 minutes 11 seconds East for a distance of 10.79 feet** to a point being 38.00 feet left of the centerline of right-of-way of Hudson Street station 85+08.13;
2. **South 86 degrees 30 minutes 06 seconds East for a distance of 31.11 feet** to a point being 38.00 feet left of the centerline of right-of-way of Hudson Street station 85+39.24;

3. **North 62 degrees 37 minutes 22 seconds East for a distance of 5.85 feet** to a point on the easterly line of the Grantor, the easterly line of the said Lot 50, the westerly line of the said Lot 51, and the westerly line of the said Jacob H. Luteyn and Sara Elizabeth Bace tract, said point being 41.00 feet left of the centerline of right-of-way of Hudson Street station 85+44.25;

Thence along the said easterly line of the Grantor, the said easterly line of Lot 50, the said westerly line of Lot 51, and the said westerly line of the Jacob H. Luteyn and Sara Elizabeth Bace tract, **South 03 degrees 30 minutes 19 seconds West for a distance of 11.00 feet** to the **TRUE POINT OF BEGINNING** of the parcel herein described.

The above description contains a total area of **0.008 acres** (**0.000 acres** are located within the Present Road Occupied resulting in a net take of **0.008 acres**, all of which are located within Franklin County Auditor's **Parcel Number 010-061298**).

Prior instrument of record as of this writing recorded in **Instrument Number 201812210173049**, 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