

EXHIBIT A

**PARCEL 206-T
0.013 ACRE (OR 549.69 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 25 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 **0.013 acre** parcel out of that tract known as Franklin County Auditor's **Parcel Number 010-060978** as conveyed to **J & F Auto Sales LLC** (hereafter referred to as "Grantor") by the instrument filed as **Instrument Number 201708110110937**, 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 at the northwest corner of the Grantor, at the northwest corner of the said Lot 25, on the existing southerly right-of-way line of Hudson Street, at the northeast corner of Lot 26 of the said Maple View, and at the northeast corner of that tract as conveyed to Richard H. Anderson and Malinda R. Anderson by the instruments files as Official Record volume 32044, page B01, and Official Record volume 31229, page J13, said point being 30.00 feet right of the centerline of right-of-way of Hudson Street station 82+80.13, 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 25, and the said existing southerly right-of-way line of Hudson Street, **South 86 degrees 11 minutes 03 seconds East for a distance of 49.97 feet** to a point at the northeast corner of the Grantor, the northeast corner of the said Lot 25, the northwest corner of Lot 24 of the said Maple View, and the northwest corner of that tract conveyed to Gary L. Evans by the instruments filed as Instrument Number 200508010152837 and Official Record volume 1074, page E02, said point being 30.00 feet right of the centerline of right-of-way of Hudson Street station 83+30.10;

Thence along the said easterly line of the Grantor, the said easterly line of Lot 25, the westerly line of the said Lot 24, and the westerly line of the said Gary L. Evans tract, **South 03 degrees 34 minutes 04 seconds West for a distance of 10.00 feet** to a point being 40.00 feet right of the centerline of right-of-way of Hudson Street station 83+30.15;

Thence crossing through the lands of the Grantor, **North 88 degrees 28 minutes 40 seconds West for a distance of 50.00 feet** to a point on the Grantor's westerly line, on the westerly line of the said Lot 25, on the easterly line of the said Lot 26, and on the easterly line of the said Richard H. Anderson and Malinda R. Anderson tract, said point being 42.00 feet right of the centerline of right-of-way of Hudson Street station 82+80.13;

Thence along the said westerly line of the Grantor, the said westerly line of Lot 25, the said easterly line of Lot 26, and the said easterly line of the Richard H. Anderson and Malinda R. Anderson tract, **North 03 degrees 34 minutes 04 seconds East for a distance of 12.00 feet** to the **TRUE POINT OF BEGINNING** of the parcel herein described.

The above description contains a total area of **0.013 acres (0.000 acres** are located within the Present Road Occupied resulting in a net take of **0.013 acres)**, all of which are located within Franklin County Auditor's **Parcel Number 010-060978**.

Prior instrument of record as of this writing recorded in **Instrument Number 201708110110937**, 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