

EXHIBIT A

**PARCEL 75-T
0.009 ACRE (OR 400.21 SQUARE FEET)
TEMPORARY CONSTRUCTION EASEMENT
FOR THE PURPOSE OF PERFORMING THE WORK NECESSARY TO
TO CONSTRUCT TWO DRIVEWAYS 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 part of Lot 3 of the Partition of Jacob Kiner's Heirs as recorded in Deed Book 238, page 554 (all document references are to the records of Franklin County unless otherwise stated), and being a **0.009 acre** parcel out of that 0.237 acre tract known as Franklin County Auditor's **Parcel Number 010-0088950** as conveyed to **Peachtree LTD., an Ohio Limited Liability Company** (hereafter referred to as "Grantor") by the instrument filed as **Instrument Number 201903220032489**, 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:

COMMENCING FOR REFERENCE at a Mag spike set at the southwest corner of the Grantor, the southeast corner of that tract as conveyed to Richard D. Blume by the instruments filed as Instrument Number 199805290131005 and Official Record volume 7666, page J20, and being on the centerline of right-of-way of Hudson Street, said point being at station 43+69.11;

Thence along the westerly line of the Grantor and the easterly line of the said Richard D. Blume tract, **North 03 degrees 09 minutes 01 seconds East for a distance of 30.00 feet** to a point (referenced by a Railroad spike found bearing North 03 degrees 09 minutes 01 seconds East at a distance of 0.27 feet), said point being 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 43+68.82, said spike being the **TRUE POINT OF BEGINNING** of the parcel herein described;

Thence continuing along the said westerly line of the Grantor and the said easterly line of the said Richard D. Blume tract, **North 03 degrees 09 minutes 01 seconds East for a distance of 11.00 feet** to a point, passing a railroad spike found at a distance of 0.27 feet, said point being 41.00 feet left of the centerline of right-of-way of Hudson Street station 43+68.71;

Thence crossing through the lands of the Grantor, the following five (5) courses:

1. **South 86 degrees 17 minutes 34 seconds East for a distance of 16.44 feet** to a point being 41.00 feet left of the centerline of right-of-way of Hudson Street station 43+85.16;
2. **South 03 degrees 36 minutes 57 seconds East for a distance of 8.35 feet** to a point being 32.65 feet left of the centerline of right-of-way of Hudson Street station 43+85.17;
3. **South 86 degrees 21 minutes 45 seconds East for a distance of 28.41 feet** to a point being 32.68 feet left of the centerline of right-of-way of Hudson Street station 44+13.58;
4. **North 73 degrees 48 minutes 16 seconds East for a distance of 12.68 feet** to a point being 37.00 feet left of the centerline of right-of-way of Hudson Street station 44+25.50;

5. **South 86 degrees 17 minutes 34 seconds East for a distance of 12.30 feet** to a point on the easterly line of the Grantor and on the westerly line of that tract as conveyed to Richard D. Blume by the instrument filed as Instrument Number 200808140124103, said point being 37.00 feet left of the centerline of right-of-way of Hudson Street station 44+37.81;

Thence along the said easterly line of the Grantor and the said westerly line of the said Richard D. Blume tract, **South 03 degrees 09 minutes 01 seconds West for a distance of 7.00 feet** to a point, passing a Railroad spike found at a distance of 6.75 feet, said point being 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 44+37.87;

Thence crossing through the lands of the Grantor and along the said existing northerly right-of-way line of Hudson Street, **North 86 degrees 17 minutes 34 seconds West for a distance of 69.06 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 010-088950**.

Prior instrument of record as of this writing recorded in **Instrument Number 201903220032489** 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