

EXHIBIT A

**PARCEL 43-T
0.027 ACRE (OR 1,165.22 SQUARE FEET)
TEMPORARY CONSTRUCTION EASEMENT
FOR THE PURPOSE OF PERFORMING THE WORK NECESSARY TO
TO CONSTRUCT ONE DRIVEWAY AND TO GRADE
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 Lots 6, 7 & 8 of Hiawatha Park Place as recorded in Plat Book volume 14, page 32 (all document references are to the records of Franklin County unless otherwise stated) and being a **0.027 acre** parcel out of that tract known as Franklin County Auditor's **Parcel Number 010-074289** as conveyed to **795 East Hudson LLC, an Ohio Limited Liability Company** (hereafter referred to as "Grantor") by the instrument filed as **Instrument Number 201501020000289**, 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 northeast corner of the Grantor, the northwest corner of that tract as conveyed to Franklin Realty Management, LLC, an Ohio limited liability company by the instrument filed as Instrument Number 201704170051124, the northeast corner of the said Lot 8, the northwest corner of Lot 9 of the said Hiawatha Park Place, and being on the existing southerly right-of-way line of Hudson Street, said point being 30.00 feet right of the centerline of right-of-way of Hudson Street station 32+54.51 and being the **TRUE POINT OF BEGINNING** of the parcel herein described;

Thence along the Grantor's easterly line, the easterly line of the said Lot 8, the westerly line of the said Lot 9, and the westerly line of the said Franklin Realty Management, LLC tract, **South 03 degrees 25 minutes 48 seconds West for a distance of 6.00 feet** to a point being 36.00 feet right of the centerline of right-of-way of Hudson Street station 32+54.53;

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

1. **South 83 degrees 47 minutes 51 seconds West for a distance of 29.30 feet** to a point being 41.00 feet right of the centerline of right-of-way of Hudson Street station 32+25.66;
2. **North 86 degrees 22 minutes 37 seconds West for a distance of 9.93 feet** to a point being 41.00 feet right of the centerline of right-of-way of Hudson Street station 32+15.74;

3. **North 57 degrees 55 minutes 24 seconds West for a distance of 8.40 feet** to a point being 37.00 feet right of the centerline of right-of-way of Hudson Street station 32+08.36;
4. **North 86 degrees 22 minutes 37 seconds West for a distance of 29.57 feet** to a point being 37.00 feet right of the centerline of right-of-way of Hudson Street station 31+78.79;
5. **South 51 degrees 28 minutes 06 seconds West for a distance of 14.90 feet** to a point being 47.00 feet right of the centerline of right-of-way of Hudson Street station 31+67.74;
6. **North 86 degrees 22 minutes 37 seconds West for a distance of 26.82 feet** to a point on the Grantor's westerly line, the westerly line of the said Lot 6, and being on the easterly right-of-way line of Pontiac Street (50' R/W – Public), said point being 47.00 feet right of the centerline of right-of-way of Hudson Street station 31+40.93;

Thence along the said westerly line of the Grantor, the said westerly line of Lot 6, and the said easterly right-of-way line of Pontiac Street, **North 03 degrees 24 minutes 38 seconds East for a distance of 11.99 feet** to a point at the intersection of the said easterly right-of-way line of Pontiac Street and a proposed Permanent easement, said point being 35.01 feet right of the centerline of right-of-way of Hudson Street station 31+40.88;

Thence through the lands of the Grantor and along the said proposed Permanent easement, **North 79 degrees 56 minutes 54 seconds East for a distance of 21.21 feet** to a point at the intersection of the said proposed Permanent easement and the said existing southerly right-of-way line of Hudson Street, being on the Grantor's northerly line, and on the northerly line of the said Lot 6, said point being 30.00 feet right of the centerline of right-of-way of Hudson Street station 31+61.49;

Thence along the said northerly line of the Grantor, the northerly lines of Lot 6, 7 & 8, and the said existing southerly right-of-way line of Hudson Street, **South 86 degrees 22 minutes 37 seconds East for a distance of 93.03 feet** to the **TRUE POINT OF BEGINNING** of the parcel herein described.

The above description contains a total area of **0.027 acres (0.000 acres** are located within the Present Road Occupied resulting in a net take of **0.027 acres**), all of which are located within Franklin County Auditor's **Parcel Number 010-074289**.

Prior instrument of record as of this writing recorded in **Instrument Number 201501020000289** 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