

**EXHIBIT A**

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**PARCEL 108-T  
0.031 ACRE (OR 1,332.28 SQUARE FEET)  
TEMPORARY CONSTRUCTION EASEMENT  
FOR THE PURPOSE OF PERFORMING THE WORK NECESSARY 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]

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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 40, 41 & 42 of Grasmere Gardens as recorded in Plat Book volume 15, page 2 (all document references are to the records of Franklin County unless otherwise stated) and being a **0.031 acre** parcel out of that tract known as Franklin County Auditor's **Parcel Numbers 010-074806 and 010-074808** as conveyed to **Midwest Real Estate Holdings, LLC, an Ohio Limited Liability Company** (hereafter referred to as "Grantor") by the instrument filed as **Instrument Number 200412170285786**, 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, the northwest corner of the said Lot 40, on the existing southerly right-of-way line of Hudson Street, the northeast corner of Lot 39 of the said Grasmere Gardens, and being the northeast corner of that tract conveyed to Geneva Ann Bee by the instrument filed as Instrument Number 200706200107968, said point being 30.00 feet right of the centerline of right-of-way of Hudson Street station 55+26.61, said spike being the **TRUE POINT OF BEGINNING** of the parcel herein described;

Thence along the northerly line of the Grantor and the said existing southerly right-of-way line of Hudson Street, **South 86 degrees 17 minutes 34 seconds East for a distance of 93.24 feet** to a point at the intersection of the said existing southerly right-of-way line of Hudson Street and a proposed Permanent easement, said point being 30.00 feet right of the centerline of right-of-way of Hudson Street station 56+19.84;

Thence crossing through the lands of the Grantor and along the said proposed Permanent easement, **South 78 degrees 26 minutes 32 seconds East for a distance of 29.01 feet** to a point on the Grantor's easterly line, the easterly line of the said Lot 42, and at the intersection of the said proposed Permanent easement and the westerly right-of-way line of Lexington Avenue (50' R/W – Public), said point being 34.00 feet right of the centerline of right-of-way of Hudson Street station 56+48.58;

Thence along the said easterly line of the Grantor, the said easterly line of Lot 42, and the said westerly right-of-way line of Lexington Avenue, **South 03 degrees 23 minutes 15 seconds West for a distance of 48.04 feet** to a point being 82.00 feet right of the centerline of right-of-way of Hudson Street station 56+48.85;

Thence crossing through the lands of the Grantor, the following ten (10) courses:

1. **North 86 degrees 17 minutes 34 seconds West for a distance of 3.99 feet** to a point being 82.00 feet right of the centerline of right-of-way of Hudson Street station 56+44.86;
2. **North 03 degrees 22 minutes 58 seconds East for a distance of 20.96 feet** to a point being 61.04 feet right of the centerline of right-of-way of Hudson Street station 56+44.74;
3. **North 86 degrees 15 minutes 43 seconds West for a distance of 9.52 feet** to a point being 61.03 feet right of the centerline of right-of-way of Hudson Street station 56+35.22;

4. **North 03 degrees 12 minutes 23 seconds East for a distance of 23.14 feet** to a point being 37.89 feet right of the centerline of right-of-way of Hudson Street station 56+35.02;
5. **North 73 degrees 24 minutes 49 seconds West for a distance of 8.48 feet** to a point being 36.00 feet right of the centerline of right-of-way of Hudson Street station 56+26.75;
6. **North 86 degrees 17 minutes 34 seconds West for a distance of 22.24 feet** to a point being 36.00 feet right of the centerline of right-of-way of Hudson Street station 56+04.52;
7. **South 64 degrees 33 minutes 34 seconds West for a distance of 10.27 feet** to a point being 41.00 feet right of the centerline of right-of-way of Hudson Street station 55+95.55;
8. **North 86 degrees 17 minutes 34 seconds West for a distance of 20.01 feet** to a point being 41.00 feet right of the centerline of right-of-way of Hudson Street station 55+75.54;
9. **North 54 degrees 49 minutes 23 seconds West for a distance of 7.66 feet** to a point being 37.00 feet right of the centerline of right-of-way of Hudson Street station 55+69.00;
10. **North 88 degrees 59 minutes 49 seconds West for a distance of 42.39 feet** to a point on the westerly line of the Grantor, the westerly line of the said Lot 40, the easterly line of the said Lot 39, the easterly line of the said Geneva Ann Bee tract, said point being 39.00 feet right of the centerline of right-of-way of Hudson Street station 55+26.66;

Thence along the Grantor's westerly line, the said westerly line of Lot 40, the said easterly line of Lot 39, and the said easterly line of the Geneva Ann Bee tract, **North 03 degrees 23 minutes 16 seconds East for a distance of 9.00 feet** to the **TRUE POINT OF BEGINNING** of the parcel herein described.

The above description contains a total area of **0.031 acres (0.000 acres** are located within the Present Road Occupied resulting in a net take of **0.031 acres**), broken out as follows:

0.008 are located within Franklin County Auditor's **Parcel Number 010-074806**.

0.023 are located within Franklin County Auditor's **Parcel Number 010-074808**.

Prior instrument of record as of this writing recorded in **Instrument Number 200412170285786** 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.

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 Andrew T. Jordan  
 Registered Professional Surveyor No. 8759

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 Date