

EXHIBIT A

**PARCEL 30-T
0.037 ACRE (OR 1,600.26 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 **0.037 acre** parcel out of that 2.181 acre (original) tract known as Franklin County Auditor's **Parcel Number 010-076919** as conveyed to **Franklin Hotel Group, LLC, an Ohio limited liability company** (hereafter referred to as "Grantor") by the instrument filed as **Instrument Number 201807310102258** (all document references are to the records of Franklin County unless otherwise stated), 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 ¾" iron pipe found at the Grantor's northeast corner, on the westerly line of that tract as conveyed to Board of Education of The City School District of Columbus, Ohio by the instrument filed as Official Record volume 13964, page G17, the southeast corner of the remainder of that tract as conveyed to City National Bank and Trust Company of Columbus, Ohio, Trustee, a National Banking Association by the instrument filed as Deed Book volume 2795, page 142, and being on the existing southerly right-of-way line of Hudson Street, said pipe being 30.00 feet right of the centerline of right-of-way of Hudson Street station 25+96.13 and being the **TRUE POINT OF BEGINNING** of the parcel herein described;

Thence along the Grantor's easterly line and being the westerly line of the said Board of Education tract, **South 03 degrees 27 minutes 04 seconds West for a distance of 8.00 feet** to a point being 38.00 feet right of the centerline of right-of-way of Hudson Street station 25+96.17;

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

1. **North 86 degrees 18 minutes 11 seconds West for a distance of 134.74 feet** to a point being 38.00 feet right of the centerline of right-of-way of Hudson Street station 24+61.43;
2. **South 51 degrees 43 minutes 06 seconds West for a distance of 13.46 feet** to a point being 47.00 feet right of the centerline of right-of-way of Hudson Street station 24+51.42;

3. **North 86 degrees 18 minutes 11 seconds West for a distance of 23.34 feet** to a point on the Grantor's westerly line and being on the easterly line of that tract as conveyed to Thomas 22 Limited by the instrument filed as Instrument Number 200811030161676, said point being 47.00 feet right of the centerline of right-of-way of Hudson Street station 24+28.08;

Thence along the said Grantor's westerly line and the said easterly line of said Thomas 22 Limited tract, **North 03 degrees 27 minutes 04 seconds East for a distance of 17.00 feet** to a point at Grantor's northwest corner, the northeast corner of the said Thomas 22 Limited tract, and being on the southerly line of the said City National remainder tract, 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 24+28.01;

Thence along the said Grantor's northerly line, the said existing southerly right-of-way line of Hudson Street, and the said southerly line of said City National remainder tract, **South 86 degrees 18 minutes 11 seconds East for a distance of 168.12 feet** to the **TRUE POINT OF BEGINNING** of the parcel herein described.

The above description contains a total area of **0.037 acres** (**0.000 acres** are located within the Present Road Occupied resulting in a net take of **0.037 acres**), all of which located within Franklin County Auditor's **Parcel Number 010-076919**.

Prior instrument of record as of this writing recorded in **Instrument Number 201807310102258** 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

