

EXHIBIT A

**PARCEL 87-T
0.034 ACRE (OR 1,471.67 SQUARE FEET)
TEMPORARY CONSTRUCTION EASEMENT
FOR THE PURPOSE OF PERFORMING THE WORK NECESSARY TO
CONSTRUCT TWO DRIVEWAYS AND 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 Lots 22, 23, 24, 25, 26, 27 & 28 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 **0.034 acre** parcel out of a **0.720 acre** tract known as Franklin County Auditor's **Parcel Numbers 010-074788, 010-074789, 010-074790 & 010-074794** as conveyed to **Leena Inc., an Ohio Corporation** (hereafter referred to as "Grantor") by the instrument filed as **Instrument Number 202002040016593**, 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:

COMMENCING FOR REFERENCE at a point (being referenced by a ¾" iron pipe found bearing South 81 degrees 17 minutes 37 seconds East a distance of 0.10 feet), said point being at the northwest corner of the Grantor, the northwest corner of the said Lot 22, at the intersection of the existing southerly right-of-way line of Hudson Street (R/W width varies – Public) and the easterly right-of-way line of Grasmere Avenue (50' R/W – Public), and being at the northwest corner a proposed Permanent easement, said point being 30.00 feet right of the centerline of right-of-way of Hudson Street station 47+53.62;

Thence along the westerly line of the Grantor, the westerly line of the said Lot 22, the said easterly right-of-way line of Grasmere Avenue, and the westerly line of the said proposed Permanent easement, **South 03 degrees 21 minutes 17 seconds West for a distance of 2.00 feet** to a point at the intersection of the said easterly right-of-way line of Grasmere Avenue and the said proposed Permanent easement, said point being 32.00 feet right of the centerline of right-of-way of Hudson Street station 47+53.63, said point being the **TRUE POINT OF BEGINNING** of the parcel herein described;

Thence crossing through the lands of the Grantor and along the said proposed Permanent easement, **North 88 degrees 48 minutes 52 seconds East for a distance of 23.45 feet** to a point at the intersection of the said existing southerly right-of-way line of Hudson Street and the said proposed Permanent easement, on the northerly line of the Grantor, and on the northerly line of the said Lot

22, said point being 30.00 feet right of the centerline of right-of-way of Hudson Street station 47+77.00;

Thence along the said northerly line of the Grantor, the said existing southerly right-of-way line of Hudson Street, and the northerly line of the said Lots 22, 23, 24, 25, 26, 27 & 28, **South 86 degrees 17 minutes 34 seconds East for a distance of 210.72 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 49+87.71;

Thence crossing through the lands of the Grantor and along the said proposed Permanent easement, **South 75 degrees 42 minutes 10 seconds East for a distance of 21.76 feet** to a point at the intersection of the said proposed Permanent easement and the westerly right-of-way line of Jefferson Avenue (50' R/W – Public), on the easterly line of the Grantor, and being on the easterly line of the said Lot 28, said point being 34.00 feet right of the centerline of right-of-way of Hudson Street station 50+09.11;

Thence along the said easterly line of the Grantor, the said westerly right-of-way line of Jefferson Avenue, and the said easterly line of Lot 28, **South 03 degrees 27 minutes 30 seconds West for a distance of 11.00 feet** to a point being 45.00 feet right of the centerline of right-of-way of Hudson Street station 50+09.16;

Thence crossing through the lands of the Grantor, the following seven (7) courses:

1. **North 25 degrees 30 minutes 04 seconds West for a distance of 8.57 feet** to a point being 37.52 feet right of the centerline of right-of-way of Hudson Street station 50+04.97;
2. **North 75 degrees 15 minutes 59 seconds West for a distance of 13.15 feet** to a point being 35.00 feet right of the centerline of right-of-way of Hudson Street station 49+92.06;
3. **North 86 degrees 17 minutes 34 seconds West for a distance of 96.47 feet** to a point being 35.00 feet right of the centerline of right-of-way of Hudson Street station 48+95.59;
4. **North 85 degrees 14 minutes 29 seconds West for a distance of 54.49 feet** to a point being 34.00 feet right of the centerline of right-of-way of Hudson Street station 48+41.12;
5. **South 83 degrees 22 minutes 58 seconds West for a distance of 22.32 feet** to a point being 38.00 feet right of the centerline of right-of-way of Hudson Street station 48+19.16;

6. **North 86 degrees 17 minutes 34 seconds West for a distance of 58.73 feet** to a point being 38.00 feet right of the centerline of right-of-way of Hudson Street station 47+60.43;
7. **South 43 degrees 42 minutes 56 seconds West for a distance of 10.44 feet** to a point on the westerly line of the Grantor, the westerly line of the said Lot 22, and on the said easterly right-of-way line of Grasmere Avenue, said point being 46.00 feet right of the centerline of right-of-way of Hudson Street station 47+53.71;

Thence along the Grantor's westerly line, the said westerly line of Lot 22, and the said easterly right-of-way line of Grasmere Avenue, **North 03 degrees 21 minutes 17 seconds East for a distance of 14.00 feet** to the **TRUE POINT OF BEGINNING** of the parcel herein described.

The above description contains a total area of **0.034 acres** (**0.000 acres** are located within the Present Road Occupied resulting in a net take of **0.034 acres**), broken out as follows:

0.007 acres are located within Franklin County Auditor's **Parcel Number 010-074788**.
0.007 acres are located within Franklin County Auditor's **Parcel Number 010-074789**.
0.004 acres are located within Franklin County Auditor's **Parcel Number 010-074790**.
0.016 acres are located within Franklin County Auditor's **Parcel Number 010-074794**.

Prior instrument of record as of this writing recorded in **Instrument Number 202002040016593**, 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