

**EXHIBIT A**

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**PARCEL 64-P  
0.0002 ACRE (OR 9.38 SQUARE FEET)  
PERMANENT EASEMENT  
TO CONSTRUCT A CURB RAMP AND SIDEWALK  
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS  
IN THE NAME AND FOR THE USE OF  
THE CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation, and/or utility maintenance work deemed appropriate by the City of Columbus, its successors and assigns forever.

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes plural, and words used in masculine include the feminine or neuter).

[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 North, Range 18 West of the United States Military Lands, being part of Lot 27 of Almada as recorded in Plat Book volume 8, page 4-B (all document references are to the records of Franklin County unless otherwise stated), and being a 0.001 acre parcel out of that tract known as Franklin County Auditor's **Parcel Number 010-073008** as conveyed to **Billa Singh and Narinder P. Kaur** (hereafter referred to as "Grantor") by the instrument filed as **Instrument Number 199904200098407**.

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 1" iron pin set in a monument box at the intersection of the centerline of right-of-way of Hudson Street and the centerline of right-of-way of Atwood Terrace and being an angle point in the said centerline of right-of-way of Hudson Street, being the southeast corner of Almada as recorded in Plat Book volume 8, page 4-B, and being the southwest corner of Lot 3 of the Partition of Jacob Kiner's Heirs as recorded in Deed Book volume 238, page 554, said pin being at station 41+57.84 of the said centerline of right-of-way of Hudson Street;

Thence along the said centerline of right-of-way of Hudson Street, **North 86 degrees 22 minutes 37 seconds West for a distance of 33.25 feet** to a point being at station 41+24.59 of the centerline of right-of-way of Hudson Street;

Thence leaving the centerline of right-of-way of Hudson Street perpendicularly, **North 03 degrees 37 minutes 23 seconds East for a distance of 30.00 feet** to a point, being referenced by

a 5/8" iron pin found being North 56 degrees 19 minutes 52 seconds East at a distance of 0.52 feet, said point being at the Grantor's southeast corner, the southeast corner of the said Lot 27, and being at the intersection of the existing northerly right-of-way line of Hudson Street and the westerly right-of-way line of Atwood Terrace, said point being 30.00 feet left of the centerline of right-of-way of Hudson Street station 41+24.59, said spike being the **TRUE POINT OF BEGINNING** of the parcel herein described;

Thence along the Grantor's southerly line, the southerly line of the said Lot 27, and along the said existing northerly right-of-way line of Hudson Street, **North 86 degrees 22 minutes 37 seconds West for a distance of 1.00 feet** to a point being 30.00 feet left of the centerline of right-of-way of Hudson Street station 41+23.59;

Thence crossing through the lands of the Grantor and through the said Lot 27, **North 03 degrees 09 minutes 01 seconds East for a distance of 9.37 feet** to a point being 39.37 feet left of the centerline of right-of-way of Hudson Street station 41+23.51;

Thence continuing along the last said line, **South 86 degrees 22 minutes 37 seconds East for a distance of 1.00 feet** to a point on the Grantor's easterly line, the easterly line of the said Lot 27, and on the said westerly right-of-way line of Atwood Terrace, said point being 39.37 feet left of the centerline of right-of-way of Hudson Street station 41+24.51;

Thence along the Grantor's easterly line, the said easterly line of Lot 27, and the said westerly right-of-way line of Atwood Terrace, **South 03 degrees 09 minutes 01 seconds West for a distance of 9.37 feet** to the **TRUE POINT OF BEGINNING** of the parcel herein described.

The above description contains a total area of **0.0002 acres (0.000 acres are located within the Present Road Occupied resulting in a net take of 0.0002 acres)**, out of Franklin County Auditor's **Parcel number 010-073008**.

Prior instrument of record as of this writing recorded in **Instrument Number 199904200098407** 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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