

EXHIBIT A

**PARCEL 102-WD
0.006 ACRE (OR 272.61 SQUARE FEET)
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATIONS OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
THE CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

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 the plural, and words in the masculine include the feminine or neuter.

[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 North, Range 18 West of the United States Military Lands, being part of Lot 35 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 0.006 acre parcel out of that tract known as Franklin County Auditor's **Parcel Number 010-074801** as conveyed to **L&N – UP Alum Creek, LLC, an Ohio Limited Liability Company** (hereafter referred to as "Grantor") by the instruments filed as **Instrument Number 201107250091710;**

Being a parcel of land lying on the right side of the existing centerline of right-of-way of Hudson Street (R/W Varies – 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, **South 86 degrees 17 minutes 34 seconds East for a distance of 1119.40 feet** to a point being at station 52+77.23 of the centerline of right-of-way of Hudson Street;

Thence leaving the centerline of right-of-way of Hudson Street perpendicularly, **South 03 degrees 42 minutes 26 seconds West for a distance of 30.00 feet** to an iron pin set at the northwest corner of the Grantor, the northeast corner of that tract as conveyed to Mohammed Barzinji by the instruments filed as Instrument Numbers 201004140044603 & 200708220147912, being the northeast corner of Lot 34 of the said Grasmere Gardens, and on the existing southerly right-of-way line of Hudson Street, said pin being 30.00 feet right of the centerline of right-of-way of Hudson Street station 52+77.23, said pin being the **TRUE POINT OF BEGINNING** of the parcel herein described;

Thence along the Grantor's northerly line, the said existing southerly right-of-way line of Hudson Street, and the said northerly line of Lot 35, **South 86 degrees 17 minutes 34 seconds East for a distance of 14.44 feet** to a Mag spike set at a northeast corner of the Grantor, the northwest corner of a 0.0131 acre right-of-way parcel known as 34WD as conveyed to City of Columbus, Ohio by the instrument filed as Instrument Number 200010180212049, said spike being 30.00 feet right of the centerline of right-of-way of Hudson Street station 52+91.67;

Thence along the Grantor's northeasterly line, continuing along the said existing southerly right-of-way line of Hudson Street, along the southwesterly line of the said 0.0131 acre tract, and through the said Lot 35, **South 38 degrees 22 minutes 48 seconds East for a distance of 20.80 feet** to a Mag spike set at a northeast corner of the Grantor, at the intersection of the said existing southerly right-of-way line of Hudson Street and the westerly right-of-way line of McGuffey Road (50' R/W – Public), a southwest corner of the said 0.0131 acre tract, said spike being 45.44 feet right of the centerline of right-of-way of Hudson Street station 53+05.61;

Thence along the Grantor's easterly line, the said westerly right-of-way line of McGuffey Road, the westerly line of the said 0.0131 acre tract, and continuing through the said Lot 35, **South 02 degrees 06 minutes 38 seconds East for a distance of 4.59 feet** to an iron pin set being 50.19 feet right of the centerline of right-of-way of Hudson Street station 53+06.10;

Thence crossing through the lands of the Grantor and continuing through the said Lot 35, **North 86 degrees 17 minutes 34 seconds West for a distance of 10.00 feet** to an iron pin set being 50.00 feet right of the centerline of right-of-way of Hudson Street station 52+96.08;

Thence continuing along the last said line, **North 39 degrees 35 minutes 26 seconds West for a distance of 27.48 feet** to the **TRUE POINT OF BEGINNING** of the parcel herein described.

The above description contains a total area of **0.006 acres**, (**0.000** acres are located within the Present Road Occupied resulting in a net take of **0.006 acres**), all of which are located within Franklin County Auditor's **Parcel number 010-074801**.

Prior instruments of record as of this writing recorded in **Instrument Number 201107250091710** 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.

Where described, iron pins set are 5/8" rebar, 30" long, with caps stamped "ASI PS-8759".

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