

EXHIBIT A

**PARCEL 27-P
0.0004 ACRE (OR 19.51 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]

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, and being all of a 0.001 acre parcel out of that 0.9295 tract known as Franklin County Auditor's **Parcel Number 010-190408** as conveyed to **Thomas 22 Limited** (hereafter referred to as "Grantor") by the instrument filed as **Instrument Number 200811030161676** (all document references are to the records of Franklin County unless otherwise stated).

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 1" iron pin set in a monument box on the centerline of right-of-way of Hudson Street, being at the northwest corner of Hiawtha Park Place as recorded in Plat Book 14, page 32, and being at an angle point in the said centerline of right-of-way of Hudson Street, said pin being at station 28+66.08 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 18 minutes 11 seconds West a distance of 563.20 feet** to a Mag spike set at the northeast corner of a 1817.73 square foot right-of-way tract as conveyed to City of Columbus, Ohio by the instrument filed as Instrument Number 200202060034111, the northwest corner of the remainder of that 2.181 acre tract as conveyed to City National Bank and Trust Company of Columbus, Ohio Trustee by the instrument filed as Deed Book volume 2795, page 142, and being the northwest corner of a proposed right-of-way take known as 27A-WD, said spike being at station 23+03.01 of the centerline of right-of-way of Hudson Street;

Thence along the easterly line of the said 1817.73 square foot tract, along the west line of said City National Bank remainder, and being the westerly line of the said 27A-WD parcel, **South 03 degrees 27 minutes 04 seconds West for a distance of 30.00 feet** to a Mag spike set at the Grantor's northwest corner, on the existing southerly right-of-way line of Hudson Street, at the southwest corner of the said City National Bank remainder tract, and at the southwest corner of the said 27A-WD tract, said spike being 30.00 feet right of the centerline of right-of-way of Hudson Street station 23+03.01, said spike 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, the southerly line of the said City National Bank remainder tract, and being the southerly line of the said 27A-WD parcel **South 86 degrees 18 minutes 11 seconds East for a distance of 28.23 feet** to a point being 30.00 right of the centerline of right-of-way of Hudson Street station 23+31.23;

Thence crossing through the lands of the Grantor, **North 89 degrees 06 minutes 26 seconds West for a distance of 28.25 feet** to a point on the Grantor's westerly line, on a jog in the southerly right-of-way line of Hudson Street, and on the easterly line of the said 1817.73 acre tract, said point being 31.38 feet right of the centerline of right-of-way of Hudson Street station 23+03.01;

Thence along the Grantor's westerly line, the said southerly right-of-way line of Hudson Street, and the said easterly line of the 1817.73 acre tract, **North 03 degrees 27 minutes 04 seconds for a distance of 1.38 feet** to the **TRUE POINT OF BEGINNING** of the parcel herein described.

The above description contains a total area of **0.0004 acres (0.000 acres are located within the Present Road Occupied resulting in a net take of 0.0004 acres)**, out of Franklin County Auditor's **Parcel number 010-190408**.

Prior instrument of record as of this writing recorded in **Instrument Number 200811030161676** 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