

EXHIBIT A

**PARCEL 34-WD
0.038 ACRE (OR 1,650.54 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, and being a 0.038 acre tract out of that 0.542 acre tract known as Franklin County Auditor's **Parcel Numbers 010-136571** as conveyed to **Nhan Troug Le and Phuong Bach Nguyen** (hereafter referred to as "Grantor") by the instrument filed as **Instrument Number 201202030016050** (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:

BEGINNING 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, 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, and being at the northeast corner of the Grantor, said iron pin being the **TRUE POINT OF BEGINNING** of the parcel herein described;

Thence along the Grantor's easterly line, **South 03 degrees 27 minutes 04 seconds West for a distance of 30.00 feet** to an iron pin set at a northeast corner of the Grantor, on the existing southerly right-of-way line of Hudson Street, and at the northwest corner of Reserve "A" of Hiawatha Park Place as recorded in Plat Book volume 14, page 32, said pin being 30.00 feet right of the centerline of right-of-way of Hudson Street station 28+66.19;

Thence crossing through the lands of the Grantor and along the said existing southerly right-of-way line of Hudson Street, **North 86 degrees 22 minutes 37 seconds West for a distance of 0.11 feet** to an iron pin set at an angle point in the said existing southerly right-of-way line of Hudson Street, said pin being South 03 degrees 39 minutes 36 seconds West a distance of 30.00 feet from

a 1" iron pin set in a monument box at a Point of Intersection in the centerline of right-of-way of Hudson Street station 28+66.08;

Thence continuing through the lands of the Grantor and along the said existing southerly right-of-way line of Hudson Street, **North 86 degrees 18 minutes 11 seconds West for a distance of 54.91 feet** to an iron pin set on the Grantor's westerly line and being on the easterly line of that 10.515 acre 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, said pin being 30.00 feet right of the centerline of right-of-way of Hudson Street station 28+11.19;

Thence along the Grantor's westerly line and the easterly line of the said Board of Education tract, **North 03 degrees 27 minutes 04 seconds West for a distance of 30.00 feet** to a Mag spike set at a northwest corner of the Grantor, at the northeast corner of the said Board of Education tract, and on the said centerline of right-of-way of Hudson Street, said spike being at station 28+11.06 of the centerline of right-of-way of Hudson Street;

Thence along the Grantor's northerly line and along the said centerline of right-of-way of Hudson Street, **South 86 degrees 18 minutes 11 seconds East for a distance of 55.02 feet** to the **TRUE POINT OF BEGINNING** of the parcel herein described.

The above description contains a total area of **0.038 acres** (**0.038** acres are located within the Present Road Occupied resulting in a net take of **0.000 acres**), all of which are located within Franklin County Auditor's **Parcel number 010-136571**.

Prior instrument of record as of this writing recorded in **Instrument Number 201202030016050** 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