

EXHIBIT A

**PARCEL 198-WD
0.070 ACRE (OR 3,060.76 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 7 of the Partition of John F. Longman of record in Franklin County Court of Common Pleas Complete Record 64, page 107), and being a 0.070 acre tract out of that tract known as Franklin County Auditor's **Parcel Number 010-060164** as conveyed to **Liggett Limited Partnership, an Ohio Limited Partnership** (hereafter referred to as "Grantor") by the instrument filed as **Official Record volume 30715, page I19**, (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 at a 1" iron pin set in a monument box at an angle point in the centerline of right-of-way of Hudson Street, being the northwest corner of the Grantor, at the northeast corner of Hudson Manor as recorded in Plat Book volume 16, page 19, on the northerly line of the said Lot 7, and being on the southerly line of Highway Park as recorded in Plat Book volume 14, page 9, said pin being at station 80+80.06 of the said centerline of right-of-way of Hudson Street, said pin being the **TRUE POINT OF BEGINNING** of the parcel herein described;

Thence along the Grantor's northerly line, the northerly line of the said Lot 7, and the said centerline of right-of-way of Hudson Street, **South 86 degrees 11 minutes 03 seconds East for a distance of 104.06 feet** a Mag spike set at the northeast corner of the Grantor, the northeast corner of the said Lot 7, and at the northwest corner of Maple View as recorded in Plat Book volume 7, page 414, said spike being at station 81+84.11 of the centerline of right-of-way of Hudson Street;

Thence along the Grantor's easterly line, the easterly line of the said Lot 7, and the westerly line of the said Maple View, **South 11 degrees 16 minutes 29 seconds West for a distance of 30.26 feet** to a point (passing a 5/8" iron pin at a distance of 30.08 feet, said point being on the existing southerly right-of-way line of Hudson Street at the northwest corner of Lot 27 of the said Maple View as conveyed to Wayne Martin by the instrument filed as Instrument Number 200504070065033, said point being 30.00 feet right of the centerline of right-of-way of Hudson Street station 81+80.19;

Thence crossing through the lands of the Grantor, along the said existing southerly right-of-way line of Hudson Street, and through the said Lot 7, **North 86 degrees 11 minutes 03 seconds West for a distance of 100.00 feet** to a point, being referenced by a 3/4" iron pipe found being South 03 degrees 33 minutes 34 seconds West at a distance of 0.29 feet, said point being on the Grantor's westerly line, on the easterly line of the said Hudson Manor, and at the northeast corner of Lot 11 of the said Hudson Manor as conveyed to Darlene Davis by the instrument filed as Instrument Number 201804160049656, said point being 30.00 feet right of the centerline of right-of-way of Hudson Street station 80+80.19;

Thence along the Grantor's westerly line and the easterly line of the said Hudson Manor, **North 03 degrees 33 minutes 34 seconds East for a distance of 30.00 feet to the TRUE POINT OF BEGINNING** of the parcel herein described.

The above description contains a total area of **0.070 acres** (**0.070** 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 010-060164**.

Prior instrument of record as of this writing recorded in **Official Record volume 30715, page I19** 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