

EXHIBIT A

**PARCEL 97-P
0.001 ACRE (OR 47.73 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, being part of Lot 29 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 0.001 acre parcel out of that tract known as Franklin County Auditor's **Parcel Number 010-074795** as conveyed to **Undefeated Investments LLC** (hereafter referred to as "Grantor") by the instrument filed as **Instrument Number 201505290070513**.

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 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 901.26 feet** to a point being at station 50+59.09 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 a point at the Grantor's northwest corner, the northwest corner of the said Lot 29, and being at the intersection of the existing southerly right-of-way line of Hudson Street and the easterly right-of-way line of Jefferson Avenue, said point being 30.00 feet right of the centerline of right-of-way of Hudson Street station 50+59.09, said spike 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 29, and along the said existing southerly right-of-way line of Hudson Street, **South 86 degrees 17 minutes 34 seconds East for a distance of 18.97 feet** to a point being 30.00 feet right of the centerline of right-of-way of Hudson Street station 50+78.06;

Thence crossing through the lands of the Grantor and through the said Lot 29, **South 78 degrees 49 minutes 41 seconds West for a distance of 19.60 feet** to a point on the Grantor's westerly line, the westerly line of the said Lot 29, and on the said easterly right-of-way line of Jefferson Avenue, said point being 35.03 feet right of the centerline of right-of-way of Hudson Street station 50+59.11;

Thence along the Grantor's westerly line, the said westerly line of Lot 29, and the said easterly right-of-way line of Jefferson Avenue, **North 03 degrees 27 minutes 30 seconds East for a distance of 5.03 feet** to the **TRUE POINT OF BEGINNING** of the parcel herein described.

The above description contains a total area of **0.001 acres** (**0.000** acres are located within the Present Road Occupied resulting in a net take of **0.001 acres**), out of Franklin County Auditor's **Parcel number 010-074795**.

Prior instrument of record as of this writing recorded in **Instrument Number 201505290070513** 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