

EXHIBIT A

**PARCEL 189-WD
0.001 ACRE (OR 46.23 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 Highway Park as recorded in Plat Book volume 14, page 9 (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 010-061283** as conveyed to **Iacovetta-Maxwell Enterprises, a Partnership** (hereafter referred to as "Grantor") by the instruments filed as **Official Record volume 13964, page I05** and **Official Record volume 13964, page I04;**

Being a parcel of land lying on the left 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 at an angle point in the centerline of right-of-way of Hudson Street, being the northeast corner of the said Hudson Manor, the northwest corner 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 on the southerly line of Highway Park as recorded in Plat Book volume 14, page 19, said pin being at station 80+80.06 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 26 minutes 46 seconds West for a distance of 244.36 feet** to a point being at station 78+35.70 of the centerline of right-of-way of Hudson Street;

Thence leaving the centerline of right-of-way of Hudson Street perpendicularly, **North 03 degrees 33 minutes 14 seconds East for a distance of 30.00 feet** to a Mag spike set at the southeast corner of the Grantor, the southeast corner of the said Lot 35, and being the intersection of the existing northerly right-of-way line of Hudson Street and the westerly right-of-way line of Dresden Street (50' R/W – Public), said spike being 30.00 feet left of the centerline of right-of-way of Hudson Street station 78+35.70, said spike being the **TRUE POINT OF BEGINNING** of the parcel herein described;

Thence along the Grantor's southerly line, the southerly line of the said Lot 35, and the said existing northerly right-of-way line of Hudson Street, **North 86 degrees 26 minutes 46 seconds West for a distance of 6.61 feet** to an iron pin set being 30.00 feet left of the centerline of right-of-way of Hudson Street station 78+29.09;

Thence crossing through the lands of the Grantor and the said Lot 35, **North 24 degrees 36 minutes 45 seconds East for a distance of 7.17 feet** to an iron pin set being 36.69 feet left of the centerline of right-of-way of Hudson Street station 78+31.66;

Thence continuing through the lands of the Grantor and the said Lot 35, **North 40 degrees 48 minutes 27 seconds East for a distance of 6.64 feet** to an iron pin set on the Grantor's easterly line, the easterly line of the said Lot 35, and on the said westerly right-of-way line of Dresden Street, said pin being 41.98 feet left of the centerline of right-of-way of Hudson Street station 78+35.68;

Thence along the Grantor's easterly line, the easterly line of the said Lot 35, and along the said westerly right-of-way line of Dresden Street, **South 03 degrees 29 minutes 23 seconds West for a distance of 11.98 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**), all of which are located within Franklin County Auditor's **Parcel number 010-061283**.

Prior instruments of record as of this writing recorded in **Official Record volume 13964, page I05** and **Official Record volume 13964, page I04** 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