

EXHIBIT A

**PARCEL 37-P
0.0003 ACRE (OR 12.50 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 3 of Almada as recorded in Plat Book volume 8, page 4-B (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 010-073088** as conveyed to **766 East Hudson St., LLC** (hereafter referred to as "Grantor") by the instrument filed as **Instrument Number 201005210063318**.

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 the centerline of right-of-way of Hudson Street, being at the northwest corner of Hiawatha 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, **South 86 degrees 22 minutes 37 seconds East a distance of 62.61 feet** to a point being at station 29+28.68 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 37 minutes 23 seconds East for a distance of 30.00 feet** to a point at the Grantor's southeast corner, the southeast corner of the said Lot 3, and being at the intersection of the existing northerly right-of-way line of Hudson Street and the westerly right-of-way line of

Osceola Avenue (50' R/W – Public), said spike being 30.00 feet left of the centerline of right-of-way of Hudson Street station 29+28.68 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 3, and along the said existing northerly right-of-way line of Hudson Street, **North 86 degrees 22 minutes 37 seconds West for a distance of 5.00** feet to a point being 30.00 left of the centerline of right-of-way of Hudson Street station 29+23.68;

Thence crossing through the lands of the Grantor and through the said Lot 3, **North 48 degrees 21 minutes 26 seconds East for a distance of 7.04** feet to a point on the Grantor's easterly line, on the easterly line of the said Lot 3, and on the said westerly right-of-way line of Osceola Avenue, said point being 35.00 feet left of the centerline of right-of-way of Hudson Street station 29+28.64;

Thence along the Grantor's easterly line, the said easterly line of Lot 3, and the said westerly right-of-way line of Osceola Avenue, **South 03 degrees 05 minutes 30 seconds West for a distance of 5.00** feet to the **TRUE POINT OF BEGINNING** of the parcel herein described.

The above description contains a total area of **0.0003 acres** (**0.000** acres are located within the Present Road Occupied resulting in a net take of **0.0003 acres**), out of Franklin County Auditor's **Parcel number 010-073088**.

Prior instrument of record as of this writing recorded in **Instrument Number 201005210063318** 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

Date

Registered Professional Surveyor No. 8759