

EXHIBIT A

**PARCEL 31-WD
0.148 ACRE (OR 6,451.74 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 0.148 acre tract out of that 10.515 tract known as Franklin County Auditor's **Parcel Number 010-136765** as conveyed to **Board of Education of The City School District of Columbus, Ohio** (hereafter referred to as "Grantor") by the instrument filed as **Official Record volume 13964, G17** (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:

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 Hiawtha 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, **North 86 degrees 18 minutes 11 seconds West for a distance of 55.02 feet** to a point a Mag spike set at the northeast corner of the Grantor and being the northwest corner of that 0.542 acre tract as conveyed to Nhan Troug Le and Phuong Bach Nguyen by the instrument filed as Instrument Number 201202030016050 , said spike being at station 28+11.06 of the centerline of right-of-way of Hudson Street and being the **TRUE POINT OF BEGINNING** of the parcel herein described;

Thence along the Grantor's easterly line and along the westerly line of the said Nhan Troug Le tract, **South 03 degrees 27 minutes 04 seconds West for a distance of 30.00 feet** to an iron pin set on the existing southerly right-of-way line of Hudson Street, said pin being 30.00 feet right of the centerline of right-of-way of Hudson Street station 28+11.19;

Thence crossing through the lands of the Grantor and along the said southerly right-of-way line of Hudson Street, **North 86 degrees 18 minutes 11 seconds East for a distance of 215.06 feet** to a $\frac{3}{4}$ " iron pipe found on the Grantor's westerly line, at the northeast corner of that tract as conveyed to Franklin Hotel Group, LLC, and Ohio Limited Liability Company by the instrument filed as Instrument Number 201807310102258, and at the southeast corner of the remainder of that 2.181 acre tract as conveyed to City National Bank and Trust Company of Columbus, Ohio, Trustee by the instrument filed as Deed Book volume 2795, page 142, said pipe being 30.00 feet right of the centerline of right-of-way of Hudson Street station 25+96.13;

Thence along the Grantor's westerly line and the easterly line of the said City National Bank remainder tract, **North 03 degrees 27 minutes 04 seconds East for a distance of 30.00 feet** to a Mag spike set at a northwest corner of the Grantor and at the northeast corner of the said City National Bank remainder tract, said spike being at station 25+96.00 of the centerline of right-of-way of Hudson Street;

Thence along the Grantor's northerly line, the southerly line of that remainder tract as conveyed to The Citizens Trust and Savings Bank, as Trustee by the instrument filed as Deed Book volume 645, page 460, and along the said centerline of right-of-way of Hudson Street, **South 86 degrees 18 minutes 11 seconds East for a distance of 215.06 feet** to the **TRUE POINT OF BEGINNING** of the parcel herein described.

The above description contains a total area of **0.148 acres** (**0.148** 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 010-136765**.

Prior instrument of record as of this writing recorded in **Official Record volume 13964, page G17** 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