

**EXHIBIT A**

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**PARCEL 104A-WD  
0.047 ACRE (OR 2,027.04 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]

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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 5 of the Partition of Casper Kiner's Heirs of record in Franklin County Court of Common Pleas Complete Record 31, page 462 and being all of the remainder of that 0.544 acre tract with no Franklin County Auditor's **Parcel Number assigned** as conveyed to **James D. Beekman and June L. Beekman** (hereafter referred to as "Grantor") by the instrument filed as **Deed Book volume 3340, page 521** (all document references are to the records of Franklin County unless otherwise stated);

Being a parcel of land lying on the left side of the existing centerline of right-of-way of Hudson Street (R/W Varies – 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 and the southerly line of the Partition of Jacob Kiner's Heirs Lots 3, 2 and 1, **South 86 degrees 17 minutes 34 seconds East for a distance of 1163.61 feet** to a Mag spike set at the southeast corner of the said Lot 1, the southwest corner of the said Lot 5, the southeast corner of Hahn's Subdivision as recorded in Plat Book volume 18, page 14, the intersection of the centerlines of right-of-way of the said Hudson Street and McGuffey Road and being the southwest corner of that 0.452 acre tract as conveyed to Jamileh Assaf by the instrument filed as Instrument Number 201303080038798, said spike being at station 53+21.44 of the centerline of right-of-way of Hudson Street;

Thence along the said centerline of right-of-way of McGuffey Road, the said easterly line of Lot 1, the said westerly line of Lot 5, the said easterly line of Hahn's Subdivision, and the westerly line of the said Jamileh Assaf tract, **North 00 degrees 16 minutes 59 seconds West for a distance of 30.07 feet** to a Mag spike set at the Grantor's southwest corner, the northwest corner of the said Jamileh Assaf tract, and on the extension of the northerly right-of-way line of Hudson Street, said spike being 30.00 feet left of the centerline of right-of-way of Hudson Street station 53+19.35, said spike being the **TRUE POINT OF BEGINNING** of the parcel herein described;

Thence along the Grantor's westerly line, the said westerly line of Lot 5, the said easterly line of Lot 1, the said easterly line of Hahn's Subdivision, and the said centerline of right-of-way line of McGuffey Road, **North 00 degrees 16 minutes 58 seconds West for a distance of 135.12 feet** to a Mag spike set at the Grantor's northwest corner and being the southwest corner of Kenmont Addition as recorded in Plat Book volume 21, page 29, said pin being 164.79 feet left of the centerline of right-of-way of Hudson Street station 53+09.95;

Thence along the Grantor's northerly line and being the southerly line of the said Kenmont Addition, **South 86 degrees 24 minutes 16 seconds East for a distance of 15.03 feet** to an Mag spike set at the northeast corner of the Grantor and being the northwest corner of the remainder of that 0.403 acre tract as conveyed to Henrietta W. Kiner and The City of Columbus, Ohio by the instruments filed as Deed Book volume 1374, page 85, volume 1632, page 121 and volume 1632, page 124, said spike being 164.82 feet left of the centerline of right-of-way of Hudson Street station 53+24.98;

Thence along the Grantor's easterly line, the westerly line of the said Henrietta W. Kiner remainder tract, **South 00 degrees 16 minutes 58 seconds East for a distance of 135.15 feet** to a Mag spike set at the southeast corner of the Grantor, the southwest corner of the said Henrietta W. Kiner remainder tract, on the northerly line of the said Jamileh Assaf tract, and on the extension of the northerly right-of-way line of Hudson Street, said spike being 30.00 feet left of the centerline of right-of-way of Hudson Street station 53+34.38;

Thence along the Grantor's southerly line, the said northerly line of the said Jamileh Assaf tract, and along the said extension of the northerly right-of-way line of Hudson Street, **North 86 degrees 17 minutes 34 seconds West for a distance of 15.04 feet** to the **TRUE POINT OF BEGINNING** of the parcel herein described.

The above description contains a total area of **0.047 acres**, (**0.047** acres are located within the Present Road Occupied resulting in a net take of **0.000 acres**), having no Franklin County Auditor's **Parcel number**.

Prior instrument of record as of this writing recorded in **Deed Book volume 3340, page 521** 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.

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Andrew T. Jordan  
Registered Professional Surveyor No. 8759

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Date