

**EXHIBIT A**

---

**PARCEL 27A-WD  
0.202 ACRE (OR 8,793.72 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 all of the remainder of that 2.181 acre tract with no Franklin County Auditor's **Parcel Number assigned** as conveyed to **City National Bank and Trust Company of Columbus, Ohio Trustee** (hereafter referred to as "Grantor") by the instrument filed as **Deed Book volume 2795, page 142** (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 a distance of 270.08 feet** to a Mag spike set at the northeast corner of the Grantor and being the northwest corner of that 10.515 acre tract as conveyed to Board of Education of The City School District of Columbus, Ohio by the instrument filed as Official Record volume 13964, page G17, said spike being at station 25+96.00 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 easterly line of the Grantor and along the westerly line of the said Board of Education tract, **South 03 degrees 27 minutes 04 seconds West for a distance of 30.00** to a ¾" iron pipe found on the existing southerly right-of-way line of Hudson Street and being the

northeast corner of that tract as conveyed to Franklin Hotel Group, LLC, an Ohio Limited Liability Company by the instrument filed as Instrument Number 201807310102258, said pipe being 30.00 right of the centerline of right-of-way of Hudson Street station 25+96.13;

Thence along the said southerly right-of-way line of Hudson Street, the southerly line of the Grantor, the said northerly line of the Franklin Hotel Group, LLC tract, and being the northerly line of that 0.9295 acre tract as conveyed to Thomas 22 Limited by the instrument filed as Instrument Number 200811030161676, **North 86 degrees 18 minutes 11 seconds West for a distance of 293.12 feet** to a Mag spike set at the southwest corner of the Grantor, the northwest corner of the said Thomas 22 Limited tract, in the easterly line of a 1817.73 square foot right-of-way tract as conveyed to City of Columbus, Ohio by the instrument filed as Instrument Number 200202060034111, said spike being 30.00 feet right of the centerline of right-of-way of Hudson Street station 23+03.01;

Thence along the Grantor's westerly line and being the easterly line of the said Thomas 22 Limited tract, **North 03 degrees 27 minutes 04 seconds West for a distance of 30.00 feet** to a Mag spike set at the Grantor's northwesterly corner, the northeast corner of the said Thomas 22 Limited tract, and being on the said centerline of right-of-way line of Hudson Street, said spike being at station 23+03.01 of the centerline of right-of-way of Hudson Street;

Thence along the Grantor's northerly line and along the said centerline of right-of-way of Hudson Street, **South 86 degrees 18 minutes 11 seconds East for a distance of 293.12 feet** to the **TRUE POINT OF BEGINNING** of the parcel herein described.

The above description contains a total area of **0.202 acres** (**0.202** 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 2795, page 142** 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