

EXHIBIT A

**PARCEL 32A-WD
0.010 ACRE (OR 450.00 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 0.046 acre tract with no Franklin County Auditor's **Parcel Number assigned** as conveyed to **The Citizens Trust and Savings Bank, as Trustee** (hereafter referred to as "Grantor") by the instrument filed as **Deed Book volume 645, page 460** (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 (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 63.12 feet** to a Mag spike set at the southeast corner of the Grantor and being on the northerly line 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 28+02.96 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 southerly line of the Grantor, the northerly line of said Board of Education tract, and along the said centerline of right-of-way of Hudson Street, **North 86 degrees 18 minutes 11 seconds West for a distance of 15.00 feet** to a Mag spike set at the Grantor's

southwest corner, said spike being at station 27+87.96 of the centerline of right-of-way of Hudson Street;

Thence along the Grantor's westerly line, **North 03 degrees 05 minutes 30 seconds East for a distance of 30.00 feet** to an iron pin set at the northwest corner of the Grantor, the southeast corner of Lot 11 of Homecroft as recorded in Plat Book volume 14, page 24, at the southwest corner of that tract, both as conveyed to Nizar H. Al Kamhawi and Rihab R. Al Kamahawi by the instrument filed as Instrument Number 19980603134946, and being on the existing northerly right-of-way line of Hudson Street, said pin being 30.00 feet left of the centerline of right-of-way of Hudson Street station 27+87.65;

Thence along the Grantor's northerly line, the said northerly right-of-way line of Hudson Street, the southerly line of the said Al Kamhawi tract, **South 86 degrees 18 minutes 11 seconds East for a distance of 15.00 feet** to a Mag spike set at the Grantor's northeast corner, the southeast corner of the said Al Kamhawi tract and being the southwest corner of Lot 1 as recorded in Plat Book volume 8 page 4-B as conveyed in the said Instrument Number 19980603134946, said spike being 30.00 feet left of the centerline of right-of-way of Hudson Street station 28+02.64;

Thence along the Grantor's easterly line, **South 03 degrees 05 minutes 30 seconds West for a distance of 30.00 feet** to the **TRUE POINT OF BEGINNING** of the parcel herein described.

The above description contains a total area of **0.010 acres** (**0.010** 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 645, page 460** 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