

EXHIBIT A

**PARCEL 21-WD
0.447 ACRE (OR 19,478.37 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 0.447 acre tract out of that tract known as Franklin County Auditor's **Parcel Number 010-076530** as conveyed to **SSA Brothers, LLC, an Ohio limited liability company** (hereafter referred to as "Grantor") by the instrument filed as **Instrument Number 201912270173942** (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 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 851.27 feet** to a Mag spike set at the southeast corner of the Grantor and being the southeast corner of a 1 acre tract as shown on the recorded plat of Homcroft Addition as recorded in Plat Book volume 14, page 24, the southeast corner of that right-of-way take known as 53-SH (FRA-1-25.33) as conveyed to State of Ohio in the Franklin County Court of Common Pleas with Case No. 203741, and being on the northerly line of that Limited Access right-of-way parcel known as 11-LA (FRA-1-25.33) as conveyed to State of Ohio by the instrument filed as Instrument Number 200004250079990, said spike being at station 20+14.81 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 said centerline of right-of-way of Hudson Street, the Grantor's southerly line, the southerly line of the said 1 acre tract, the southerly line of the said 53-SH parcel, the southerly line of that Limited Access right-of-way parcel known as 53-LA (FRA-1-25.33) as conveyed to State of Ohio in the Franklin County Court of Common Pleas with Case No. 203741, and being the northerly line of the said 11-LA parcel, **North 86 degrees 18 minutes 11 seconds West for a distance of 165.62 feet** to a Mag spike set at the Grantor's southwesterly corner, being the intersection of the centerline of right-of-way of the said Hudson Street and Beulah Road FKA Big Four Avenue as dedicated in Plat Book volume 14, page 24, the southwest corner of the said 1 acre tract, and being the southwest corner of the said 53-LA parcel, said spike being at station 18+49.19 of the centerline of right-of-way of Hudson Street;

Thence along the Grantor's westerly line, the said centerline of right-of-way of Beulah Road, the westerly line of the said 1 acre tract, the westerly line of the said 53-LA parcel, and the westerly line of the said 53-SH parcel, **North 02 degrees 24 minutes 51 seconds West for a distance of 264.06 feet** to a Mag spike set at the Grantor's northwesterly corner, the northwest corner of the said 1 acre tract, and being the northwest corner of the said 53-SH parcel, said spike being 262.56 feet left of the centerline of right-of-way of Hudson Street station 18+21.08;

Thence along the Grantor's northerly line, the northerly line of the said 1 acre tract, and being the northerly line of the said 53-SH parcel and crossing the right-of-way of the said Beulah Avenue, **South 86 degrees 18 minutes 11 seconds East for a distance of 30.17 feet** to a Mag spike set at a northwest corner of the Grantor, at the northeast corner of the said 53-SH parcel, being the southwest corner of Lot 247 of the said Homecroft Subdivision, and being on the existing easterly right-of-way line of the said Beulah Avenue, said spike being 262.56 feet left of the centerline of right-of-way of Hudson Street station 18+51.25:

Thence crossing through the lands of the Grantor, through the said 1 acre tract, along the existing easterly right-of-way of Beulah Avenue and Interstate Route 71, and along the easterly line of the said 53-SH parcel, the following four (4) courses:

1. **South 02 degrees 24 minutes 51 seconds East for a distance of 13.91 feet** to an iron pin set at a point of curvature, being 248.73 feet left of the centerline of right-of-way of Hudson Street station 18+52.73;
2. Along the arc of a curve to the left having a Delta angle of **24 degrees 49 minutes 25 seconds**, Radius of **274.48 feet**, an Arc length of **118.92 feet**, and being subtended by a long chord bearing **South 14 degrees 49 minutes 26 seconds East for a distance of 117.99 feet** to an iron pin set at a point of tangency, being 136.85 feet left of the centerline of right-of-way of Hudson Street station 18+90.21;

3. **South 27 degrees 23 minutes 29 seconds East for a distance of 63.40 feet** to an iron pin set at a point of curvature, being 82.56 feet left of the centerline of right-of-way of Hudson Street station 19+22.95;
4. Along the arc of a curve to the left having a Delta angle of **28 degrees 05 minutes 09 seconds**, Radius of **88.00 feet**, an Arc length of **43.14 feet**, and being subtended by a long chord bearing **South 41 degrees 26 minutes 08 seconds East for a distance of 42.71 feet** to an iron pin set at the intersection of the said existing easterly right-of-way line of Interstate 71 and the proposed northerly right-of-way line of Hudson Street, said pin being 52.43 feet left of the centerline of right-of-way of Hudson Street station 19+53.22;

Thence continuing through the lands of the Grantor, through the said 1 acre tract, and along the proposed northerly right-of-way line of Hudson Street, **North 32 degrees 20 minutes 14 seconds East for a distance of 3.54 feet** to an iron pin set being 55.54 feet left of the centerline of right-of-way of Hudson Street station 19+54.91;

Thence continuing through the lands of the Grantor, through the said 1 acre tract, and along the said proposed northerly right-of-way line of Hudson Street, **South 57 degrees 39 minutes 46 seconds East for a distance of 11.55 feet** to and iron pin set on a southerly line of the Grantor, being on existing northerly right-of-way line of Hudson Street, being on the northerly line of a 1742.40 square foot right-of-way take as conveyed to City of Columbus, Ohio by the instrument filed as Instrument Number 201003120029591, said pin being 50.00 feet left of the centerline of right-of-way of Hudson Street station 19+65.05;

Thence continuing through the said 1 acre tract, along a southerly line of the Grantor, the said northerly right-of-way line of Hudson Street, and the said northerly line of the 1742.40 square foot City of Columbus, Ohio parcel, **North 86 degrees 18 minutes 11 seconds West for a distance of 7.49 feet** to a Mag spike set at the intersection of the said existing northerly right-of-way line of Hudson Street and the said easterly right-of-way line of Interstate Route 71, being a southeast corner of the Grantor, being the northwest corner of the said 1742.40 square foot City of Columbus, Ohio parcel, and being on the easterly line of the said 53-SH parcel, said pin being 50.00 feet left of the centerline of right-of-way of Hudson Street station 19+57.56;

Thence continuing through the said 1 acre tract, along a northerly line of the Grantor, the northerly line of the said 53-SH, the southerly line of the said 1742.40 square foot City of Columbus, Ohio parcel, along an arc of a curve to the left having a Delta angle of **27 degrees 13 minutes 35 seconds**, Radius of **88.00 feet**, an Arc length of **41.82 feet**, and being subtended by a long chord bearing **South 72 degrees 20 minutes 01 seconds East for a distance of 41.42 feet** to an iron pin

set at a point of tangency, being 40.00 feet left of the centerline of right-of-way of Hudson Street station 19+97.76;

Thence continuing through the said 1 acre tract, along a northerly line of the Grantor, the said northerly line of the 53-SH parcel, the said southerly line of the 1742.40 square foot City of Columbus, Ohio parcel, **South 86 degrees 18 minutes 11 seconds East for a distance of 12.79 feet** to and iron pin set at a northeast corner of the Grantor, on the easterly line of the said 1 acre tract, being the northwest corner of a right-of-way parcel known as 53-A (FRA-1-25.33) as conveyed to State of Ohio in Franklin County Court of Common Pleas Case No. 203741, and being in the westerly line of Lot 167 of the said Homecroft subdivision, said pin being 40.00 feet left of the centerline of right-of-way of Hudson Street station 20+10.55;

Thence along the Grantor's easterly line, the easterly line of the said 1 acre tract, the easterly line of the said 53-SH parcel, the westerly line of the said Lot 167, and being the westerly line of the said 53-A parcel, **South 02 degrees 22 minutes 38 seconds East for a distance of 40.23 feet** to the **TRUE POINT OF BEGINNING** of the parcel herein described.

The above description contains a total area of **0.447 acres** (**0.446** acres are located within the Present Road Occupied resulting in a net take of **0.0010 acres**, all of which are located within Franklin County Auditor's **Parcel number 010-076530**).

Prior instrument of record as of this writing recorded in **Instrument Number 201912270173942** 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

