

**EXHIBIT A**

---

**PARCEL 115A-WD  
0.217 ACRE (OR 9,461.02 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, 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 lying in the said Lot 5 of that 32 acre tract with no Franklin County Auditor's **Parcel Number assigned** as conveyed to **Arthur H. Kiner** (hereafter referred to as "Grantor") by the instrument filed as **Deed Book volume 326, page 464** (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:

**BEGINNING FOR REFERENCE** at a 1" iron pin set in a monument box on at an angle point in the centerline of right-of-way of Hudson Street, being the southeast corner of the said Lot 5, the southwest corner of Highway Park Extension as recorded in Plat Book volume 17, page 354, and being on the northerly line of Grasmere Gardens as recorded in Plat Book volume 15, page 2, said pin being at station 61+45.69 of the said centerline of right-of-way of Hudson Street, said pin being the **TRUE POINT OF BEGINNING** of the parcel herein described;

Thence along the Grantor's southerly line, the southerly line of the said Lot 5, the said centerline of right-of-way of Hudson Street, and the northerly line of the said Grasmere Gardens, **North 86 degrees 17 minutes 34 seconds West for a distance of 315.05 feet** to a Mag spike set (passing a Mag spike set at a distance of 137.30 feet ) at the southwest corner of the Grantor and being the southeast corner of McGuffey School Subdivision as recorded in Plat Book volume 20, page 65, said pin being at station 58+30.64 of the centerline of right-of-way of Hudson Street;

Thence along the Grantor's westerly line and the easterly line of the said McGuffey School Subdivision, **North 02 degrees 10 minutes 24 seconds East for a distance of 30.01 feet** to a point, being referenced by a 3/4" iron pipe found being North 02 degrees 10 minutes 24 seconds East at a distance of 1.00 feet, said point being at the northwest corner of the Grantor, the southeast corner of Lot 116 of the said McGuffey School Subdivision, the southeast corner of that tract as conveyed to John Gungortekin by the instrument filed as Instrument Number 201706260086174, the southwest corner of that acre tract as conveyed to Mary J. Cunningham AKA Mary Sharp Cunningham, AKA Mary J. Sharp Cunningham, and AKA Mary J. Sharp-Cunningham by the instruments filed as Instrument Numbers 201505290070529 and 200803270046498, and on the existing northerly right-of-way line of the said Hudson Street, said point being 30.00 feet left of the centerline of right-of-way of Hudson Street station 58+29.83;

Thence along the Grantor's northerly line, the said existing northerly right-of-way line of Hudson Street, the southerly line of the said Mary J. Cunningham tract, the southerly line of that tract as conveyed to SOA Properties, LLC, an Ohio Limited Liability Company by the instrument filed as Instrument Number 201912130167878, the southerly line of that tract as conveyed to Tiffanie Cardani by the instrument filed was Instrument Number 201604120044154, the southerly line of that as conveyed to Michael Sanders by the instrument filed as Instrument Number 201607010084914, the southerly line of that tract as conveyed to Suzanne Gehring by the instruments filed as Instrument Number 199911050278648 and Deed Book volume 3491, page 102, the southerly line of that tract as conveyed to Bernadette Davis by the instrument filed as Official Record volume 13640, page B16, the southerly line of that tract as conveyed to Keith Gehring by the instrument filed as Instrument Number 200709200165902, and the southerly line of that tract as conveyed to Central Congregation of Jehovah's Witnesses, Columbus, Ohio, an Ohio Corporation by the instrument filed as Instrument Number 20120170156684, **South 86 degrees 17 minutes 34 seconds East for a distance of 315.68 feet** to a point being referenced by a ¾" iron pipe found being South 18 degrees 29 minutes 27 seconds West at a distance of 0.31 feet, said point being at the northeast corner of the Grantor, on the said southerly line of the said Central Congregation of Jehovah's Witnesses tract, and at the southwest corner of Lot 1 of the said Highway Park Extension, said point being 30.00 feet left of the centerline of right-of-way of Hudson Street station 61+45.61;

Thence along the Grantor's easterly line, the easterly line of the said Lot 5, and along the westerly line of the said Highway Park Extension, **South 03 degrees 22 minutes 13 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 **0.217 acres**, (**0.217** 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 326, page 464** 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