

EXHIBIT A

**PARCEL 110-WD
0.082 ACRE (OR 3,568.86 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 a 0.082 acre parcel out of that 0.450 tract known as Franklin County Auditor's **Parcel Number 010-062566** as conveyed to **Ohio Wholesale Auto Sales, LLC** (hereafter referred to as "Grantor") by the instruments filed as **Instrument Number 201505150063301** (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 at the intersection of the centerline of right-of-way of Hudson Street and the centerline of right-of-way of Atwood Terrace, 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, the southerly line of the Partition of Jacob Kiner's Heirs Lots 3, 2 and 1, and the southerly line of the Partition of Casper Kiner's Heirs Lot 5, **South 86 degrees 17 minutes 34 seconds East for a distance of 1395.61 feet** to a Mag spike set at the Grantor's southwest corner and the southeast corner of that 0.352 acre tract as conveyed to Goldman Properties by the instrument filed as Instrument Number 200512070258131, said spike being at station 55+53.44 of the centerline of right-of-way of Hudson Street, said spike being the **TRUE POINT OF BEGINNING** of the parcel herein described;

Thence along the Grantor's westerly line and the easterly line of the said Goldman Properties tract, **North 03 degrees 42 minutes 26 seconds East for a distance of 30.00 feet** to a Mag spike set 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 55+53.44;

Thence crossing through the lands of the Grantor and along the said existing northerly right-of-way line of Hudson Street, **South 86 degrees 17 minutes 34 seconds East for a distance of 118.92 feet** to an iron pin set on the easterly line of the Grantor, the southwest corner of that tract as conveyed to Reflections II, Inc. by the instrument filed as Official Record volume 15880, page J09, and on the westerly line of Reserve "B" of McGuffey School Subdivision as recorded in Plat Book volume 20, page 65, said pin being 30.00 feet left of the centerline of right-of-way of Hudson Street station 56+72.37;

Thence along the Grantor's easterly line and the westerly line of the said McGuffey School Subdivision, **South 03 degrees 33 minutes 45 seconds West for a distance of 30.00 feet** to a Mag spike set at the southeast corner of the Grantor, the southwest corner of the said McGuffey School Subdivision, on the southerly line of the said Lot 5, and on the said centerline of right-of-way of Hudson Street, said spike being at station 56+72.44 of the said centerline of right-of-way of Hudson Street;

Thence along the Grantor's southerly line, the said southerly line of Lot 5, and the said centerline of right-of-way line of Hudson Street, **North 86 degrees 17 minutes 34 seconds West for a distance of 119.00 feet** to the **TRUE POINT OF BEGINNING** of the parcel herein described.

The above description contains a total area of **0.082 acres**, (**0.082 acres** are located within the Present Road Occupied resulting in a net take of **0.000 acres**), all of which are located within Franklin County Auditor's **Parcel number 010-062566**.

Prior instrument of record as of this writing recorded in **Instrument Number 201505150063301** of 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