

EXHIBIT A

THE LAND HEREINAFTER REFERRED TO IS SITUATED IN THE FRANKLIN TOWNSHIP, COUNTY OF FRANKLIN, STATE OF OH, AND IS DESCRIBED AS FOLLOWS:

SITUATED IN THE TOWNSHIP OF FRANKLIN:  
BEING A PART OF LOT NUMBER FIFTEEN (15) OF NORTH SKIDMORE ADDITION, AS THE SAME IS NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF, OF RECORD IN PLAT BOOK 15, PAGE 14, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT NO. 15, THEN EAST ALONG THE SOUTH LINE OF SAID LOT EIGHTY-SEVEN (87) FEET TO A POINT, THEN NORTH PARALLEL WITH THE WEST LINE OF SAID LOT FOR TWO HUNDRED FORTY-NINE AND FIFTY-SIX HUNDREDTHS (249.56) FEET TO THE NORTH LINE OF SAID LOT, THEN WEST ALONG THE NORTH LINE OF SAID LOT EIGHTY-SEVEN (87) FEET TO THE WEST LINE OF SAID LOT, THEN SOUTH ALONG THE WEST LINE OF SAID LOT TWO HUNDRED FORTY-NINE AND FIFTY-SIX HUNDREDTHS (249.56) FEET TO THE PLACE OF BEGINNING.

BEING ALL THAT CERTAIN PROPERTY CONVEYED FROM JOSEPH LOMBARDI, ADMINISTRATOR OF THE ESTATE OF EDWARD J. LOMBARDI TO CHARLES R. BROWN AND BERNICE E. BROWN, FOR THEIR JOINT LIVES, REMAINDER TO THE SURVIVOR OF THEM BY THE DEED DATED APRIL 29, 1993 AND RECORDED APRIL 30, 1993 AS INSTRUMENT NO. 072776 AND AFFIDAVIT OF SURVIVING SPOUSE OR JOINT SURVIVOR RECORDED DECEMBER 6, 2016 AS INSTRUMENT NO. 201612080166895 AND FEBRUARY 9, 2017 AS INSTRUMENT NO. 201702090019782 AND CERTIFICATE OF TRANSFER RECORDED FEBRUARY 6, 2023 AS INSTRUMENT NO. 202302080011505 ALL OF OFFICIAL RECORDS.

PARCEL NO.: 140-006499-00

PROPERTY ADDRESS:  
3542 BRITTON AVE  
COLUMBUS, OH 43204