

EXHIBIT A

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Ver. Date 1-28-2022

PID 105732

**PARCEL 10-T
FRA-C.R. 96-1.71 (CASSADY AVE.)
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
REMOVE BUILDING, TO GRADE AND SEED
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, City of Columbus, Franklin County, Quarter Township No. 3, Township 1, Range 17, U.S. Military Lands and being part of Lots 1-4 in the North Bexley View No. 2 recorded in Plat Book 17, page 56 and conveyed to Fifth Avenue Plaza, LTD., an Ohio Limited Liability Company in Instrument 200602010019839 in the Franklin County Recorder's Office. The below described parcel laying on the left side of the centerline of proposed right of way for Cassady Avenue in project FRA-C.R. 96-1.71. (Cassady Ave.) as platted by 2LMN, Inc. and recorded in Instrument 202109170166308, being Plat Book 131, Page 66, and being more particularly described as follows:

COMMENCING at a 1" iron pin found at the southeast corner of said Lot 2 being the grantor's southeast corner, said pin being 44.91 feet left of the proposed centerline of Cassady Avenue at station 20+21.68 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, along the south line of lots 2,3, and 4, **North 85 degrees 15 minutes 32 seconds West, 189.61 feet** to a point at the southwest corner of lot 4, said point being 173.16 feet right of the proposed centerline of 5th Avenue at station 202+29.26;
- 2) **Thence**, along the west line of lot 4, **North 04 degrees 46 minutes 28 seconds East, 62.12 feet** to a point at an angle point in the grantor's west line, said point being 111.05 feet right of the proposed centerline of 5th Avenue at station 202+30.59;
- 3) **Thence**, along the grantor's west line and across lot 4, **South 85 degrees 18 minutes 14 seconds East, 6.50 feet** to a point at an angle point in the grantor's west line, said point being 111.18 feet right of the proposed centerline of 5th Avenue at station 202+37.09;
- 4) **Thence**, along the grantor's west line and across lot 4, **North 04 degrees 46 minutes 28 seconds East, 65.70 feet** to a point on the south proposed right of way for 5th Avenue, said point being 45.50 feet right of the proposed centerline of 5th Avenue at station 202+38.49;

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- 5) **Thence**, across lots 4 and 3 and the grantor's tract with the south line of the proposed right of way for 5th Avenue, **South 75 degrees 57 minutes 53 seconds East, 46.09 feet** to a point, said point being 53.50 feet right of the proposed centerline of 5th Avenue at station 202+84.94;
- 6) **Thence**, across lots 3 and 1 and the grantor's tract with the south line of the proposed right of way for 5th Avenue, **South 85 degrees 14 minutes 34 seconds East, 100.06 feet** to a point, said point being 53.50 feet right of the proposed centerline of 5th Avenue at station 203+85.00 and 93.79 feet left of the centerline of proposed right of way and construction for Cassady Avenue at station 21+37.87;
- 7) **Thence**, across lot 1 and the grantor's tract with the south line of the proposed right of way for 5th Avenue, **South 42 degrees 08 minutes 57 seconds East, 57.16 feet** to a point, said point being 48.50 feet left of the centerline of proposed right of way and construction for Cassady Avenue at station 21+03.00 and 92.55 feet right of the proposed centerline of 5th Avenue at station 204+26.74;
- 8) **Thence**, across lots 1 and 2 and the grantor's tract with the west line of the proposed right of way for Cassady Avenue, **South 01 degrees 15 minutes 31 seconds West, 18.22 feet** to a point on the existing westerly right of way for Cassady Avenue, being the east line of lot 2, said point being 45.65 feet left of the centerline of proposed right of way and construction for Cassady Avenue at station 20+85.00;
- 9) **Thence**, along the east line of lot 2, the grantor's east line and the westerly existing Right of Way for Cassady Avenue, **South 09 degrees 35 minutes 04 seconds West, 63.32 feet** to the **TRUE POINT OF BEGINNING**, containing 0.510 acres.

The parcel of land described contains, 0.510 acres, more or less of which 0.123 acres is located in Franklin County Auditor's Parcel Number 010-029516-00, 0.134 acres is located in Franklin County Auditor's Parcel Number 010-020781-00, 0.162 acres is located in Franklin County Auditor's Parcel Number 010-020779-00, and 0.091 acres is located in Franklin County Auditor's Parcel Number 010-055818-00 including the present road occupies 0.000 acres, more or less.

All irons pins set are 5/8 inch x 30 inch rebar with a 1 inch plastic cap stamped "2LMN, Inc".

Description prepared from an actual field survey prepared by 2LMN, Inc. under the supervision of Richard F. Mathias, P.S. # 7798, September, 2020.

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Grantor claim title by Instrument 200602010019839, as recorded in the Franklin County Recorder's Office.

The bearings shown hereon are based on the centerline of Cassady Avenue from Margaret Street to East 7th Avenue as being North 09 degrees 35 minutes 04 seconds East, from an adjusted field survey using GPS methods from the nearby City of Columbus monument (COC32-82), nearby United States Geological Survey monument (802.52USGS), and Continually Operating Reference Station (CORS) COLB, based on the Ohio State Plane Coordinate System, South Zone, and North American Datum 1983 (NSRS 2007) scaled to ground by 1.000042617 about the projection origin (0,0).

Richard F. Mathias, P.S.
Professional Land Surveyor No. 7798

Date