

**EXHIBIT A**

LPA RX 851 WD

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Ver. Date 7-26-2022

PID 105732

**PARCEL 32-WD  
FRA-C.R.96-1.71 (CASSADY AVE.)  
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE  
IN THE FOLLOWING DESCRIBED PROPERTY  
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS  
IN THE NAME AND FOR THE USE OF 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).

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**[Surveyor's description of the premises follows]**

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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 the remainder of Lot 479 in the C.E. Morris Trustee, ETAL., East Columbus Addition recorded in Plat Book 5, page 364-366 and conveyed to Fifth Avenue Plaza, LTD., and Ohio Limited Liability Company in Instrument 200512200266654 in the Franklin County Recorder's Office. The below described parcel laying on the left side of the proposed centerline of right of way for 5th 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 an iron pin set at the northeast corner of Lot 477 in said C.E. Morris Trustee, ETAL., East Columbus Addition, and the south line of a 15 foot alley, said point being 147.91 feet left of the centerline of proposed right of way and construction for 5th Avenue at station 206+77.33; Thence along the south line of said alley and the north line of Lots 477, 478, and 479, North 87 degrees 16 minutes 14 seconds West, 101.69 feet to a point at the northwest corner of said Lot 479 and the northeast corner of Lot 480 conveyed to Mulu Robso fka Mulu Kedir in Instrument 202204220062522, said point being 147.50 feet left of the centerline of proposed right of way and construction for 5th Avenue at station 205+76.83; Thence along the west line of said Lot 479 and the east line of said Lot 480, South 02 degrees 10 minutes 34 seconds West 118.87 feet to an iron pins set at the grantor's southwest corner and the northwest corner of a tract conveyed to the City of Columbus in Instrument 200211120246486, and being the southeast corner of said Mulu Robso tract, said pin being 28.64 feet left of the centerline of proposed right of way and construction for 5th Avenue at station 205+78.42 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

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- 1) **Thence**, along the west line of said Lot 479 and the east line of said Lot 480, **North 02 degrees 10 minutes 34 seconds East, 118.87 feet** to a point at the northwest corner of said Lot 479 and the south line of a 15 foot alley, said point being 147.50 feet left of the centerline of proposed right of way and construction for 5th Avenue at station 205+76.83;
- 2) **Thence**, along the north line of said Lot 479 and the south line of said 15 foot alley, **South 87 degrees 16 minutes 14 seconds East, 33.90 feet** to a point at the northeast corner of said Lot 479 and being the northwest corner of Lot 478 conveyed to Mewael Afewerki in Instrument 200401300021887, said point being 147.65 feet left of the centerline of proposed right of way and construction for 5th Avenue at station 206+10.73;
- 3) **Thence**, along the east line of said Lot 479 and the west line of said Lot 478, **South 02 degrees 10 minutes 34 seconds West, 118.88 feet** to a point at the grantor's southeast corner and the northeast corner of said City of Columbus Tract being the northerly existing right of way for Cassady Ave., said point being 28.77 feet left of the centerline of proposed right of way and construction for 5th Avenue at station 206+12.33;
- 4) **Thence**, along the grantor's south line and the said City of Columbus tract being the northerly existing right of way for Cassady Ave., **North 87 degrees 17 minutes 04 seconds West, 33.90 feet** to the **TRUE POINT OF BEGINNING**, containing 0.093 acres.

The parcel of land described contains, 0.093 acres, more or less is located in Franklin County Auditor's Parcel Number 010-041714-00, and 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 200512200266654, 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).

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

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Date