

EXHIBIT A

LPA RX 851 WD

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Rev. 06/09

Ver. Date 3-24-2022

PID 105732

**PARCEL 26-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).

[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 Lot 4 in the North Bexley View No. 3 as recorded in Plat Book 17, Page 58 conveyed to Blue Rose Investments II, LLC., an Ohio Limited Liability Company in Instrument 201910240141845 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 southwest corner of said Lot 4 being on the easterly existing right of way for Dawson Ave. (50' R/W) and the north existing standard highway easement for East Fifth Avenue, being the north line of a tract of land conveyed to George J. Cassady, James V. Cassady, Patrick H. Cassady, Tomas S.D. Cassady and Mary D. Shannon, as recorded in Deed Book 547, Page 440, being the grantor's southwest corner, said point being 29.75 feet left of the centerline of proposed right of way and construction for 5th Avenue at station 200+92.03 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, along the west line of said Lot 4, **North 04 degrees 43 minutes 31 seconds East, 3.23 feet** to an iron pin set, said pin being 32.98 feet left of the centerline of proposed right of way and construction for 5th Avenue at station 200+92.05;
- 2) **Thence**, across said Lot 4, **South 85 degrees 16 minutes 45 seconds East, 40.13 feet** to an iron pin set on the east line of said Lot 4 and the west line of Lot 5 conveyed to ILH LLC in Instrument 202106150104853, said pin being 32.16 feet left of the centerline of proposed right of way and construction for 5th Avenue at station 201+32.21;

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- 3) **Thence**, along the east line of said Lot 4 and the west line of said Lot 5, **South 04 degrees 46 minutes 36 seconds West, 3.21 feet** to a point at the southeast corner of said Lot 4, the southwest corner of said Lot 5 and the northerly existing right of way for 5th Avenue, said point being 28.94 feet left of the centerline of proposed right of way and construction for 5th Avenue at station 201+32.15;

- 4) **Thence**, along the south line of said Lot 4 and the northerly existing right of way for 5th Avenue, **North 85 degrees 18 minutes 14 seconds West, 40.12 feet** to the **TRUE POINT OF BEGINNING**, containing 0.003 acres.

The parcel of land described contains, 0.003 acres, more or less in Franklin County Auditor's Parcel Number 010-067040-00 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.

Grantor claim title by Instrument 201910240141845, 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