

EXHIBIT A

Page 1 of 3

LPA RX 851 WD

Rev. 06/09

Ver. Date 3/17/14

PID 90382

**PARCEL 14-WD
FRA-SCIOTO TRAIL/FIFTH AVENUE CONNECTOR
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 Village of Marble Cliff, Township of Franklin, County of Franklin, State of Ohio, and being part of a parcel in Quarter Township 4, Township 1 North, Range 19 West, United States Military Lands, and also being part of lands conveyed to Marble Cliff Place, LLC. (hereinafter known as the "Grantor") by Inst. #200402030024264 of said county records:

Being a parcel of land lying on the left side of the centerline of right of way of West Fifth Avenue as part of the FRA-Scioto Trail/Fifth Avenue Connector Centerline Plat recorded in Plat Book _____, Page _____ of the records of Franklin County and being bounded and described as follows:

Beginning at a mag nail set at the proposed location of a 1 inch rebar in a monument box to be set during construction marking the intersection of the centerline of right of way of West Fifth Ave. with the centerline of right of way of Lake Shore Drive, said mag nail set being at Sta. 20+15.10 of the centerline of right of way of West Fifth Ave. and Sta. 2+07.18 of the centerline of right of way of Lake Shore Dr.; thence North 48 Degrees 55 Minutes 06 Seconds East, along said centerline of right of way, a distance of 55.02 feet to a 1 inch rebar in a monument box set at a point of curvature being at Sta. 20+70.12 of the centerline of right of way of West Fifth Ave.; thence along said centerline of right of way and with a tangential curve to the left having a radius of 1354.62 feet, a central angle of 07 Degrees 32 Minutes 47 Seconds, a chord bearing North 45 Degrees 08 Minutes 42 Seconds East, a chord distance of 178.29 feet, an arc length of 178.42 feet to a 1 inch rebar in a monument box set at a point of tangency being at Sta. 22+48.54 of the centerline of right of way of West Fifth Ave.; thence North 41 Degrees 22 Minutes 18 Seconds East, along said centerline of right of way, a distance of 203.06 feet to a 1 inch rebar in a monument box set at a point of curvature being at Sta. 24+51.60 of the centerline of right of way of West Fifth Ave.; thence continuing along said centerline of right of way and with a tangential curve to the right having a radius of 216.51 feet, a central angle of 21 Degrees 55 Minutes 28 Seconds, a chord bearing

EXHIBIT A

North 52 Degrees 20 Minutes 02 Seconds East, a chord distance of 82.34 feet, an arc length of 82.85 feet to a 1 inch rebar in a monument box set at a point of tangency being at Sta. 25+34.45 of the centerline of right of way of West Fifth Ave.; thence North 63 Degrees 17 Minutes 46 Seconds East along said centerline of right of way, a distance of 127.58 feet to a 1 inch rebar in a monument box set at an angle point in said centerline of right of way being at Sta. 26+62.03 of the centerline of right of way of West Fifth Ave.; thence North 65 Degrees 13 Minutes 04 Seconds East along said centerline of right of way, a distance of 152.59 feet to a point on the west line of a parcel conveyed to The Village of Marble Cliff (Inst. #200003160052085), said point being at Sta. 28+14.62 of the centerline of right of way of said West Fifth Ave.; thence North 22 Degrees 18 Minutes 23 Seconds West along said west line, a distance of 77.18 feet to a 5/8 inch by 30 inch rebar with cap "GPD" set at the northwest corner of said Village of Marble Cliff parcel and on the east line of the Scioto River, said rebar set being 77.10 feet left of Sta. 28+17.95 of the centerline of right of way of said West Fifth Ave, and also being the **TRUE PLACE OF BEGINNING** for the parcel hereinafter described, thence clockwise along the following eight (8) courses and distances;

1. Thence **North 71 Degrees 46 Minutes 31 Seconds East**, a distance of **91.94 feet** to a 5/8 inch by 30 inch rebar with cap "GPD" set being 66.61 feet left of Sta. 29+09.28 of the centerline of right of way of West Fifth Ave.;
2. Thence **North 00 Degrees 14 Minutes 30 Seconds East**, a distance of **44.38 feet** to a 5/8 inch by 30 inch rebar with cap "GPD" set on the west right of way line of U.S. Route 33 (Dublin Rd.), said rebar set being 50.00 feet right of Sta. 644+64.43 of the centerline of right of way of U.S. Route 33 (Dublin Rd.), said rebar also being 106.82 feet left of Sta. 29+28.05 of the centerline of right of way of West Fifth Ave.;
3. Thence north along said west right of way line and with a tangential curve to the left having a radius of **1382.39 feet**, a central angle of **06 Degrees 04 Minutes 09 Seconds**, a chord bearing **North 23 Degrees 00 Minutes 15 Seconds West**, a chord distance of **146.36 feet**, an arc length of **146.43 feet** to a 5/8 inch by 30 inch rebar with cap "GPD" set being **50.00 feet** right of Sta. **643+12.70** of the centerline of right of way of U.S. Route 33 (Dublin Rd.);
4. Thence **North 26 Degrees 02 Minutes 19 Seconds West** along said right of way line, a distance of **364.56 feet** to a 5/8 inch by 30 inch rebar with cap "GPD" set on the Grantor's north line and the south line of a parcel conveyed to Norfolk Southern Railway Company, Instrument No. 200710260186473 (Successor by merger to Pennsylvania Line, LLC, Instrument No. 200212180325195), said rebar being 50.00 feet right of Sta. 639+48.14 of the centerline of right of way of U.S. Route 33 (Dublin Rd.);
5. Thence east along said line and with a non-tangential curve to the right having a radius of **1392.69 feet**, a central angle of **02 Degrees 27 Minutes 14 Seconds**, a chord bearing **South 83 Degrees 00 Minutes 19 Seconds East**, a chord distance of **59.64 feet**, an arc length of **59.65 feet** to a point on the centerline of U.S. Route 33 (Dublin Rd.) and the northeast corner of the Grantor's parcel, said point being at Sta. 639+77.90 of the centerline of right of way of U.S. Route 33 (Dublin Rd.);

EXHIBIT A

Page 3 of 3

LPA RX 851 WD

Rev. 06/09

6. Thence **South 26 Degrees 02 Minutes 19 Seconds East** along the centerline of said U.S. Route 33 (Dublin Rd.) and the Grantor's east line, a distance of **332.05 feet** to a point being at Sta. 643+12.70 of the centerline of right of way of U.S. Route 33 (Dublin Rd.);
7. Thence southeast continuing along said centerline and with a tangential curve to the right having a radius of **1432.39 feet**, a central angle of **10 Degrees 15 Minutes 56 Seconds**, a chord bearing **South 20 Degrees 54 Minutes 21 Seconds East**, a chord distance of **256.30 feet**, an arc length of **256.64 feet** to the Grantor's southeast corner, said corner being at Sta. 645+69.34 of the centerline of right of way of U.S. Route 33 (Dublin Rd.), on the original centerline of West Fifth Avenue and the original Perry/Franklin Township line;
8. Thence **North 86 Degrees 41 Minutes 48 Seconds West** along the Grantor's south line, a distance of **166.97 feet** to the **TRUE PLACE OF BEGINNING**.

The above described tract contains 0.7379 acres (32143. 6 Sq. Ft.), including 0.6805 acres in the present road occupied (PRO), more or less, and subject to all easements, restrictions and covenants of record.

The above described area is contained within Franklin County Parcel Number 143-000251.

Bearings are based on the centerline of Fifth Avenue, east of Riverside Drive, being South 86 degrees 46 minutes 08 seconds East, as derived from Grid North, Ohio State Plane Coordinate System, South Zone, NAD83(CORS96) as resolved by GPS Observations using the Ohio Department of Transportation's VRS Network.

The stationing for West Fifth Avenue is based on City of Columbus Plan D-2519 (West Fifth Avenue Extension), on file with Division of Design & Construction, Department of Public Service, City of Columbus.

This description was prepared and reviewed under the supervision of Steven L. Mullaney, Professional Surveyor No. 7900 from a survey completed in July 2012.

Glaus, Pyle, Schomer, Burns, & DeHaven, Inc.
dba GPD Group

Steven L. Mullaney, P.S.
Professional Surveyor No. 7900