

EXHIBIT A

LPA RX 851 WD

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Rev. 06/09

Ver. Date 02/27/2022

PID #####

**PARCEL 36-WD
E. SECOND AVENUE
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]

Situate in the State of Ohio, County of Franklin, City of Columbus, located in Fractional Section 4, Township 5, Range 22, Refugee Lands, being part of Lot 98 of Terrace View Addition of record in Plat Book 4, Page 250, as conveyed to Penny Dog, LLC by deed of record in Instrument Number 201807100091489, records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows;

Being a parcel of land lying on the left side of the Centerline of Right-of-Way as delineated upon the E. Second Avenue Right-of-Way Plan on file with the City of Columbus (3407-E);

Beginning at a point in the existing northerly right of way line of E. Second Avenue and at the common corner of Lots 99 and 98 of said Terrace View Addition; said point being 25.00 feet left of Centerline Right-of-Way station 28+74.99;

Thence North 03 deg. 44 min. 12 sec. East, a distance of 2.00 feet along said common line of Lots 99 and 98 to an iron pin set, being 27.00 feet left of Centerline Right-of-Way station 28+75.00;

Thence South 86 deg. 33 min. 10 sec. East, a distance of 30.00 feet across said Lot 98 to an iron pin set in the common line of Lots 98 and 97 of said Terrace View Addition, being 27.00 feet left of Centerline Right-of-Way station 29+05.00;

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Thence South 03 deg. 44 min. 12 sec. West, a distance of 2.00 feet along the common line of said Lots 98 and 97 to a point in the existing northerly right of way line of E. Second Avenue, at the common corner of said Lots 98 and 97; said point being 25.00 feet left of Centerline Right-of-Way station 29+04.99;

Thence North 86 deg. 33 min. 10 sec. West, a distance of 30.00 feet along the existing northerly right of way line of E. Second Avenue and the southerly line of said Lot 98, to the **Point of Beginning** of the herein described parcel, containing 60 square feet (0.001 acres), more or less, of which 0.000 acres lies within the existing Present Road Occupied.

Of the above described area, 60 square feet are contained within Franklin County Auditor's Parcel 010-007868.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (NSRS 2007), as established from a GPS survey in October 2017, and are based on the bearing of South 86 deg. 41 min. 21 sec. East for the centerline of E. Second Avenue, as determined by occupying Franklin County Geodetic Control Monuments "COC17-82" and "TACKETT".

All iron pins set are 5/8 inches in diameter rebar by 30 inches long with a yellow plastic cap stamped STANTEC.

This description was prepared by Steven E. Rader, registered surveyor 7191, and is based upon a field survey for the City of Columbus in 2017, by Stantec Consulting Services, Inc., under the direction of said surveyor.

Instrument reference as of the date this survey was prepared: Instrument Number 201807100091489, of the Recorder's Office, Franklin County, Ohio.

STANTEC CONSULTING SERVICES INC.

Registered Surveyor No. 7191

Date