

EXHIBIT A

LPA RX 851 WD

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Rev. 06/09

Ver. Date 01/26/2016

PID 98358

**PARCEL 6-WD
FRA-C.R. 143-2.07
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 City of Columbus, County of Franklin, and State of Ohio, Survey 3315 of the Virginia Military District, and being Lot No. 1 of Block 1 of the Wilshire Heights Addition as recorded in Plat Book 15, Page 32, conveyed to Sullivant Ave 19 LLC by Instrument Number 201510210149526, all references being to the Franklin County Recorder's Office, Franklin County, Ohio, and being bounded and more particularly described as follows:

Being a parcel of land lying on the south side of the centerline of existing right-of-way of Sullivant Avenue, as shown and delineated upon the centerline plat with the right-of-way plans designated as FRA-C.R. 143-2.07 prepared for the City of Columbus, Department of Public Services by Carpenter Marty Transportation Inc., as recorded in Plat Book ___, Page ___ (made a part hereof by reference), and being more particularly described as follows:

Beginning, for reference, at the centerline intersection of said Sullivant Avenue with S. Hague Avenue, from said intersection an iron pin found in the northerly right-of-way line of Sullivant Avenue bears North 82° 21' 19" West a distance of 175.30 feet, said pin being 33.00 feet left of Station 198+27.01 in the centerline of said Sullivant Avenue;

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Thence along the centerline of said Sullivant Avenue North $86^{\circ} 47' 27''$ East a distance of 40.91 feet to Station 200+40.09 in said centerline;

Thence leaving said centerline South $3^{\circ} 12' 33''$ East a distance of 33.00 feet to a point on the existing southerly right-of-way line, also being the southerly line of a 968 square foot parcel conveyed to the City of Columbus by Instrument Number 199804130087430, said point being 33.00 feet right of Station 200+40.09 in the centerline of said Sullivant Avenue, said point also being the TRUE POINT OF BEGINNING of the parcel herein conveyed;

Thence along the southerly right-of-way line of said Sullivant Avenue, being the southerly line of said 968 square foot parcel, also being the Grantor's northerly line, North $86^{\circ} 47' 27''$ East a distance of 2.99 feet to an iron pin set 33.00 feet right of Station 200+43.08 in said centerline;

Thence across Lot 1 of said Wilshire Heights Addition along the proposed right-of-way line South $44^{\circ} 48' 28''$ West a distance of 28.17 feet to an iron pin set on the westerly line of said Lot 1, said pin being 51.85 feet right of Station 200+22.13 in said centerline;

Thence along said westerly line, also being the easterly right-of-way line of said S. Hague Avenue, also being the Grantor's westerly line, North $4^{\circ} 51' 01''$ East a distance of 3.11 feet to the southwesterly corner of said 968 square foot parcel, said point being 48.76 feet right of Station 200+22.57 in said centerline:

Thence along the southeasterly line of said 968 square foot parcel, also being the Grantor's northwesterly line, North $44^{\circ} 48' 28''$ East a distance of 23.56 feet to the TRUE POINT OF BEGINNING, containing 0.001 acres, of which the present road occupies 0.000 acres.

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Of the above described tract 0.001 acres, including 0.000 acres of present road occupied, is located in Auditor's Parcel Number 010-004801-00.

Grantor claims title by Instrument Number 201510210149526, Franklin County Recorder's Office.

This description is based on a survey performed for the City of Columbus in April of 2015 by Carpenter Marty Transportation Inc. This description was prepared and reviewed on January 26, 2016 by Kevin P. Carpenter, Registered Surveyor Number 8124.

The bearings found herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). Bearings shown heron are based on true north observed by Carpenter Marty Transportation, using a Leica GNSS Viva CS15/GS15 receiver. Based on this the bearing of Sullivant Avenue is North 86° 47' 27" East.

Right of way monuments called for as set herein will be set upon completion of the acquisition process.

M. 136
SPLIT
IRREGULAR TRACT
OFF NW CORNER
(0.001 AC)
OUT OF
(010)
004801



01/26/2016

