

EXHIBIT A

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Rev. 06/09

Ver. Date 03/17/14

PID 90382

**PARCEL 13-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, being part of a parcel in Fractional Section 2, Township 1 North, Range 23 West, Congress Lands, and also being part of lands conveyed to The Village of Marble Cliff (hereinafter known as the "Grantor") by Inst. #200003160052085 of said county records:

Being a parcel of land lying on the left and right 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 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 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

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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 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 the Grantor's parcel; said point being at Sta. 28+14.61 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 22 Degrees 18 Minutes 23 Seconds West** along the Grantor's west line, a distance of **77.18 feet** to a 5/8 inch by 30 inch rebar with cap "GPD" set on the east line of the Scioto River, at the Grantor's northwest corner and a southerly corner of a parcel conveyed to Marble Cliff Place, LLC. (Inst. #200402030024264), said rebar set being 77.10 feet left of Sta. 28+17.95 of the centerline of right of West Fifth Ave.;
2. Thence **South 86 Degrees 41 Minutes 48 Seconds East** along the Grantor's northerly line and the southerly line of said Marble Cliff Place, LLC. parcel, a distance of **113.95 feet** to the Grantor's northeast corner and the southeast corner of said Marble Cliff Place, LLC. parcel, said corner also being on the west right of way line of U.S. Route 33 (Dublin Rd.), said corner being 23.46 feet left of Sta. 29+18.48 of the centerline of right of West Fifth Ave., said corner also being witnessed by a mag nail (bent) found bearing South 49 Degrees 46 Minutes 03 Seconds West, a distance of 0.21 feet, passing a 3/4 inch rebar with cap "BIRD & BULL" at a distance of 40.06 feet and also at a distance of 100.05 feet;
3. Thence **South 15 Degrees 04 Minutes 54 Seconds East**, along the Grantor's east line and said west right of way line, a distance of **68.02 feet** to an angle point in said line being 43.59 feet right of Sta. 29+07.02 of the centerline of right of West Fifth Ave.;
4. Thence **South 03 Degrees 59 Minutes 10 Seconds West** along said line, a distance of **81.48 feet** to an angle point in said line being 115.01 feet right of Sta. 28+67.81 of the centerline of right of West Fifth Ave., said point being witnessed by a 3/4 inch iron pipe with cap "Bird & Bull Inc. bearing North 25 Degrees 08 Minutes 25 Seconds East, a distance of 0.69 feet;
5. Thence **North 13 Degrees 36 Minutes 04 Seconds West**, a distance of **56.40 feet** to a 5/8 inch by 30 inch rebar with cap "GPD" set being 59.67 feet right of Sta. 28+78.74 of the centerline of right of West Fifth Ave.;
6. Thence **South 74 Degrees 49 Minutes 02 Seconds West**, a distance of **71.97 feet** to a 5/8 inch by 30 inch rebar with cap "GPD" set on the Grantor's west line and the east line of the Scioto River, said rebar set being 47.67 feet right of Sta. 28+07.78 of the centerline of right of West Fifth Ave.;
7. Thence **North 15 Degrees 49 Minutes 23 Seconds West** along said line, a distance of **42.19 feet** to a point being 5.99 feet right of Sta. 28+14.35 of the centerline of right of way of West Fifth Ave.;

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8. Thence **North 22 Degrees 18 Minutes 23 Seconds West** along said line, a distance of **6.00 feet** to the **TRUE PLACE OF BEGINNING**.

The above described tract contains 0.2545 acres (11084.6 Sq. Ft.), including 0.1373 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 143-000072.

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