

EXHIBIT A

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LPA RX 851 WD

Rev. 06/09

Ver. Date 02/27/2022

PID #####

**PARCEL 23-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 Lots 82 and 83 of Terrace View Addition of record in Plat Book 4, Page 250, as conveyed to Crispin Martinez by deed of record in Instrument Number 201004280051274, records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows;

Being a parcel of land lying on the right 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 southerly right of way line of E. Second Avenue, at the northwesterly corner of the said Lot 83 and the northeasterly corner of Tract 2 (2.694 acres) conveyed to Myflori, LLC by deeds of record in Instrument Number 201301030001507, Instrument Number 201301030001506, Instrument Number 201301030001505, Instrument Number 201301030001504, Instrument Number 201301030001503, and Instrument Number 201301030001502; said point being 25.00 feet right of Centerline Right-of-Way station 27+84.78;

Thence South 86 deg. 33 min. 10 sec. East, a distance of 33.45 feet along said existing southerly right of way line of E. Second Avenue, the northerly line of said Lots 83 and 82, to a point at a common corner of said Martinez lands and the lands conveyed to Zachary Schmidt by deed of record in Instrument Number 201908290110885, being 25.00 feet right of Centerline Right-of-Way station 28+18.23;

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Thence South 03 deg. 44 min. 12 sec. West, a distance of 4.00 feet along the common line of said Martinez and Schmidt lands, to an iron pin set, being 29.00 feet right of Centerline Right-of-Way station 28+18.21;

Thence North 86 deg. 33 min. 10 sec. West, a distance of 33.47 feet across said Martinez land to an iron pin set in the westerly line of said Lot 83, being 29.00 feet right of Centerline Right-of-Way station 27+84.75;

Thence North 03 deg. 54 min. 59 sec. East, a distance of 4.01 feet along the westerly line of said Lot 83 to the **Point of Beginning** of the herein described parcel, containing 134 square feet (0.003 acres), more or less, of which 0.000 acres lies within the existing Present Road Occupied.

Of the above described area, 134 square feet are contained within Franklin County Auditor's Parcel 010-038700.

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 201004280051274, of the Recorder's Office, Franklin County, Ohio.

STANTEC CONSULTING SERVICES INC.

Registered Surveyor No. 7191 Date