

**EXHIBIT A**

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LPA RX 851 WD

Rev. 06/09

Ver. Date 7-27-2022

PID 105732

**PARCEL 36-WD  
FRA-C.R.96-1.71 (CASSADY AVE.)  
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).

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**[Surveyor's description of the premises follows]**

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Situated in the State of Ohio, City of Columbus, Franklin County, Quarter Township No. 3, Township 1, Range 17, U.S. Military Lands and being part of Lot 476 in the C.E. Morris Trustee, ETAL., East Columbus Addition recorded in Plat Book 5, page 364-366 and conveyed to Robert Taylor in Official Record 11574I12 in the Franklin County Recorder's Office. The below described parcel laying on the left side of the proposed centerline of right of way for 5th Avenue in project FRA-C.R. 96-1.71. (Cassady Ave.) as platted by 2LMN, Inc. and recorded in Instrument 202109170166308, being Plat Book 131, Page 66, and being more particularly described as follows:

COMMENCING at a point at the northeast corner of said Lot 476, the south line of a 15 foot alley, and the northwest corner of Lot 475 conveyed to Columbus Cassady, LLC, a Delaware Limited Liability Company, in instrument 201902060014593, 201902060014595, 202111300216612, and 202111300216615, witnessed by a 5/8 inch rebar found that bears South 02 degrees 17 minutes 16 seconds West 0.75 feet, said lot corner being 148.48 feet left of the centerline of proposed right of way and construction for 5th Avenue at station 207+25.52; Thence, along the east line of said Lot 476 and the west line of said Lot 475, South 02 degrees 17 minutes 16 seconds West, 120.13 feet at the grantor's southeast corner and the north line of a tract conveyed to the City of Columbus, Ohio in Instrument 200210150257287, said point being 28.38 feet left of the centerline of proposed right of way and construction for 5th Avenue at station 207+27.87 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

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- 1) **Thence**, along the grantor's south line and the City of Columbus tract, **North 85 degrees 59 minutes 47 seconds West, 32.98 feet** to an iron pin set on the west line of said Lot 476 at the grantor's southwest corner and being on the east line of a 15 foot alley, said pin being 28.72 feet left of the centerline of proposed right of way and construction for 5th Avenue at station 206+94.89;
- 2) **Thence**, along the west line of said Lot 476 and the east line of said 15 foot alley, **North 02 degrees 10 minutes 34 seconds East, 3.28 feet** to an iron pin set, said pin being 32.00 feet left of the centerline of proposed right of way and construction for 5th Avenue at station 206+94.82;
- 3) **Thence**, across said Lot 476, **South 86 degrees 35 minutes 42 seconds East, 32.98 feet** to an iron pin set on the east line of said Lot 476 and the west line of said Lot 475, said pin being 32.00 feet left of the centerline of proposed right of way and construction for 5th Avenue at station 207+27.79;
- 4) **Thence**, along the east line of said Lot 476 and the west line of said Lot 475, **South 02 degrees 17 minutes 16 seconds West, 3.63 feet** to the **TRUE POINT OF BEGINNING**, containing 0.003 acres.

The parcel of land described contains, 0.003 acres, more or less is located in Franklin County Auditor's Parcel Number 010-072993-00 including the present road occupies 0.000 acres, more or less.

All irons pins set are 5/8 inch x 30 inch rebar with a 1 inch plastic cap stamped "2LMN, Inc".

Description prepared from an actual field survey prepared by 2LMN, Inc. under the supervision of Richard F. Mathias, P.S. # 7798, September, 2020.

Grantor claim title by Official Record 11574I12, as recorded in the Franklin County Recorder's Office.

The bearings shown hereon are based on the centerline of Cassady Avenue from Margaret Street to East 7th Avenue as being North 09 degrees 35 minutes 04 seconds East, from an adjusted field survey using GPS methods from the nearby City of Columbus monument (COC32-82), nearby United States Geological Survey monument (802.52USGS), and Continually Operating Reference Station (CORS) COLB, based on the Ohio State Plane Coordinate System, South Zone, and North American Datum 1983 (NSRS 2007) scaled to ground by 1.000042617 about the projection origin (0,0).

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Richard F. Mathias, P.S.  
Professional Land Surveyor No. 7798

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Date