

EXHIBIT A

LPA RX 851 WD

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Ver. Date 8-3-2022

PID 105732

**PARCEL 35-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).

[Surveyor's description of the premises follows]

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 5 and 6 in the Patrick H. Cassady's Parcels recorded in Auditor's Plat Book 9, page 288 and conveyed to Medhat Mokhtar Trustee of the Medhat Mokhtar Living Trust Dated March 7, 2019 in instrument 201903080026581 in the Franklin County Recorder's Office. The below described parcel laying on the right 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 1" iron pin found at the southwest corner of said Lot 5 and the southeast corner of Lot 4 conveyed to Frank Stokes and Desirae Stokes in Instrument 201902190019276, said pin being 152.88 right of the centerline of proposed right of way and construction for 5th Avenue at station 206+26.10; Thence, along the west line of said Lot 5 and the east line of said Lot 4, North 02 degrees 38 minutes 44 seconds East, 116.71 feet to a point at the grantor's northwest corner and the northwest corner of a tract conveyed to the City of Columbus, Ohio in Instrument 200204190099259, said point being 36.17 feet right of the centerline of proposed right of way and construction for 5th Avenue at station 206+25.49, and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, along the grantor's north line and the said City of Columbus, Ohio tract being the southerly existing right of way for 5th Avenue, **South 87 degrees 17 minutes 04 seconds East, 14.68 feet** to a point said point being 36.11 feet right of the centerline of proposed right of way and construction for 5th Avenue at station 206+40.17;

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- 2) **Thence**, along the grantor's north line and the said City of Columbus, Ohio tract being the southerly existing right of way for 5th Avenue, **South 88 degrees 55 minutes 15 seconds East, 49.36 feet** to a point on the east line of said Lot 6 being the grantor's northeast corner and on the west line of Lot 7 being the northwest corner conveyed to Columbus Cassady, LLC, a Delaware Limited Liability Company in instrument 201902060014593, 201902060014595, 202111300216612, and 202111300216615 said point being 34.41 feet right of the centerline of proposed right of way and construction for 5th Avenue at station 206+89.78;
- 3) **Thence**, along the east line of said Lot 6 and the west line of said Lot 7, **South 02 degrees 38 minutes 44 seconds West, 9.01 feet** to an iron pin set, said pin being 43.41 feet right of the centerline of proposed right of way and construction for 5th Avenue at station 206+89.90;
- 4) **Thence**, across said Lots 6 and 5, **North 86 degrees 59 minutes 14 seconds West, 64.02 feet** to an iron pin set on the west line of said Lot 5 and the east line of said Lot 4, said pin being 43.44 feet right of the centerline of proposed right of way and construction for 5th Avenue at station 206+25.53;
- 5) **Thence**, along the west line of said Lot 5 and the east line of said Lot 4, **North 02 degrees 38 minutes 44 seconds East, 7.27 feet** to the **TRUE POINT OF BEGINNING**, containing 0.012 acres.

The parcel of land described contains, 0.012 acres, more or less is located in Franklin County Auditor's Parcel Number 010-027161-00, 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.

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Grantor claim title by Instrument 201903080026581, 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).

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

Date