

EXHIBIT A

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LPA RX 851 WD

Rev. 06/09

Ver. Date 07/06/2021

PID 105736

**PARCEL 13-WD1
FRA-SOUDER AVENUE TRAIL**

**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, OHIO, A MUNICIPAL CORPORATION, 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, County of Franklin, V.M.S. 1393, City of Columbus and being conveyed to GFS Chemicals, Inc., an Ohio Corporation as recorded in Official Record 4412, Page A15 and Official Record 23058, Page A04 of said county records and bounded and described as follows:

COMMENCING at a Mag Spike (set) at the northeast corner of Lot 1 of Caputos Addition, as recorded in Plat Book 14, Page 16, conveyed to GFS Chemicals, Inc., an Ohio Corporation as recorded in Official Record 4412, Page A15, Official Record 11079, Page I10, Official Record 5738, Page F10 and Official Record 2466, Page A20, being the intersection of the west existing right of way of Souder Avenue (Width Varies) and the south existing right of way of McKinley Avenue (60' Right of Way), and the northwest corner of lands conveyed to the City of Columbus, as recorded in Deed Book 484, Page 148, 24.75 feet left of station 11+96.26;

Thence on the west existing right of way of said Souder Avenue, **South 08 degrees 35 minutes 41 seconds East**, a distance of **125.41 feet** to a point 24.75 feet left of station 10+70.85;

Thence through said Souder Avenue, **North 81 degrees 24 minutes 19 seconds East**, a distance of **72.51 feet** to a 5/8 inch rebar (set), with cap stamped "GPD", on the east existing right of way of Souder Avenue, 45.05 feet right of station 10+88.77 and the **POINT OF BEGINNING**;

Thence on the east existing right of way of Souder Avenue, the following three (3) courses:

1. **North 08 degrees 33 minutes 40 seconds West**, a distance of **16.92 feet** to a Mag Spike (set), 43.29 feet right of station 10+98.75;
2. **South 81 degrees 26 minutes 20 seconds West**, a distance of **6.74 feet** to a Mag Spike (set), 36.60 feet right of station 10+97.92;

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3. **North 02 degrees 53 minutes 33 seconds East**, a distance of **71.73 feet** to a Mag Spike (set), 39.01 feet right of station 11+72.61;

Thence continuing on the east existing right of way of Souder Avenue and through the Grantor's lands, **South 89 degrees 36 minutes 00 seconds East**, a distance of **8.18 feet** to a 5/8 inch rebar (set), with cap stamped "GPD", 47.19 feet right of station 11+72.92;

Thence through the Grantor's lands, the following three (3) courses:

1. **South 00 degrees 24 minutes 19 seconds West**, a distance of **15.00 feet** to a 5/8 inch rebar (set), with cap stamped "GPD", 47.76 feet right of station 11+57.93;
2. **North 89 degrees 36 minutes 08 seconds West**, a distance of **2.00 feet** to a 5/8 inch rebar (set), with cap stamped "GPD", 45.76 feet right of station 11+57.86;
3. **South 00 degrees 24 minutes 19 seconds West**, a distance of **72.33 feet** to the **Point of Beginning**, containing a total of 0.014 acres, of which the present road occupies 0.000 acres, with 0.001 acres being part of Franklin County Auditor's Parcel Number 010-224775-00 and the remaining 0.013 acres being part of Franklin County Auditor's Parcel Number 010-015148-00.

The bearings for this description are based on the bearing between City of Columbus Monuments "15-83 RESET" and "18-83" being North 80 degrees 50 minutes 29 seconds East, as measured with GPS methods using Grid North, of the Ohio State Plane Coordinate System, South Zone, NAD83(2011).

Station values in this description are based on the intersection of Souder Avenue and Broad Street being Souder Avenue station 0+00.00 and Broad Street station 10+00.00.

This description was prepared and reviewed under the supervision of Steven L. Mullaney, Professional Surveyor No. 7900 from an actual field survey conducted for the City of Columbus, Ohio, in August, 2018.

Glaus, Pyle, Schomer, Burns, & DeHaven, Inc.
dba GPD Group

Steven L. Mullaney, P.S.
Ohio Professional Surveyor No. 7900