

EXHIBIT A

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LPA RX 851 WD

Rev. 06/09

Ver. Date 03/17/14

PID 90382

**PARCEL 1-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 City of Columbus, County of Franklin, State of Ohio, located in Virginia Military Survey 530, being part of Lot 4C of the Subdivision of Lot 4 of Scioto Park Subdivision (Plat Book 46, Page 66) and also being part of lands conveyed to Runaway Bay II Apartments, LLC. (hereinafter known as the "Grantor") by Inst. #200811040162417 of said county records:

Being a parcel of land lying on the 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 railroad spike found at the intersection of the centerline of right of way of West Fifth Ave. with the centerline of right of way of McKinley Ave., said intersection point and railroad spike found being at Sta. 0+00.00 of the centerline of right of way of West Fifth Ave. and Sta. 5+00.00 of the centerline of right of way of McKinley Ave.; thence North 53 Degrees 51 Minutes 35 Seconds East along the centerline of right of way of said West Fifth Ave., a distance of 66.06 feet to a point being at Sta. 00+66.06 of the centerline of right of way of West Fifth Ave.; thence South 36 Degrees 08 Minutes 25 Seconds East, a distance of 40.00 feet to a 5/8 inch by 30 inch rebar with cap "GPD" set on the southeasterly right of way line of said West Fifth Ave. and the Grantor's northwesterly line, said rebar set being 40.00 feet right of Sta. 00+66.06 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 five (5) courses and distances;

1. Thence **North 53 Degrees 51 Minutes 35 Seconds East** along the Grantor's northwesterly line and the southeasterly right of way line of said West Fifth Ave., a distance of **33.87 feet** to a 5/8 inch by 30 inch rebar with cap "GPD" set being 40.00 feet right of Sta. 00+99.93 of the centerline of right of way of West Fifth Ave.;

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2. Thence **South 48 Degrees 00 Minutes 11 Seconds West**, a distance of **27.38 feet** to a 5/8 inch by 30 inch rebar with cap "GPD" set being 42.79 feet right of Sta. 00+72.70 of the centerline of right of way of West Fifth Ave.;
3. Thence southwest along a tangential curve to the left having a radius of **35.00 feet**, a central angle of **85 Degrees 04 Minutes 26 Seconds**, a chord bearing **South 05 Degrees 27 Minutes 58 Seconds West**, a chord distance of **47.32 feet**, an arc length of **51.97 feet** to a 5/8 inch by 30 inch rebar with cap "GPD" set on the Grantor's southwesterly line and the northeasterly right of way line of McKinley Ave., said rebar set being 78.18 feet right of Sta. 00+41.28 of the centerline of right of way of West Fifth Ave.;
4. Thence **North 37 Degrees 04 Minutes 15 Seconds West** along said line, a distance of **12.77 feet** to a point being 65.41 feet right of Sta. 00+41.07 of the centerline of right of way of West Fifth Ave.;
5. Thence continuing along said line and a tangential curve to the right having a radius of **25.00 feet**, a central angle of **90 Degrees 55 Minutes 50 Seconds**, a chord bearing **North 08 Degrees 23 Minutes 40 Seconds East**, a distance of **35.64 feet**, an arc length of **39.68 feet** to the **TRUE PLACE OF BEGINNING**.

The above described tract contains 0.0059 acres (255.1337 Sq. Ft.), more or less, and subject to all easements, restrictions and covenants of record.

The above described area is contained within Franklin County Parcel Number 010-138775.

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