

EXHIBIT A

Page 1 of 3

LPA RX 851 WD

Rev. 06/09

Ver. Date 03/17/14

PID 90382

**PARCEL 10-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 1 of Lake Shore North (Plat Book 72, Pages 9 & 10) and also being part of lands conveyed to 1650 Lake Shore, Inc. (hereinafter known as the "Grantor") by Official Record Volume 25189, Page J18 of said county records:

Being a parcel of land lying on the left 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 mag nail set at the proposed location of a 1 inch rebar in a monument box to be set during construction marking the intersection of the centerline of right of way of West Fifth Ave. with the centerline of right of way of Lake Shore Drive, said mag nail set being at Sta. 20+15.10 of the centerline of right of way of West Fifth Ave. and Sta. 2+07.18 of the centerline of right of way of Lake Shore Dr.; thence North 48 Degrees 55 Minutes 06 Seconds East, along said centerline of right of way, a distance of 55.02 feet to a point of curvature at Sta. 20+70.12 of the centerline of right of way of West Fifth Ave.; thence continuing along said centerline of right of way and with a tangential curve to the left having a radius of 1354.62 feet, a central angle of 07 Degrees 32 Minutes 47 Seconds, a chord bearing North 45 Degrees 08 Minutes 42 Seconds East, a chord distance of 178.29, an arc length of 178.42 feet to a 1 inch rebar in a monument box set at the point of tangency of said curve being at Sta. 22+48.54 of the centerline of right of way of West Fifth Ave.; thence North 41 Degrees 22 Minutes 18 Seconds East along said centerline of right of way, a distance of 203.06 feet to a 1 inch rebar in a monument box set at a point of curvature being at Sta. 24+51.60 of the centerline of right of way of West Fifth Ave.; thence North 48 Degrees 37 Minutes 42 Seconds West, a distance of 40.00 feet to a 5/8 inch by 30 inch rebar with cap "GPD" set on the northwesterly right of way line of said West Fifth Ave. and the Grantor's southeasterly line, said rebar set being 40.00 feet left of Sta. 24+51.60 of the centerline of right of way of said West

EXHIBIT A

Page 2 of 3

LPA RX 851 WD

Rev. 06/09

Fifth Ave. and also being the **TRUE PLACE OF BEGINNING** for the parcel hereinafter described, thence clockwise along the following six (6) courses and distances;

1. Thence **North 39 Degrees 24 Minutes 37 Seconds East**, a distance of **108.53 feet** to a 5/8 inch by 30 inch rebar with cap "GPD" set being 65.39 feet left of Sta. 25+37.90 of the centerline of right of way of West Fifth Ave.;
2. Thence northeast along a tangential curve to the right having a radius of **811.65 feet**, a central angle of **09 Degrees 13 Minutes 54 Seconds**, a chord bearing **North 57 Degrees 00 Minutes 04 Seconds East**, a chord distance of **130.63 feet**, an arc length of **130.77 feet** to a 5/8 inch by 30 inch rebar with cap "GPD" set on the Grantor's northeasterly line and a southwesterly line of a parcel conveyed to Ohio State Bar Association (Volume 14888, Page H12), said rebar set being 79.86 feet left of Sta. 26+65.07 of the centerline of right of way of West Fifth Ave.;
3. Thence **South 56 Degrees 42 Minutes 14 Seconds East** along said line, a distance of **16.98 feet** to a 5/8 inch by 30 inch rebar with cap "GPD" set at the southeast corner of said Ohio State Bar Association parcel and on the Grantor's east line and the high water mark of the Scioto River, said rebar set being 65.45 feet left of Sta. 26+74.05 of the centerline of right of way of West Fifth Ave.;
4. Thence **South 16 Degrees 32 Minutes 07 Seconds East** along the Grantor's east line and the high water mark of the Scioto River, a distance of **25.41 feet** to a point on the Grantor's east line and the existing northwesterly right of way line of said West Fifth Ave., said point being 40.30 feet left of Sta. 26+70.41 of the centerline of right of way of West Fifth Ave.;
5. Thence **South 63 Degrees 17 Minutes 46 Seconds West** along said existing right of way of West Fifth Ave., a distance of **137.31 feet** to a point of curvature being 40.00 feet left of Sta. 25+34.45 of the centerline of right of way of West Fifth Ave.;
6. Thence southwest along the existing right of way line on a tangential curve to the left having a radius of **256.51 feet**, a central angle of **21 Degrees 55 Minutes 27 Seconds**, a chord bearing **South 52 Degrees 20 Minutes 02 Seconds West**, a chord distance of **97.56 feet**, an arc length of **98.15 feet** to the **TRUE PLACE OF BEGINNING**.

The above described tract contains 0.1285 acres (5,598.1Sq. 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 010-216495.

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.

EXHIBIT A

Page 3 of 3

LPA RX 851 WD

Rev. 06/09

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