

EXHIBIT A

LPA RX 851 WD

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Rev. 06/09

Ver. Date 07/06/2021

PID 105736

**PARCEL 2-WD
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 part of Lots 144 and 145 of the Town Plat of Franklinton, Deed Book 2, Pages 77-78, Ross County Recorder's Office, 1802, transcribed to the deeds and plats of Ross-Fairfield Counties, Pages 44-46, Franklin County Recorder's Office and conveyed to WBS Columbus, LLC, an Ohio Limited Liability Company, as recorded in Instrument Number 201111100146712 of said county records and bounded and described as follows:

BEGINNING at a Mag Spike (set), at the northwest corner of said Lot 144, being the intersection of the east existing right of way of Souder Avenue (49.5' Right of Way) originally dedicated three poles wide as Darby Street, as recorded in Deed Book 2, Pages 77-78, Ross County Recorder's Office, 1802, transcribed to the deeds and plats of Ross-Fairfield Counties, Pages 44-46, Franklin County Recorder's Office and the south existing right of way of Gay Street (49.5' Right of Way) originally dedicated three poles wide as Broderick Street, as recorded in Ross-Fairfield Book, Page 44, 24.75 feet right of station 2+47.49;

Thence on the south existing right of way of said Gay Street and the north line of said Lot 144, **North 81 degrees 26 minutes 20 seconds East**, a distance of **11.25 feet** to a 5/8 inch rebar (set), with cap stamped "GPD", 36.00 feet right of station 2+47.48;

Thence through the said lots 144 and 145, the following four (4) courses:

1. **South 08 degrees 35 minutes 41 seconds East**, a distance of **12.48 feet** to a 5/8 inch rebar (set), with cap stamped "GPD", 36.00 feet right of station 2+35.00;
2. **South 02 degrees 42 minutes 54 seconds West**, a distance of **20.40 feet** to a 5/8 inch rebar (set), with cap stamped "GPD", 32.00 feet right of station 2+15.00;
3. **South 08 degrees 35 minutes 41 seconds East**, a distance of **145.00 feet** to a 5/8 inch rebar (set), with cap stamped "GPD", 32.00 feet right of station 0+70.00;

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4. **South 34 degrees 00 minutes 16 seconds East**, a distance of **22.72 feet** to a 5/8 inch rebar (set), with cap stamped “GPD”, on the north existing right of way of Broad Street (89.5’ Right of Way), originally dedicated 6 poles wide as Franklin Street, as recorded in Ross-Fairfield Book, Page 44 and the south line of said Lot 145, 41.75 feet right of station 0+49.48;

Thence on the north existing right of way of said Broad Street and the south line of said Lot 145, **South 81 degrees 26 minutes 20 seconds West**, a distance of **5.00 feet** to a Mag Spike (set) on the east existing right of way of Souder Avenue, at the southeast corner of a tract conveyed to the City of Columbus, Ohio, as recorded in Official Record 14728, Page I-05, 36.75 feet right of station 0+49.48;

Thence on the east existing right of way of Souder Avenue and the east line of said City of Columbus lands, **North 40 degrees 51 minutes 39 seconds West**, a distance of **22.48 feet** to a Mag Spike (set) at the northerly corner of said City of Columbus lands, being on the east existing right of way of Souder Avenue, originally dedicated as Darby Street, as recorded in Deed Book 2, Pages 77-78, Ross County Recorder’s Office, 1802, transcribed to the deeds and plats of Ross-Fairfield Counties, Pages 44-46, Franklin County Recorder’s Office, and the west line of said Lot 145, 24.75 feet right of station 0+68.49;

Thence continuing on the east existing right of way of Souder Avenue and the west lines of said Lots 144 and 145, **North 08 degrees 35 minutes 41 seconds West**, a distance of **179.00 feet** to the **Point of Beginning**, containing a total of 0.035 acres, of which the present road occupies 0.000 acres, with 0.016 acres being part of Franklin County Auditor’s Parcel Number 010-027813-00, 0.006 acres being part of Franklin County Auditor’s Parcel Number 010-047998-00, 0.006 acres being part of Franklin County Auditor’s Parcel Number 010-055952-00 and the remaining 0.007 acres being part of Franklin County Auditor’s Parcel Number 010-017534-00.

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