

**EXHIBIT A**

LPA RX 851 WD

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Rev. 06/09

Ver. Date 7-26-2022

PID 105732

**PARCEL 22-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 4.11 acre tract conveyed to MV & AP, LLC., an Ohio Limited Liability Company in Instrument 201410100135024 and Instrument 201410100135023 in the Franklin County Recorder's Office. The below described parcel laying on the right side of the centerline of proposed right of way for Cassady 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 the northwest corner of Lot 537 in the C.E. Morris Trustee, ETAL., East Columbus Addition as recorded in Plat Book 5, Page 364, said point being on the southerly existing right of way for 7th Avenue, said point being 30.05 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 27+93.63; Thence, across 7th Avenue, North 08 degrees 54 minutes 13 seconds East, 59.82 feet to a point at the grantor's southwest corner, said point being 30.18 feet left of the proposed centerline of Cassady Avenue at station 28+54.52 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, along the grantor's west line, **North 08 degrees 36 minutes 44 seconds East, 13.48 feet** to an iron pin set, said pin being 29.97 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 28+68.00;
- 2) **Thence**, across the grantor's tract, **South 31 degrees 12 minutes 41 seconds East, 16.92 feet** to an iron pin set on the grantor's south line and the northerly existing right of way for 7th Avenue, said pin being 41.00 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 28+55.18;

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- 3) **Thence**, along the grantor's south line and the northerly existing right of way for 7th Avenue, **North 83 degrees 59 minutes 46 seconds West, 10.84 feet** to the **TRUE POINT OF BEGINNING**, containing 0.002 acres.

The parcel of land described contains, 0.002 acres, more or less in Franklin County Auditor's Parcel Number 010-200008-00 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.

Grantor claim title by Instrument 201410100135024 and Instrument 201410100135023, 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).

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

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Date