

**EXHIBIT A**

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LPA RX 851 WD

Rev. 06/09

Ver. Date 3-24-2022

PID 105732

**PARCEL 39-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).

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**[Surveyor's description of the premises follows]**

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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 Lot 472 in the C.E. Morris Trustee, ETAL., East Columbus Addition recorded in Plat Book 5, page 364-366 and conveyed to Sabatha B. Umoette in Instrument 201507060089699 in the Franklin County Recorder's Office. The below described parcel laying on the left side of the proposed centerline of right of way for 5th 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 an iron pin set at the southeast corner of said Lot 472 being the southwest corner of Lot 471 conveyed to Wedgewood Sullivant Investments, LLC., an Ohio Limited Liability Company, in Instrument 200506030107545, said point being 29.73 feet left of the centerline of proposed right of way and construction for 5th Avenue at station 208+59.73 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, along the south line of said Lot 472 and the northerly existing right of way for 5th Avenue, **North 87 degrees 17 minutes 04 seconds West, 32.97 feet** to the southwest corner of said Lot 472 and the southeast corner of Lot 473 conveyed to Columbus Cassady, LLC, a Delaware Limited Liability Company, in Instrument 201902060014593, 201902060014595, 202111300216612, and 202111300216615, said point being 29.34 feet left of the centerline of proposed right of way and construction for 5th Avenue at station 208+26.77;

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- 2) **Thence**, along the west line of said Lot 472 and the east line of said Lot 473, **North 02 degrees 24 minutes 35 seconds East, 2.66 feet** to an iron pin set, said pin being 32.00 feet left of the centerline of proposed right of way and construction for 5th Avenue at station 208+26.72;
- 3) **Thence**, across said Lot 472, **South 86 degrees 35 minutes 42 seconds East, 32.98 feet** to an iron pin set on the east line of said Lot 472 and the west line of said Lot 471, said pin being 32.00 feet left of the centerline of proposed right of way and construction for 5th Avenue at station 208+59.70;
- 4) **Thence**, along the east line of said Lot 472 and the west line of said Lot 471, **South 02 degrees 24 minutes 35 seconds West, 2.27 feet** to the **TRUE POINT OF BEGINNING**, containing 0.002 acres.

The parcel of land described contains, 0.002 acres, more or less is located in Franklin County Auditor's Parcel Number 010-019505-00 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 201507060089699, 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