



City of Columbus Legislation Report

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
columbuscitycouncil.org

ORIGINAL

File Number: 0481-2013

Emergency

File ID: 0481-2013

Type: Ordinance

Status: Consent

Version: 1

*Committee: Public Utilities Committee

File Name: Authorize Director of Finance to Accept Deed Form
ODOT and Grant Temporary Construction
Easements, and authorize City Auditor to enable an
interfund transfer

File Created: 02/13/2013

Cost: \$600,000.00

Final Action:

Auditor Cert #: AC034654

Auditor: When assigned an Auditor Certificate Number I, the City Auditor, hereby certify that there is in the treasury, or anticipate to come into the treasury, and not appropriated for any other purpose, the amount of money specified hereon, to pay the within Ordinance.

Contact Name/No.: Ann Kelly 5-5182, John Klein 5-7909

I hereby certify that the above or attached is a true and correct copy of Ordinance No. 0481-2013 passed by The Council of The City of Columbus, Ohio 2/25, 2013, as shown by the records now on file in this office.

Floor Action (Clerk's Office Only)

FEB 25 2013 Passed 6-0

CRAIG ABSENT

Seal Andrea Blewins
City Clerk

Mayor's Action

Mayor

FEB 27 2013

Date

Council Action

FEB 25 2013

Date Passed/ Adopted

President of Council

City Clerk

Veto

Date

Title: To authorize the Director of Finance and Management to execute an agreement with the Ohio Department of Transportation to accept a deed for 4.15 acres in exchange for City owned property at 240 Parsons Avenue needed for the 1-70/I-71 Project; to grant temporary construction easements; to authorize the City Auditor to enable an interfund transfer; to amend the 2012 Capital Improvement Budget; to authorize the expenditures of \$600,000.00 from Water Bond Works Enlargement Voted Bonds Fund No. 606 to the General Permanent Improvement Fund; to authorize the expenditure of \$600,000.00 from the General Permanent Improvement Fund 748; to dedicate and name portions of City owned property as Parsons Avenue and East Main Street and to declare an emergency. (\$600,000.00).

Sponsors:**Indexes:**

Attachments: Exhibit A, Exhibit B, Exhibit B, Exhibit C

Approval History

Version	Date	Approver	Action
1	02/13/2013	Ann Kelly	Approved
1	02/14/2013	Jeanne Sprague	Approved
1	02/14/2013	Adam Robins	Approved
1	02/14/2013	David Bush	Approved
1	02/14/2013	Paul Rakosky	Approved
1	02/14/2013	Auditor Reviewer	Approved
Notes	HJD/JM		
1	PA004936 PT000897 XFER AC034653 PA004937 AC034654 02/14/2013	AUDITOR APPROVER	Approved
Notes	HJD/vva		
1	02/14/2013	ATTORNEY APPROVER	Approved
Notes	jsg		

History of Legislative File

Ver.	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
------	--------------	-------	---------	----------	-----------	--------------	---------

EBOCO: Following review and approval, when required, the Equal Business Opportunity Commission Office certifies compliance with Title 39 as of date listed.

City Attorney: Following review and approval, when required, this ordinance has been reviewed by the City Attorney's Office as to its form and legality only.

Explanation

Background: In order to bring the Dublin Road Water Plant (DRWP) into compliance with Ohio EPA regulations, increase capacity, and improve operational reliability, the Department of Public Utilities (DPU) will need to complete five sequential construction projects. The first of these construction projects is the Dublin Road Water Plant Treatment Capacity Increase Project (#690428-100002) which necessitates construction of additional parking within the flood plain and requires retention of storm water run-off. In order to economically meet floodplain regulations, compensatory storage must be obtained in the floodplain. Acquisition of an additional 4.15 acres of land by March 13, 2013 will allow DPU to avoid the costly construction of a below ground storm water retention system and may facilitate the design and location of future site improvements and security. The necessary additional acreage within the floodplain is available from ODOT and is located adjacent to the front property line of DRWP.

As part of ODOT's I-70/71 Columbus Crossroads Project, a portion of the City's property at 240 Parsons Avenue needs to be converted to public right of way. ODOT also needs temporary construction easements on the property. The construction will result in the destruction of some improvements which will not be replaced by ODOT.

The Department of Finance and Management, Real Estate Management Office, and the City Attorney's Real Estate Division have negotiated an agreement with ODOT to transfer the required 4.15 acres of ODOT property (valued in a range of up to \$742,000) in exchange for the compensation due the City for the land and improvements at 240 Parsons Avenue which are valued at \$600,000.00. Although no money will be exchanged between ODOT and the City in order to properly account for funding of the exchange, it is necessary that the Division of Water transfer \$600,000.00 from Capital Improvement Project #690428-100002 to the City's General Permanent Improvement Fund as payment for the 4.15 acres. The transfer will be used to restore the Health Department property after completion of the ODOT project.

This ordinance authorizes the Finance and Management Director to execute those documents necessary to acquire and accept the 4.15 acres from ODOT and to grant temporary easements for construction to ODOT for the I-70/1-71 Columbus Crossroads Project; dedicates portions of City property as right of way for Parsons Avenue and Main Street in accordance with ODOT's plans; authorizes the transfer of funds from the Water Works Enlargement Voted Bonds Fund, Capital Improvement Project 690428-100002 to 240 Parsons Avenue Improvements Project #748460; and authorizes expenditures from the 240 Avenue Improvements Project of \$600,000.00 for restoration of the property.

Fiscal Impact: This ordinance authorizes the transfer of \$600,000.00 from the Water Works Enlargement Voted Bonds Fund, Capital Improvement Project #690428-100002 in Water Bond Fund 606 to the General Permanent Improvement Fund and appropriates and authorizes the expenditure of the \$600,000.00 for the 240

Parsons Avenue Improvement Project #748460-100000.

Emergency Action: Emergency action is requested to allow acquisition of the 4.15 acres of property from ODOT by March 13, 2013 in order to avoid significant increased costs to the DRWP Treatment Capacity Increase Project.

Title

To authorize the Director of Finance and Management to execute an agreement with the Ohio Department of Transportation to accept a deed for 4.15 acres in exchange for City owned property at 240 Parsons Avenue needed for the I-70/I-71 Project; to grant temporary construction easements; to authorize the City Auditor to enable an interfund transfer; to amend the 2012 Capital Improvement Budget; to authorize the expenditures of \$600,000.00 from Water Bond Works Enlargement Voted Bonds Fund No. 606 to the General Permanent Improvement Fund; to authorize the expenditure of \$600,000.00 from the General Permanent Improvement Fund 748; to dedicate and name portions of City owned property as Parsons Avenue and East Main Street and to declare an emergency. (\$600,000.00).

Body

WHEREAS, the Department of Public Utilities is engaged in a construction project known as Dublin Road Water Plant Treatment Capacity Increase Project (#690428-100002) that is that first of five consecutive construction projects required to bring the Dublin Road Water Plant (DRWP) into compliance with Ohio EPA regulations, increase capacity, and improve operational reliability, and

WHEREAS, this project necessitates construction of additional parking within the flood plain and requires retention of storm water run-off, in compliance with floodplain regulations and for compensatory story storage to be obtained in the floodplain, and it is necessary to acquire from ODOT 4.15 along Dublin Road for use by the Department of Public Utilities for the Dublin Road Water Plant Treatment Capacity Increase Project (#690428-100002); and

WHEREAS, the Ohio Department of Transportation ("ODOT") needs a portion of the City's property at 240 Parsons Avenue as described in the attached legal descriptions for its I-70/I-71 Columbus Crossroads Project, and

WHEREAS, the values of ODOT's property on Dublin Road and the portion of the City's property at 240 Parsons are similar in value; and

WHEREAS, an exchange of properties are in the best interest of the City and ODOT; and

WHEREAS, to compensate for the conversion and transfer of property at 240 Parsons Avenue as requested by ODOT, it is necessary for the Division of Water to transfer \$600,000.00 to the General Improvement Fund; and

WHEREAS, it is necessary to amend the 2012 Capital Improvement Budget authorized by ordinance 0368-2012 to account for the transfer of cash between projects within the Water Works Enlargement Bond Fund and the General Permanent Improvement Fund;

WHEREAS, an emergency exists in the usual daily operations of the Department of Public Utilities, in that it is immediately necessary to authorize the Finance and Management Director to execute an agreement with ODOT to accept the 4.15 acres from ODOT on behalf of the City for use by the Department of Public Utilities

for the Dublin Road Water Plant Treatment Capacity Increase Project, to agree to dedicate property in the name of the City for right-of-way purposes and to grant temporary easements for construction of ODOT's I-70/I-71 Columbus Crossroads Project in order to ensure that City operations continue uninterrupted, thereby immediately preserving the public health, peace, property, safety, and welfare; now therefore:

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. That the Finance and Management Director be and is hereby authorized to execute an agreement with Ohio Department of Transportation to accept the 4.15 acres from ODOT on behalf of the City for the use of the Department of Public Utilities for the Dublin Road Water Plant Treatment Capacity Increase Project in exchange for the dedication of City owned property at 240 Parsons Avenue as public right-of-way and the grant of temporary construction easements; and

SECTION 2. That the City Auditor is hereby authorized to enable an interfund transfer of up to \$600,000.00 by moving appropriation as follows:

From:

Fund 606 / Div 6009 / Project No. 690428-100002 / Project Name:
DRWP Capacity Increase - Sludge P.S. / OCA 664282 / OL3 6600

To:

Fund 606 / Div 6009 / Project No. 690428-100002 Project Name: DRWP Capacity Increase - Sludge P.S. /
OCA 664282 / OL3 5501

SECTION 3. That the City Auditor is hereby authorized to transfer up to \$600,000 between funds as follows:

From:

Fund 606 / Div 6009 / Project No. 690428-100002 / Project Name: DRWP Capacity Increase - Sludge P.S.
/ OCA 664282 / OL3 5501

To:

Fund 748 General Permanent Improvement Div 4550 / Project No. 748460-100000/ Project Name: 240
Parsons Improvements / OCA 748460/ OL3 0886

SECTION 4. That \$600,000 is appropriated as follows: Fund 748 General Permanent Improvements Div 4550 / Project No. 748460-100000/ Project Name: 240 Parsons Improvements / OCA 748460/ OL3 6621

SECTION 5. That the 2012 Capital Improvement Budget authorized by ordinance 0368-2012 be amended as follows:

Fund 748

Project Name / Project No / Current Authority / Revised Authority / Difference

240 Parsons Improvements / 748460-100000 / \$0 / \$600,000 / +\$600,000

SECTION 6. That the Finance and Management Director be and is hereby authorized to expend funds for the 240 Parsons Avenue Improvements Project #748460 and that the expenditure of \$600,000.00, or so much

thereof that may be necessary for said project, be and is hereby authorized and approved as follows:

Division: 45-50
Fund: 748
OCA Code: 748460
Object level 1: 06
Object level 3: 6621
Amount: \$600,000.00

SECTION 7. That the City Auditor is hereby authorized and directed to transfer any unencumbered balance in the project account to the unallocated balance within the same fund upon receipt of certification by the Director of the Department of Finance and Management that said project has been completed and the monies no longer required for said project; except that no transfer shall be made from a project account by monies from more than one source.

SECTION 8. That the City Auditor is authorized to establish proper project accounting numbers as appropriate.

SECTION 9. That the City of Columbus hereby dedicates the real property described in the attached Exhibit A, and designated as Parcel 130WD, as road right of way and to name said right of way as Parsons Avenue and East Main Street as said dedicated property aligns with each street respectively.

SECTION 10. That the Finance and Management Director is authorized to grant temporary construction easement to the Ohio Department of Transportation for the property described in attached Exhibit B, and designated as Parcel Nos. 130T1 and 130T2, and to execute such documents as may be necessary to dedicate the property describe in attached Exhibit C, and designated as Parcel 130S, for sewer use.

SECTION 11. That for the reasons stated in the preamble hereto, which is hereby made a part hereof, this ordinance is hereby declared to be an emergency measure and shall take effect and be in force from and after its approval by the Mayor, or ten days after passage if the Mayor neither approves nor vetoes the same.

EXHIBIT A

RX 250 WD

Page 1 of 4

Rev. 08/11

Ver. Date 08/31/2011

PID 77370

**PARCEL 130-WD
FRA-70-14.48**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Franklin, Section 15 of Township 5 North, Range 22 West of the Refugee Lands, the City of Columbus, and being a 1.139 acre parcel out of a 10.960 acre tract known as Franklin County Auditor's Parcel number 010-067006 conveyed to The State of Ohio (hereafter referred to as "Grantor") by the instruments filed as Deed Book Volume 17, Page 217; Deed Book Volume 36, Page 547; Deed Book Volume 54, Page 427; and Deed Book Volume 173, Page 321; and subject to a 99-year lease signed with the City of Columbus by the instrument filed an Instrument Number 200001210014945 (all document references are to the records of Franklin County unless otherwise stated), the said 1.109 acre parcel also being a part of Lot 1 as indicated by the plat of John Bryden Subdivision recorded as Deed Book Volume 21, page 308 and part of the Reservation of George M Parsons Subdivision recorded as Plat Book Volume 3, Page 316.

Being a parcel of land lying on the left and right side of the baseline of Parsons Avenue more particularly described as follows:

COMMENCING FOR REFERENCE at a Mag nail set (to be replaced by a monument box) at the intersection of the baseline of Main Street and the baseline of Parsons Avenue being station 38+10.74 of the said baseline of Main Street and station 196+33.93 of the said baseline of Parsons Avenue;

Thence along the said baseline of Parsons Avenue, North 07 degrees 37 minutes 12 seconds West for a distance of 21.47 feet to a point being station 196+55.40;

EXHIBIT A

Page 2 of 4

Rev. 08/11

RX 250 WD

Thence leaving the said baseline perpendicularly, South 82 degrees 22 minutes 48 seconds West for a distance of 37.26 feet to a point at the Grantor's southwesterly corner, also being on the division line of Section 15 and Section 16 of Township 5 North, Range 22 West of the Refugee Lands, also being at the intersection of the centerline of Main Street (80 feet wide) as dedicated by Crosby's Addition to Columbus in Deed Book 11, Page 253, destroyed by fire, historically known as the National Road, and the east right-of-way line of Parsons Avenue, originally created as East Public Lane (49.5 feet wide) as dedicated in Deed Book "F", Page 332, destroyed by fire, replatted in Plat Book Volume 3, Page 247, also represented in Plat Book Volume 14, Page 27, also being at the southwest corner of Lot 1 of the said John Bryden Subdivision, being 37.26 feet left of the baseline of Parsons Avenue station 196+55.40 and being the TRUE POINT OF BEGINNING of the parcel herein described.

Thence along the Grantor's westerly line, along the said section line, and along the westerly line of the said Lot 1, North 03 degrees 31 minutes 21 seconds East for a distance of 40.02 feet to a point at the intersection of the northerly right-of-way line of Existing Main Street (80 feet wide) and the easterly right-of-way line of existing Parsons Avenue (49.5 feet wide) being 29.52 feet left of the baseline of Parsons Avenue station 196+94.66;

Thence continuing along the Grantor's westerly line, continuing along the said section line, and along the said easterly right-of-way line, North 03 degrees 31 minutes 21 seconds East for a distance of 696.49 feet to an iron pin set at the Grantor's northwesterly corner and on the southerly line of a 20 foot wide alley as dedicated by the said plat of George M Parsons Subdivision being 59.85 feet right of the baseline of Parsons Avenue station 203+86.87;

Thence along the Grantor's northerly line, being the northerly line of the said Reservation of George M Parsons Subdivision, and along the said alley, South 88 degrees 19 minutes 25 seconds East for a distance of 2.98 feet to an iron pin set being 62.82 feet right of the baseline of Parsons Avenue station 203+86.73;

Thence crossing through the said Reservation and through the said Lot 1, South 03 degrees 31 minutes 21 seconds West for a distance of 199.79 feet to an iron pin set being 44.15 feet right of the baseline of Parsons Avenue station 201+86.33;

Thence continuing through the said Lot 1, South 04 degrees 59 minutes 55 seconds East for a distance of 258.81 feet to an iron pin set being 52.00 feet right of the baseline of Parsons Avenue station 199+26.37;

EXHIBIT A

Page 3 of 4

Rev. 08/11

RX 250 WD

Thence continuing through the said Lot 1 and with a curve to the left, said curve having a central angle of 03 degrees 36 minutes 20 seconds, a radius of 2812.79 feet, an arc length of 177.00 feet, and a long chord which bears South 05 degrees 49 minutes 02 seconds East for a distance of 176.97 feet to an iron pin set having being 52.00 feet right of the baseline of Parsons Avenue station 197+46.09;

Thence continuing through the said Lot 1, South 07 degrees 37 minutes 12 seconds East for a distance of 44.09 feet to an iron pin set being 52.00 feet right of the baseline of Parsons Avenue station 197+02.00 and 73.48 feet left of the baseline of Main Street station 38+54.39;

Thence continuing through the said Lot 1, South 48 degrees 13 minutes 41 seconds East for a distance of 32.22 feet to an iron pin set on the northerly right-of-way line of Main Street being 72.97 feet right of the baseline of Parsons Avenue station 196+77.54 and 51.72 feet left of the baseline of Main Street station 38+77.81;

Thence continuing through the said Lot 1 and along the said northerly right-of-way line, South 88 degrees 08 minutes 12 seconds East for a distance of 579.02 feet to an iron pin set on the westerly right-of-way line of Allen Avenue (50 feet wide, the western 32 feet of which were created by easement, and the eastern 18 feet were dedicated originally as an alley by the plat of William Phelan's Eastern Addition as recorded in Plat Book Volume 1, Page 37) being 46.19 feet left of the baseline of Main Street station 44+54.87;

Thence continuing through the said Lot 1, crossing through the said Allen Avenue, and along the projection of the said northerly right-of-way line of Main Street, South 88 degrees 08 minutes 12 seconds East for a distance of 32.02 feet to a Mag nail set in Allen Avenue, on the Grantor's easterly line, and on the westerly line of the said original 18 foot wide alley being 46.06 feet left of the baseline of Main Street station 44+86.90;

Thence along the easterly line of the said Lot 1, South 04 degrees 07 minutes 12 seconds East for a distance of 40.03 feet to a point at the Grantor's southeasterly corner being 6.07 feet left of the baseline of Main Street station 44+85.16;

Thence along the southerly line of the said Lot 1, North 88 degrees 08 minutes 12 seconds West for a distance of 714.54 feet to the TRUE POINT OF BEGINNING, containing 1.139 acres, more or less.

The above described parcel contains 1.139 acres, of which 0.656 acres are contained within the present road occupied of Parsons Avenue and Main Street, resulting in a net take of 0.483 acres out of Franklin County Auditor's Parcel number 010-067006

EXHIBIT A

RX 250 WD

This description was prepared by Russell Koenig, Ohio Registered Professional Surveyor number 8358, and is based on an actual field survey conducted by DLZ Ohio, Inc. in 2002-2011 under the direct supervision of Charles H. Murphy, Ohio Registered Professional Surveyor number 6950.

Grantor claims title by the instruments filed as Deed Book Volume 17, Page 217; Deed Book Volume 36, Page 547; Deed Book Volume 54, Page 427; and Deed Book Volume 173, Page 321 in the records of Franklin County.

The bearings for this description are based on the Ohio State Plane Coordinate System, South Zone, and reference the North American Datum of 1983 and the 1986 adjustment (NAD 83(1986)) with ties to Franklin County monuments FRANK 143 and COC 5-83 having a relative bearing of North 77 degrees 09 minutes 24 seconds West.

Where described, iron pins set are 5/8" diameter, 30" long, and bear a cap inscribed "DLZ OHIO".

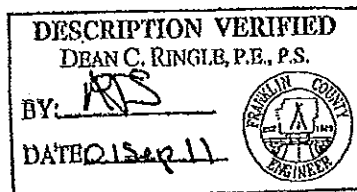
The stationing referenced herein is from the plans known as "FRA-70-14.48" on file with the Ohio Department of Transportation.

Charles H. Murphy
Charles H. Murphy, S-6950

5-12-11
Date



I-21.
split
1.139 Acre
out of
(010)
67006*



* 99 year lease Parcel

EXHIBIT A

RX 286 T

Page 1 of 5

Rev. 08/11

Ver. Date 08/31/2011

PID 77370

**PARCEL 130-T1
FRA-70-14.48**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Franklin, Section 15 of Township 5 North, Range 22 West of the Refugee Lands, the City of Columbus, and being a 0.350 acre parcel out of a 10.960 acre tract known as Franklin County Auditor's Parcel number 010-067006 conveyed to The State of Ohio (99-year lease to the City of Columbus) (hereafter referred to as "Grantor") by the instruments filed as Deed Book Volume 17, Page 217; Deed Book Volume 36, Page 547; Deed Book Volume 54, Page 427; and Deed Book Volume 173, Page 321 (all document references are to the records of Franklin County unless otherwise stated), the said 0.350 acre parcel also being a part of Lot 1 and the Reservation as indicated by the plat of John Bryden Subdivision recorded as Deed Book Volume 21, page 308 and part of the Reservation of George M Parsons Subdivision recorded as Plat Book Volume 3, Page 316.

Being a parcel of land lying on the right side of the baseline of Parsons Avenue more particularly described as follows:

BEGINNING at a point on the existing northerly right-of-way line of Main Street (80 feet wide), the said point being 46.55 feet left of the baseline of Main Street station 43+65.86 and being the TRUE POINT OF BEGINNING of the parcel herein described.

Thence crossing through the lands of the Grantor and along the said southerly right-of-way line, North 88 degrees 08 minutes 12 seconds West for a distance of 490.00 feet to an iron pin set on the easterly right-of-way line of Parsons Avenue being 72.97 feet right of the baseline of Parsons Avenue station 196+77.54;

Thence continuing through the lands of the Grantor and along the said easterly right-of-way line, North 48 degrees 13 minutes 41 seconds West for a distance of 32.22 feet to an iron pin set being 52.00 feet right of the baseline of Parsons Avenue station 197+02.00;

Thence continuing through the lands of the Grantor and along the said easterly right-of-way line, North 07 degrees 37 minutes 12 seconds West for a distance of 44.09 feet to an iron pin set at a point of curvature being 52.00 feet right of the baseline of Parsons Avenue station 197+46.09;

EXHIBIT A

Page 2 of 5

Rev. 08/11

RX 286 T

Thence continuing through the lands of the Grantor and along the said easterly right-of-way line and with a curve to the right, said curve having a central angle of 01 degrees 15 minutes 40 seconds, a radius of 2812.79 feet, an arc length of 61.91 feet, and a long chord which bears North 06 degrees 59 minutes 22 seconds West for a distance of 61.91 feet to a point at the southwesterly corner of a sewer easement being 52.00 feet right of the baseline of Parsons Avenue station 198+09.15;

Thence continuing through the lands of the Grantor and along the southerly line of the said sewer easement, North 82 degrees 22 minutes 48 seconds East for a distance of 40.32 feet to a point at the southeasterly corner of the said sewer easement being 92.31 feet right of the baseline of Parsons Avenue station 198+10.07;

Thence continuing through the lands of the Grantor and along the said easterly line of the said sewer easement, North 10 degrees 24 minutes 54 seconds West for a distance of 188.89 feet to a point at the northeasterly corner of the said sewer easement being 73.25 feet right of the baseline of Parsons Avenue station 200+02.12;

Thence continuing through the lands of the Grantor and along the northerly line of the said sewer easement, North 85 degrees 53 minutes 06 seconds West for a distance of 23.12 feet to a point on the easterly right-of-way line of Parsons Avenue and at the northwesterly corner of the said sewer easement being 50.34 feet right of the baseline of Parsons Avenue station 200+05.23;

Thence continuing through the lands of the Grantor and along the said easterly right-of-way line, North 04 degrees 59 minutes 55 seconds West for a distance of 180.34 feet to an iron pin set being 44.15 feet right of the baseline of Parsons Avenue station 201+86.33;

Thence continuing through the lands of the Grantor and along the said easterly right-of-way line, North 03 degrees 31 minutes 21 seconds East for a distance of 74.97 feet to a point being 51.74 feet right of the baseline of Parsons Avenue station 202+61.28;

Thence continuing through the lands of the Grantor, North 87 degrees 02 minutes 31 seconds East for a distance of 7.38 feet to a point being 59.12 feet right of the baseline of Parsons Avenue station 202+61.39;

Thence continuing through the lands of the Grantor, South 03 degrees 25 minutes 28 seconds West for a distance of 75.72 feet to a point being 51.58 feet right of the baseline of Parsons Avenue station 201+85.63;

EXHIBIT A

Page 3 of 5

Rev. 08/11

RX 286 T

Thence continuing through the lands of the Grantor, South 03 degrees 56 minutes 10 seconds East for a distance of 34.53 feet to a point being 52.37 feet right of the baseline of Parsons Avenue station 201+50.92;

Thence continuing through the lands of the Grantor, South 36 degrees 55 minutes 56 seconds East for a distance of 35.44 feet to a point being 72.26 feet right of the baseline of Parsons Avenue station 201+21.40;

Thence continuing through the lands of the Grantor, South 03 degrees 45 minutes 01 seconds West for a distance of 10.54 feet to a point being 71.04 feet right of the baseline of Parsons Avenue station 201+10.86;

Thence continuing through the lands of the Grantor, South 31 degrees 45 minutes 37 seconds East for a distance of 11.77 feet to a point being 76.71 feet right of the baseline of Parsons Avenue station 201+00.46;

Thence continuing through the lands of the Grantor, South 03 degrees 04 minutes 06 seconds West for a distance of 11.29 feet to a point being 75.50 feet right of the baseline of Parsons Avenue station 200+89.14;

Thence continuing through the lands of the Grantor, South 20 degrees 06 minutes 28 seconds West for a distance of 49.50 feet to a point being 55.92 feet right of the baseline of Parsons Avenue station 200+43.38;

Thence continuing through the lands of the Grantor, South 02 degrees 19 minutes 57 seconds East for a distance of 13.56 feet to a point being 55.67 feet right of the baseline of Parsons Avenue station 200+29.75;

Thence continuing through the lands of the Grantor, South 86 degrees 37 minutes 12 seconds East for a distance of 40.64 feet to a point being 96.02 feet right of the baseline of Parsons Avenue station 200+24.89;

Thence continuing through the lands of the Grantor, South 10 degrees 18 minutes 32 seconds East for a distance of 231.81 feet to a point being 118.71 feet right of the baseline of Parsons Avenue station 197+87.73;

Thence continuing through the lands of the Grantor, South 44 degrees 39 minutes 18 seconds West for a distance of 67.01 feet to a point being 66.00 feet right of the baseline of Parsons Avenue station 197+45.00;

EXHIBIT A

Page 4 of 5

RX 286 T

Rev. 08/11

Thence continuing through the lands of the Grantor, South 10 degrees 02 minutes 47 seconds East for a distance of 59.05 feet to a point being 68.50 feet right of the baseline of Parsons Avenue station 196+86.00;

Thence continuing through the lands of the Grantor, South 52 degrees 42 minutes 07 seconds East for a distance of 7.10 feet to a point being 55.21 feet left of the baseline of Main Street station 38+77.94;

Thence continuing through the lands of the Grantor, North 88 degrees 29 minutes 49 seconds East for a distance of 73.11 feet to a point being 57.01 feet left of the baseline of Main Street station 39+50.08;

Thence continuing through the lands of the Grantor, South 83 degrees 47 minutes 34 seconds East for a distance of 50.16 feet to a point being 52.22 feet left of the baseline of Main Street station 39+99.39;

Thence continuing through the lands of the Grantor, South 88 degrees 22 minutes 00 seconds East for a distance of 367.00 feet to a point being 52.00 feet left of the baseline of Main Street station 43+65.86;

Thence continuing through the lands of the Grantor, South 01 degrees 38 minutes 00 seconds West for a distance of 5.45 feet to the TRUE POINT OF BEGINNING, containing 0.350 acres, more or less.

The above described parcel contains 0.350 acres; of which 0.000 acres are contained within the present road occupied of Parsons Avenue and Main Street, resulting in a net take of 0.350 acres out of Franklin County Auditor's Parcel number 010-067006

This description was prepared by Russell Koenig, Ohio Registered Professional Surveyor number 8358, and is based on an actual field survey conducted by DLZ Ohio, Inc. in 2002-2011 under the direct supervision of Charles H. Murphy, Ohio Registered Professional Surveyor number 6950.

Grantor claims title by the instruments filed as Deed Book Volume 17, Page 217; Deed Book Volume 36, Page 547; Deed Book Volume 54, Page 427; and Deed Book Volume 173, Page 321 in the records of Franklin County.

EXHIBIT A

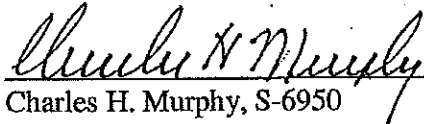
Page 5 of 5

RX 286 T

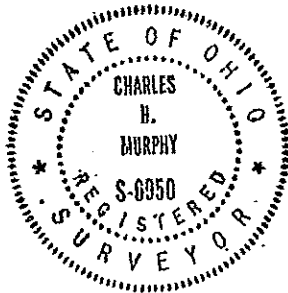
Rev. 08/11

The bearings for this description are based on the Ohio State Plane Coordinate System, South Zone, and reference the North American Datum of 1983 and the 1986 adjustment (NAD 83(1986)) with ties to Franklin County monuments FRANK 143 and COC 5-83 having a relative bearing of North 77 degrees 09 minutes 24 seconds West.
Where described, iron pins set are 5/8" diameter, 30" long, and bear a cap inscribed "DLZ OHIO".

The stationing referenced herein is from the plans known as "FRA-70-14.48" on file with the Ohio Department of Transportation.


Charles H. Murphy, S-6950

5-5-11
Date



I-21
TNN
contained
in
(010)
67006

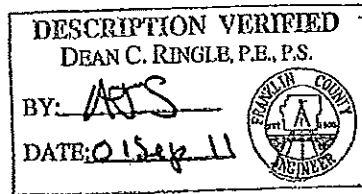


EXHIBIT A

Page 1 of 2

RX 286 T

Rev. 08/11

Ver. Date 08/31/2011

PID 77370

**PARCEL 130-T2
FRA-70-14.48**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Franklin, Section 15 of Township 5 North, Range 22 West of the Refugee Lands, the City of Columbus, and being a 0.008 acre parcel out of a 10.960 acre tract known as Franklin County Auditor's Parcel number 010-067006 conveyed to The State of Ohio (99-year lease to the City of Columbus) (hereafter referred to as "Grantor") by the instruments filed as Deed Book Volume 17, Page 217; Deed Book Volume 36, Page 547; Deed Book Volume 54, Page 427; and Deed Book Volume 173, Page 321 (all document references are to the records of Franklin County unless otherwise stated), the said 0.008 acre parcel also being a part of the Reservation of George M Parsons Subdivision recorded as Plat Book Volume 3, Page 316.

Being a parcel of land lying on the right side of the baseline of Parsons Avenue more particularly described as follows:

BEGINNING at a point on the existing southerly line of a 20 foot wide alley and on the Grantor's northerly line, the said point being 76.08 feet right of the baseline of Parsons Avenue station 203+86.11 and being the TRUE POINT OF BEGINNING of the parcel herein described.

Thence crossing through the lands of the Grantor, South 03 degrees 32 minutes 23 seconds West for a distance of 16.63 feet to a point being 74.75 feet right of the baseline of Parsons Avenue station 203+69.31;

Thence continuing through the lands of the Grantor, South 34 degrees 48 minutes 34 seconds West for a distance of 25.53 feet to a point on the easterly right-of-way line of Parsons Avenue being 59.72 feet right of the baseline of Parsons Avenue station 203+48.42;

Thence continuing through the lands of the Grantor and along the said easterly right-of-way line, North 03 degrees 31 minutes 21 seconds East for a distance of 38.02 feet to an iron pin set on the Grantor's northerly line and on the southerly line of the said alley being 62.83 feet right of the baseline of Parsons Avenue station 203+86.73;

EXHIBIT A

Page 1 of 3

Rev. 08/11

RX 276 S

Ver. Date 09/01/2011

PID 77370

**PARCEL 130-S
FRA-70-14.48**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Franklin, Section 15 of Township 5 North, Range 22 West of the Refugee Lands, the City of Columbus, and being a 0.139 acre parcel out of a 10.960 acre tract known as Franklin County Auditor's Parcel number 010-067006 conveyed to The State of Ohio (99-year lease to the City of Columbus) (hereafter referred to as "Grantor") by the instruments filed as Deed Book Volume 17, Page 217; Deed Book Volume 36, Page 547; Deed Book Volume 54, Page 427; and Deed Book Volume 173, Page 321 (all document references are to the records of Franklin County unless otherwise stated), the said 0.139 acre parcel also being a part of Lot 1 as indicated by the plat of John Bryden Subdivision recorded as Deed Book Volume 21, page 308.

Being a parcel of land lying on the right side of the baseline of Parsons Avenue more particularly described as follows:

COMMENCING FOR REFERENCE at a Mag nail set (to be replaced by a monument box) at the intersection of the baseline of Main Street and the baseline of Parsons Avenue being station 38+10.74 of the said baseline of Main Street and station 196+33.93 of the said baseline of Parsons Avenue;

Thence along the said baseline of Main Street and with a curve to the right, the said curve having a central angle of 00 degrees 52 minutes 04 seconds, a radius of 4297.18 feet, an arc length of 65.08 feet, and a long chord which bears North 88 degrees 58 minutes 20 seconds East for a distance of 65.08 feet to a point being station 38+75.82;

Thence leaving the said baseline perpendicularly and crossing through the lands of the Grantor, North 01 degrees 38 minutes 00 seconds East for a distance of 51.76 feet to an iron pin set on the existing southerly right-of-way line of Main Street (80 feet wide) being 51.72 feet left of the baseline of Main Street station 38+77.81;

EXHIBIT A

Page 3 of 3

RX 276 S

Rev. 08/11

The above described parcel contains 0.139 acres, of which 0.000 acres are contained within the present road occupied of Parsons Avenue, resulting in a net take of 0.139 acres out of Franklin County Auditor's Parcel number 010-067006

This description was prepared by Russell Koenig, Ohio Registered Professional Surveyor number 8358, and is based on an actual field survey conducted by DLZ Ohio, Inc. in 2002-2011 under the direct supervision of Charles H. Murphy, Ohio Registered Professional Surveyor number 6950.

Grantor claims title by the instruments filed as Deed Book Volume 17, Page 217; Deed Book Volume 36, Page 547; Deed Book Volume 54, Page 427; and Deed Book Volume 173, Page 321 in the records of Franklin County.

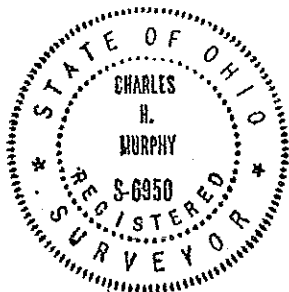
The bearings for this description are based on the Ohio State Plane Coordinate System, South Zone, and reference the North American Datum of 1983 and the 1986 adjustment (NAD 83(1986)) with ties to Franklin County monuments FRANK 143 and COC 5-83 having a relative bearing of North 77 degrees 09 minutes 24 seconds West.

Where described, iron pins set are 5/8" diameter, 30" long, and bear a cap inscribed "DLZ OHIO".

The stationing referenced herein is from the plans known as "FRA-70-14.48" on file with the Ohio Department of Transportation.

Charles H. Murphy
Charles H. Murphy, S-6950

Date 5-5-11



I-21
TNN
Contained
in
(010)
67006

