

**EXHIBIT A**

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LPA RX 851 WD

Rev. 06/09

Ver. Date 10-5-2021

PID 110388

**PARCEL 13-WD  
JAMES ROAD AT EAST BROAD STREET  
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, Half Section 7, Section 7, Township 12 N, Range 21 W, Refugee Lands and being part of Lot 417 of Eastmoor Addition as recorded in Plat Book 16, Page 21 and conveyed to FIDC 128 LLC, an Ohio Limited Liability Company in Instrument 202104050059725 in the Franklin County Recorder's Office. The below described parcel laying on the left side of the centerline of existing right of way for James Road in project James Road at East Broad Street as platted by 2LMN, Inc. as recorded in Instrument 202108240151066, and being more particularly described as follows:

COMMENCING at an iron pin set at the grantor's southeast corner being the southeast corner of said Lot 417 on the west existing right of way for James Road and the north existing right of way of a 16 foot alley dedicated in said Eastmoor Addition, said pin being 40.00 feet left of centerline of existing right of way for James Road at station 58+15.85 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, along the grantor's south line and the north line of said 16 foot alley, being the south line of lot 417, **South 82 degrees 13 minutes 02 seconds West 34.02** feet to an iron pin set, said pin being 73.29 feet left of the centerline of existing right of way for James Road at station 58+08.86;
- 2) **Thence**, across the grantor's tract, **North 51 degrees 25 minutes 55 seconds East, 31.21 feet** to an iron pin set, said pin being 50.33 feet left of centerline of existing right of way for James Road at station 58+30.00;

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- 3) **Thence**, across the grantor's tract, **North 00 degrees 07 minutes 37 seconds West, 105.28 feet** to an iron pin set, said pin being 58.03 feet left of centerline of existing right of way for James Road at station 59+35.00;
- 4) **Thence**, across the grantor's tract, **North 45 degrees 18 minutes 10 seconds West, 33.46 feet** to an iron pin set on the north line of lot 417 and the south existing right of way for East Broad Street, said pin being 50.00 feet right of centerline of existing right of way for East Broad Street at station 26+50.00, and being 83.43 feet left of centerline of existing right of way for James Road at station 59+56.79;
- 5) **Thence**, along said south existing right of way and the north line of lot 417, **North 82 degrees 19 minutes 46 seconds East, 19.34 feet** to an iron pin set on the northeast corner of a City of Columbus right of way drop as recorded in Instrument Number 200004170074341, being the west existing right of way for James Road, said pin being 50.00 feet right of centerline of existing right of way for East Broad Street at station 26+69.34, and being 64.49 feet left of centerline of existing right of way for James Road at station 59+60.73;
- 6) **Thence**, along said west existing right of way and the west line of said drop, **South 46 degrees 49 minutes 17 seconds East, 31.56 feet** to an iron pin set at the south point on said right of way drop being on the west existing right of way for James Road, said pin being 74.48 feet right of centerline of existing right of way for East Broad Street at station 26+89.27, and being 40.00 feet left of centerline of existing right of way for James Road at station 59+40.81;
- 7) **Thence**, along the grantor's east line and being the westerly existing right of way for James Road, also being the east line of lot 417, **South 04 degrees 04 minutes 04 seconds West, 124.97 feet** to the **TRUE POINT OF BEGINNING**, containing 0.055 acres.

The parcel of land described contains, 0.055 acres, more or less, including the present road occupies 0.000 acres, more or less and is located in Franklin County Auditor's Parcel Number 010-090069-00.

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, December, 2020.

Grantor claim title by Instrument 202104050059725, as recorded in the Franklin County Recorder's Office.

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All bearings shown are for project use only. The bearings shown hereon are based on the centerline of James Road as being North 04 degrees 04 minutes 04 seconds East, from an adjusted field survey using G.P.S. methods from monument CP1 and monument CP2, based on the Ohio State Plane Coordinate system, South Zone and NAD 83 (2011) Datum.

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

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Date