

**EXHIBIT A**

LPA RX 887 T

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Ver. Date 10-5-2021

PID 110388

**PARCEL 42-T  
JAMES ROAD AT EAST BROAD STREET  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
CONSTRUCT DRIVEWAY AND COMPLETE GRADING AND SEEDING  
FOR 24 MONTHS FROM DATE OF ENTRY BY THE  
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

[Surveyor's description of the premises follows]

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Situated in the State of Ohio, City of Columbus, Franklin County, Half Section 8, Section 7, Township 12 N, Range 21 W, Refugee Lands and being part of Lot 2 and Lot 3 of Bexley Haven Addition as recorded in Plat Book 17, Page 90 and conveyed to L.L.I.J.M.A.S.G., LLC, Florida Limited Liability Company in Instruments 201412300172446 and 201501090003186, in the Franklin County Recorder's Office. The below described parcel laying on the right 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 on the grantor's south line being on the northerly existing right of way for 20 foot alley and the southwest corner of lot 2 as shown on said Bexley Haven, said point being 30.00 feet right of centerline of existing right of way for James Road at station 62+98.09; Thence, along the northerly existing right of way for said alley, North 82 degrees 19 minutes 46 seconds East, 30.56 feet to an iron pin set, said pin being 60.00 feet right of the centerline of existing right of way for James Road at station 63+03.89; Thence, North 84 degrees 04 minutes 26 seconds West, 24.03 feet to an iron pin set, said pin being 36.00 feet to right of the centerline of existing right of way for James Road at station 63+05.00 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, across the grantor's tract and said lot 2, **North 03 degrees 16 minutes 48 seconds East, 100.00** feet to an iron pin set, said pin being 36.00 feet right of the centerline of existing right of way for James Road at station 64+05.00;
- 2) **Thence**, across the grantor's tract, **North 53 degrees 28 minutes 28 seconds East, 7.81** feet to a point, said point being 42.00 feet right of the centerline of existing right of way for James Road at station 64+10.00;
- 3) **Thence**, across the grantor's tract, **South 03 degrees 16 minutes 48 seconds West, 105.28** feet to a point, said point being 42.00 feet right of the centerline of existing right of way for James Road at station 63+04.72;

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- 4) **Thence**, across the grantor's tract, **North 84 degrees 04 minutes 26 seconds West, 6.01 feet** to the **TRUE POINT OF BEGINNING**, containing 0.014 acres.

The parcel of land described contains, 0.014 acres, more or less, including the present road occupies 0.000 acres, more or less of which 0.012 and is located in Franklin County Auditor's Parcel Number 010-091832-00 and 0.002 and is located in Franklin County Auditor's Parcel Number 010-091833-00.

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 201412300172446, and 201501090003186, as recorded in the Franklin County Recorder's Office.

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