

EXHIBIT A

LPA RX 851 WD

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Rev. 06/09

Ver. Date 8-24-2021

PID 110388

**PARCEL 34-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).

[Surveyor's description of the premises follows]

Situated in the State of Ohio, City of Columbus, Franklin County, Half Section 7, Section 7, Township 12 N, Range 21 W, Refugee Lands, lots 418-420 and being part of Eastmoor Addition as recorded in Plat Book 16, Page 21 and conveyed to Four Winners, Inc, an Ohio corporation in Instrument 201105170063011 and 200011080227057, 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 a 1 inch iron pin found on the grantor's southeast corner of lot 420 being on the easterly existing right of way for James Road, being the northeast corner of Lot 421 conveyed to Mayiba Kalala and Kabedi Muakula in Instrument 199806230154831, said pin found being 40.00 feet left of centerline of existing right of way for James Road at station 56+12.37 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, across the grantor's tract and lots 418-420, **North 02 degrees 25 minutes 34 seconds East, 153.20** feet to an iron pin set, said pin being 44.39 feet left of the centerline of existing right of way for James Road at station 57+65.51;
- 2) **Thence**, across the grantor's tract, **North 29 degrees 46 minutes 37 seconds West, 17.98** feet to an iron pin set, said pin being 54.40 feet left of the centerline of existing right of way for James Road at station 57+80.45;

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- 3) **Thence**, across the grantor's tract, **North 75 degrees 26 minutes 58 seconds West, 41.28** feet an iron pin set on the north line of lot 418 and being the south existing right of way of a 16 foot alley, said pin being 95.00 feet left of the centerline of existing right of way for James Road at station 57+87.96;

- 4) **Thence**, along the north line of lot 418 and the south line of said alley, **North 82 degrees 13 minutes 02 seconds East, 56.20** feet to a point on the grantor's northeast corner being the northeast corner of lot 418 and the south existing right of way of a 16 foot alley, said point being 40.00 feet left of the centerline of existing right of way for James Road at station 57+99.50;

- 5) **Thence**, along the westerly existing right of way for James Road being the east line of lots 418-420, **South 04 degrees 04 minutes 04 seconds West, 187.13 feet** to the **TRUE POINT OF BEGINNING**, containing 0.024 acres.

The parcel of land described contains, 0.024 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 010-091002-00.

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 201105170063011 and 200011080227057, 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.

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

Date