

EXHIBIT A

LPA RX 851 WD

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Rev. 06/09

Ver. Date 10-5-2021

PID 110388

**PARCEL 53-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 8, Section 7, Township 12 N, Range 21 W, Refugee Lands and being part of Lot 8 of Bexley Haven Addition as recorded in Plat Book 17, Page 90 and conveyed to RS/CS Properties, LLC, an Ohio Limited Liability Company in Instruments 201811060150915 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 at the southwest corner of Lot 2 of said Bexley Haven conveyed to L.L.I.J.M.A.S.G., LLC, Florida Limited Liability Company in Instrument 201501090003186, and Instrument 201412300172446, said pin being 30.00 feet right of centerline of existing right of way for James Road at station 62+98.09; Thence, North 03 degrees 16 minutes 48 seconds East, 347.46 feet to a point at the grantor's southwest corner being the southwest corner of lot 8 and the northwest corner of Lot 7 as conveyed to ODA Business Group LLC in Instrument Number 202107020116724, said point being 30.00 feet right of centerline of existing right of way for James Road at station 66+45.55 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, along the west line of said Lot 8 and the east existing right of way for James Road, **North 03 degrees 16 minutes 48 seconds East, 50.00** feet to a point at the northwest corner of said Lot 8 being the southwest corner of Lot 9 of said Bexley Haven as conveyed to Logan Laux in Instrument 202103120044880, said point being 30.00 feet right of the centerline of existing right of way for James Road at station 66+95.55;

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- 2) **Thence**, along the north line of said Lot 8 and the south line of Lot 9, **South 85 degrees 55 minutes 02 seconds East, 6.00** 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 66+95.46;
- 3) **Thence**, across the grantor's tract and lot 8, **South 03 degrees 16 minutes 48 seconds West, 50.00** feet to an iron pin set on the south line of said Lot 8 and the north line of said Lot 7, said pin being 36.00 feet right of the centerline of existing right of way for James Road at station 66+45.46;
- 4) **Thence**, along the south line of said Lot 8 and the north line of Lot 7, **North 85 degrees 55 minutes 00 seconds West, 6.00** feet to the **TRUE POINT OF BEGINNING**, containing 0.007 acres.

The parcel of land described contains, 0.007 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 010-091838-00.

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 201811060150915 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 rd. As being North 4° 04' 04" 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 on NAD 83 (2011) datum.

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

Date