

**EXHIBIT A**

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LPA RX 851 WD

Rev. 06/09

Ver. Date 10-5-2021

PID 110388

**PARCEL 52-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 16 of Broadleigh East as recorded in Plat Book 14, Page 25 and conveyed to Timothy C. Newton in Official Record 25298 page H16 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 5/8 inch iron pin found at the northeast corner of Lot 17 of said Broadleigh East as recorded in Plat Book 14, Page 25, said pin being 30.00 feet left of centerline of existing right of way for James Road at station 67+61.60; Thence, along the east line of said Lot 17 being the west existing right of way for James Road, South 03 degrees 16 minutes 48 seconds West, 59.66 feet to a point, said point being 30.00 feet left of the centerline of existing right of way for James Road at station 67+01.94 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, along the east line of said Lot 16, **South 03 degrees 16 minutes 48 seconds West, 60.00 feet** to a point at the southeast corner of lot 16 and the northeast corner of lot 15 as conveyed to Josh E. McGlynn in Instrument Number 201610120138716, said point being 30.00 feet left of the centerline of existing right of way for James Road at station 66+41.94;
- 2) **Thence**, along the south line of said Lot 16 and the north line of Lot 15, **North 86 degrees 36 minutes 36 seconds West, 9.13 feet** to an iron pin set, said pin being 39.13 feet left of the centerline of existing right of way for James Road at station 66+41.96;

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- 3) **Thence**, across the grantor's tract, **North 06 degrees 15 minutes 45 seconds East, 60.08** feet to an iron pin set on the north line of said Lot 16 being on the south line of Lot 17 of said Broadleigh East as conveyed to 89 JAMES, LLC, an Ohio Limited Liability Company in Instrument 200805090071635, said pin being 36.00 feet left of the centerline of existing right of way for James Road at station 67+01.95;
  
- 4) **Thence**, along the north line of said Lot 16 and south line of Lot 17, **South 86 degrees 36 minutes 36 seconds East, 6.00** feet to the **TRUE POINT OF BEGINNING**, containing 0.010 acres.

The parcel of land described contains, 0.010 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 010-090068-00.

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 Official Record 25298 page H16, 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.

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

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Date