

EXHIBIT A

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LPA RX 851 WD

Rev. 06/09

Ver. Date 10-5-2021

PID 110388

**PARCEL 16-WD1
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 Reserve "B" and Mayfair Boulevard of Mayfair as recorded in Plat Book 19, Page 40 and conveyed to Mayfair Exchange LLC, an Ohio limited liability company, in Instrument 201904180044792 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 a 1inch iron pin found at the northwest corner of lot 13 in said Mayfair Plat being on the easterly existing right of way for James Road, said pin being 40.00 feet right of centerline of existing right of way for James Road at station 56+17.18; Thence, along the easterly existing right of way for James Road, North 04 degrees 04 minutes 04 seconds East, 70.00 feet to a point at the grantor's southwest corner being on the easterly existing right of way for James Road said point also being at the northwest corner of Lot 12 of said Mayfair conveyed to D R Israel, LLC, an Ohio limited liability company in Instrument 201704270056556, said point being 40.00 feet right of centerline of existing right of way for James Road at station 56+87.18 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, along the grantor's west line and the easterly existing right way for James Road, **North 04 degrees 04 minutes 04 seconds East, 7.61** feet to a point at the southwest corner of a 26.00 foot alley dedicated to the city of Columbus in Official Record 30450 B12, said point being 40.00 feet right of the centerline of existing right of way for James Road at station 56+94.78;

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- 2) **Thence**, along the southerly existing right way for said 26.00 foot alley, **South 85 degrees 58 minutes 56 seconds East, 27.00 feet** to an iron pin set, said pin being 67.00 feet right of centerline of existing right of way for James Road at station 56+94.81;
- 3) **Thence**, across the grantor's tract, **South 04 degrees 04 minutes 04 seconds West, 7.63 feet** to an iron pin set, said pin being 67.00 feet right of centerline of existing right of way for James Road at station 56+87.18;
- 4) **Thence**, along the grantor's southerly line, **North 85 degrees 55 minutes 39 seconds West, 27.00 feet** to the **TRUE POINT OF BEGINNING**, containing 0.005 acres.

The parcel of land described contains, 0.005 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 010-093450-00.

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 201904180044792, 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