

**EXHIBIT A**

LPA RX 851 WD

Page 1 of 2

Rev. 06/09

Ver. Date 10-5-2021

PID 110388

**PARCEL 48-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 and being part of Lot 14 of Broadleigh East as recorded in Plat Book 14, Page 25 and conveyed to 330 Investments, LLC, an Ohio Limited Liability Company in Instrument 201107140087629 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 iron pin set at the southeast corner of Lot 11 of said Broadleigh East as conveyed to Spartan Residential, LLC in Instrument said pin being on the northerly existing right of way for Denver Avenue and the westerly existing right of way for James Road as shown on said Broadleigh East, said pin being 30.00 feet left of centerline of existing right of way for James Road at station 63+31.95; Thence, North 03 degrees 16 minutes 48 seconds East, 190.00 feet to a point at the grantor's southeast corner and the northeast corner of Lot 13 as conveyed to Huyuh Quoc Dat & Le Thi Hong Diem in Instrument 202009220142654, said point being 30.00 feet left of centerline of existing right of way for James Road at station 65+21.94 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, along the south line of said Lot 14 and the north line of Lot 13, **North 86 degrees 36 minutes 36 seconds West, 13.37 feet** to an iron pin set, said pin being 43.37 feet left of the centerline of existing right of way for James Road at station 65+21.97;

**EXHIBIT A**

LPA RX 851 WD

- 2) **Thence**, across the grantor's tract, **North 05 degrees 18 minutes 28 seconds East, 60.03** feet to an iron pin set on the north line of said Lot 14 being on the south line of Lot 15 of said Broadleigh East as conveyed to Josh E. McGlynn in Instrument 201610120138716, said pin being 41.25 feet left of the centerline of existing right of way for James Road at station 65+81.96;
  
- 3) **Thence**, along the north line of said Lot 14 and the south line of Lot 15, **South 86 degrees 36 minutes 36 seconds East, 11.25** feet to a point at the northeast corner of said Lot 14 and the southeast corner of said Lot 15 being the west existing right of way for James Road, said point being 30.00 feet left of the centerline of existing right of way for James Road at station 65+81.94;
  
- 4) **Thence**, along the east line of said Lot 14 and the west existing right of way for James Road, **South 03 degrees 16 minutes 48 seconds West, 60.00 feet** to the **TRUE POINT OF BEGINNING**, containing 0.017 acres.

The parcel of land described contains, 0.017 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 010-090066-00.

All iron 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 201107140087629 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