

EXHIBIT A

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LPA RX 887 T

Rev. 07/09

Ver. Date 10-5-2021

PID 110388

**PARCEL 13-T
JAMES ROAD AT EAST BROAD STREET
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
CONSTRUCT DRIVEWAY AND COMPLETE GRADING AND SEEDING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

[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 417 of Eastmoor Addition as recorded in Plat Book 16, Page 21 and conveyed to FIDC 128 LLC, an Ohio Limited Liability Company in Instrument 202104050059725 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 on the grantor's South line being on the North existing right of way of a 16' alley being South 82 degrees 13 minutes 02 seconds West 34.02 feet from the southeast corner of said Lot 417, said pin being 73.29 feet left of centerline of existing right of way for James Road at station 58+08.86, thence North 51 degrees 25 minutes 55 seconds East 19.72 feet to a point, said point 58.78 feet left of centerline of existing right of way for James Road at station 58+22.22 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, across the grantor's tract, **North 00 degrees 07 minutes 37 seconds West, 113.09 feet** to a point, said point being 67.06 feet left of the centerline of existing right of way for James Road at station 59+35.00;
- 2) **Thence**, across the grantor's tract, **North 48 degrees 52 minutes 33 seconds West, 32.78 feet** to a point, said point being 93.22 feet left of centerline of existing right of way for James Road at station 59+54.76;
- 3) **Thence**, along the South existing right of way for Broad Street, **North 82 degrees 19 minutes 46 seconds East, 10.00 feet** to an iron pin set, said pin being 83.43 feet left of centerline of existing right of way for James Road at station 59+56.79;

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- 4) **Thence**, across the grantor's tract, **South 45 degrees 18 minutes 10 seconds East, 33.46 feet** to an iron pin set, said pin being 58.03 feet left of centerline of existing right of way for James Road at station 59+35.00;
- 5) **Thence**, across the grantor's tract, **South 00 degrees 07 minutes 37 seconds East, 105.28 feet** to an iron pin set, said pin being 50.33 feet left of centerline of existing right of way for James Road at station 58+30.00;
- 6) **Thence**, across the grantor's tract, **South 51 degrees 25 minutes 55 seconds West, 11.49 feet** to the **TRUE POINT OF BEGINNING**, containing 0.028 acres.

The parcel of land described contains, 0.028 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 010-090069-00.

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 202104050059725, 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