

EXHIBIT A

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Ver. Date 8-24-2021

PID 110388

**PARCEL 41-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 10 in Broadleigh East as recorded in Plat Book 14, Page 25 and conveyed to Schwartz Rental, LLC, an Ohio limited liability company in Instrument 201210120153938 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 a point at the southeast corner of said lot 10, witnessed by a 1 inch iron pin found which bears South 82 degrees 19 minutes 46 seconds West 5.09 feet from the southeast corner of said lot 10, which is the grantor's southeast corner, also being the southeast corner of a 5 foot strip (parallel to James Road) deeded to the City of Columbus in Deed Book 1700, page 12, said pin being on the west existing right of way for James Road and the north existing right of way for East Broad Street, said pin being 35.39 feet left of centerline of existing right of way for James Road at station 60+67.57 and 50.00 left of the existing centerline of right of way for Broad Street at station 27+00.73; Thence along the west line of said City of Columbus Tract and the west existing right of way for James Road, North 03 degrees 16 minutes 48 seconds East 152.66 feet to a point on the grantor's southeast corner being on the westerly existing right of way for James Road, said point being 35.01 feet left of centerline of existing right of way for James Road at station 62+20.31 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, along the grantor's south line and the north line of a 0.230 acre tract conveyed to Triple R Associates, a Florida Limited Partnership, as recorded in Instrument Number 200102270039245, **South 75 degrees 02 minutes 03 seconds West, 30.33** feet to an iron pin

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set, said pin being 63.82 feet left of the centerline of existing right of way for James Road at station 62+10.81;

- 2) **Thence**, across the grantor's tract and across said lot 10, **North 01 degrees 33 minutes 24 seconds East, 39.21** feet to an iron pin set, said pin being 65.00 feet left of the centerline of existing right of way for James Road at station 62+50.00;
- 3) **Thence**, across the grantor's tract and said lot 10, **North 10 degrees 35 minutes 51 seconds West, 33.35** feet to an iron pin set on the grantor's north line being the north line of said lot 10 and the south existing right of way for Denver Avenue, said pin being 73.00 feet left of the centerline of existing right of way for James Road at station 62+82.38;
- 4) **Thence**, along the grantor's north line being the north line of said lot 10 and the south existing right of way for Denver Avenue, **South 86 degrees 08 minutes 12 seconds East, 27.00** feet to a point on the west line of a City of Columbus right of way drop as recorded in Instrument Number 201006210076693 being the west existing right of way for James Road, said point being 46.00 feet left of the centerline of existing right of way for James Road at station 62+82.11;
- 5) **Thence**, along grantor's east line and west line of said City of Columbus tract also being the west existing right of way for James Road, **South 03 degrees 16 minutes 48 seconds West, 5.00** feet to a point, said point being 46.00 feet left of the centerline of existing right of way for James Road at station 62+77.11;
- 6) **Thence**, along grantor's east line and west line of said City of Columbus tract also being the west existing right of way for James Road, **South 48 degrees 28 minutes 57 seconds East, 11.46** feet to a point, said point being 37.00 feet left of the centerline of existing right of way for James Road at station 62+70.01;
- 7) **Thence**, along grantor's east line and west line of said City of Columbus tract also being the west existing right of way for James Road, **South 03 degrees 16 minutes 48 seconds West, 4.00** feet to a point, said point being 37.00 feet left of the centerline of existing right of way for James Road at station 62+66.01;
- 8) **Thence**, along grantor's east line and west line of said City of Columbus tract also being the west existing right of way for James Road, **South 86 degrees 08 minutes 12 seconds East, 2.00** feet to a point, said point being 35.00 feet left of the centerline of existing right of way for James Road at station 62+65.99;
- 9) **Thence**, along grantor's east line and west line of said City of Columbus tract also being the west existing right of way for James Road, **South 03 degrees 16 minutes 48 seconds West,**

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45.69 feet to a point, said point being the **TRUE POINT OF BEGINNING**, containing 0.046 acres.

The parcel of land described contains, 0.046 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 010-090073-00.

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 201210120153938, 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