

EXHIBIT A

LPA RX 851 WD

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Rev. 06/09

Ver. Date 10-5-2021

PID 110388

**PARCEL 17-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 8, Section 7, Township 12 N, Range 21 W, Refugee Lands and being part of Lot 1 of Bexley Haven as recorded in Plat Book 17, Page 90 and conveyed to Speedway LLC, A Delaware Limited Liability Company in Instrument 201404250050768 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 an iron pin set at the southwest corner of Lot 2 of said Bexley Haven conveyed to L.L.I.J.M.A.S.G., LLC, Florida Limited Liability Company in Instrument 201501090003186 and Instrument 201412300172446, said pin being 30.00 feet right of centerline of existing right of way for James Road at station 62+98.09; Thence, across a 20.00 foot alley as shown in said Bexley Haven, South 03 degrees 16 minutes 48 seconds West 20.37 feet to a point at the northwest corner of said Lot 1 being on the south line of said 20.00 foot alley and the north west corner of a tract conveyed to the City of Columbus in Instrument 201410170137618, said point being 30.00 feet right of centerline of existing right of way for James Road at station 62+77.72; Thence along the south line of said alley and the north line of said City of Columbus tract, North 82 degrees 18 minutes 46 seconds East, 30.56 feet to a point on the east existing right of way for James Road and the east line of said City of Columbus Tract, said point being 60.00 feet right of centerline of existing right of way for James Road at station 62+83.52; Thence along the east line of said City of Columbus Tract and the east existing right of way for James Road, South 03 degrees 16 minutes 48 seconds West 173.52 feet to an iron pin set, said pin being 60.00 feet right of centerline of existing right of way for James Road at station 61+10.00 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

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- 1) **Thence**, across the grantor’s tract, **South 50 degrees 31 minutes 20 seconds East, 18.47** feet to an iron pin set on the north existing right of way for Broad Street, being the north line of said City of Columbus Tract, said pin being 74.90 feet right of the centerline of existing right of way for James Road at station 60+99.10;

- 2) **Thence**, along the grantor’s south line, the north line said City of Columbus Tract and north existing right of way for East Broad Street, **South 82 degrees 19 minutes 46 seconds West, 15.18 feet** to a point on the east existing right of way for James Road and the east line of said City of Columbus Tract, said point being 60.00 feet right of the centerline of existing right of way for James Road at station 60+96.21 and 60.00 feet left of the centerline of existing right of way for Broad Street at station 27+99.82;

- 3) **Thence**, along the east existing right of way for James Road, being the east line of said City of Columbus Tract, **North 03 degrees 16 minutes 48 seconds East, 13.78** to the **TRUE POINT OF BEGINNING**, containing 0.002 acres.

The parcel of land described contains, 0.002 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 010-088348-00.

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 201404250050768, 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