

EXHIBIT A

LPA RX 851 WD

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Rev. 06/09

Ver. Date 8-24-2021

PID 110388

**PARCEL 42-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 2 and Lot 3 of Bexley Haven Addition as recorded in Plat Book 17, Page 90 and conveyed to L.L.I.J.M.A.S.G., LLC, Florida Limited Liability Company in Instrument 201412300172446, and 201501090003186, 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, said pin being 30.00 feet right of centerline of existing right of way for James Road at station 62+98.09 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, along the west line of said Lot 2 and Lot 3 and the easterly existing right of way for James Road, **North 03 degrees 16 minutes 48 seconds East, 147.46** feet to a 5/8" iron pin found at the northwest corner of said Lot 3 and the southwest corner of Lot 4 conveyed to Pendulum Maintenance and Landscaping LLC, in instrument 202103310056793, said pin being 30.00 feet right of the centerline of existing right of way for James Road at station 64+45.55;
- 2) **Thence**, along the north line of said Lot 3 and the south line of said lot 4, **South 85 degrees 54 minutes 49 seconds East, 12.00** feet to an iron pin set, said pin being 42.00 feet right of the centerline of existing right of way for James Road at station 64+45.38;

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- 3) **Thence**, across the grantor's tract, **South 03 degrees 16 minutes 48 seconds West, 35.38** feet to an iron pin set, said pin being 42.00 feet right of the centerline of existing right of way for James Road at station 64+10.00;
- 4) **Thence**, across the grantor's tract, **South 53 degrees 28 minutes 28 seconds West, 7.81** feet to an iron pin set, said pin being 36.00 feet right of the centerline of existing right of way for James Road at station 64+05.00;
- 5) **Thence**, across the grantor's tract, **South 03 degrees 16 minutes 48 seconds West, 100.00** feet to an iron pin set, said pin being 36.00 feet right of the centerline of existing right of way for James Road at station 63+05.00;
- 6) **Thence**, across the grantor's tract, **South 84 degrees 04 minutes 26 seconds East, 24.03** feet to an iron pin set, said pin being 60.00 feet right of the centerline of existing right of way for James Road at station 63+03.89;
- 7) **Thence**, along the south line of said Lot 2, **South 82 degrees 19 minutes 46 seconds West, 30.56** feet to the **TRUE POINT OF BEGINNING**, containing 0.027 acres.

The parcel of land described contains, 0.027 acres, more or less, including the present road occupies 0.000 acres, more or less of which 0.015 and is located in Franklin County Auditor's Parcel Number 010-091832-00 and 0.012 and is located in Franklin County Auditor's Parcel Number 010-091833-00.

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 201412300172446, and 201501090003186, 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