

**EXHIBIT A**

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LPA RX 851 WD

Rev. 06/09

Ver. Date 10-5-2021

PID 110388

**PARCEL 12-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).

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**[Surveyor's description of the premises follows]**

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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 of Broadleigh East as recorded in Plat Book 14, Page 25 and conveyed to Triple R Associates, a Florida limited partnership in Instrument 200102270039245 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 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, along the grantor's south line and the northerly existing right of way for East Broad Street, being the south line of said lot 10, **South 82 degrees 19 minutes 46 seconds West 41.09** feet to an iron pin set, said pin being 50.00 feet left of the centerline of existing right of way for East Broad Street at station 26+60.03, and being 75.35 feet left of the centerline of existing right of way for James Road at station 60+59.84;

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- 2) **Thence**, across the grantor's tract, **North 35 degrees 01 minutes 21 seconds East, 35.47 feet** to an iron pin set, said pin being 56.69 feet left of centerline of existing right of way for James Road at station 60+90.00;
- 3) **Thence**, across the grantor's tract, **North 00 degrees 05 minutes 58 seconds West, 121.02 feet** to an iron pin set on the grantor's north line and the south line of the part of lot 10 conveyed to Schwartz Rental, LLC, an Ohio Limited Liability Company in Instrument 201210120153938, said pin being 63.82 feet left of centerline of existing right of way for James Road at station 62+10.81;
- 4) **Thence**, along the grantor's north line, **North 75 degrees 02 minutes 03 seconds East, 30.33 feet** to an iron pin set at the grantor's northeast corner and the southeast corner of part of lot 10 conveyed to Schwartz Rental, LLC, an Ohio Limited Liability Company in Instrument 201210120153938, said pin being 35.01 feet left of centerline of existing right of way for James Road at station 62+20.31;
- 5) **Thence**, along the grantor's east line and the westerly existing right of way for James Road, **South 03 degrees 16 minutes 48 seconds West, 152.66 feet** to the **TRUE POINT OF BEGINNING**, containing 0.091 acres.

The parcel of land described contains, 0.091 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 010-090062-00.

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 200102270039245, 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.

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Richard F. Mathias, P.S.  
Professional Land Surveyor No. 7798

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Date