

EXHIBIT A

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LPA RX 851 WD

Rev. 06/09

Ver. Date 8-24-2021

PID 110388

**PARCEL 16-WD2
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 Reserve "B" and part of Mayfair Boulevard as sold by ordinance #890-95 of Mayfair as recorded in Plat Book 19, Page 40 and conveyed to Mayfair Exchange LLC, an Ohio limited liability company, in Instrument 201904180044792 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 a 1 inch iron pin found at the Northwest corner of lot 13 in said Mayfair Plat being on the easterly existing right of way for James Road, said pin being 40.00 feet right of centerline of existing right of way for James Road at station 56+17.18; Thence, along the easterly existing right of way for James Road, North 04 degrees 04 minutes 04 seconds East, 77.60 feet to a point on the east existing right of way for James Road and the south existing right of way for Mayfair Avenue, said point being 40.00 feet right of centerline of existing right of way for James Road at station 56+94.78 on the northeast corner of lot 12; Thence, across the existing right of way for Mayfair Avenue, North 04 degrees 04 minutes 04 seconds East, 26.00 feet to an iron pin set on the east existing right of way for James Road and the north existing right of way for Mayfair Avenue, said pin being 40.00 feet right of centerline of existing right of way for James Road at station 57+20.78 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, along the grantor's west line and the easterly existing right way for James Road, **North 04 degrees 04 minutes 04 seconds East, 220.99** feet an iron pin set, said pin being 40.00 feet right of the centerline of existing right of way for James Road at station 59+41.77 and 89.82 feet right of the existing centerline of Broad Street at station 27+67.79;

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- 2) **Thence**, along the grantor's west line and the easterly existing right way for James Road, with a curve to the right having a radius of 50.00 feet, a central angle of 27 degrees, 03 minutes 54 seconds, arc length of 23.62, a chord that bears **North 17 degrees 36 minutes 01 seconds East, 23.40 feet** to an iron pin set, said pin being 45.48 feet right of centerline of existing right of way for James Road at station 59+64.51 and 68.67 feet right of the existing centerline of Broad Street at station 27+77.78;
- 3) **Thence**, across the grantor's tract, **South 02 degrees 49 minutes 45 seconds West, 183.55 feet** to an iron pin set, said pin being 49.44 feet right of centerline of existing right of way for James Road at station 57+81.01;
- 4) **Thence**, across the grantor's tract, **South 14 degrees 54 minutes 51 seconds West, 41.75 feet** to an iron pin set, said pin being 41.59 feet right of centerline of existing right of way for James Road at station 57+40.00;
- 5) **Thence**, across the grantor's tract, **South 26 degrees 46 minutes 25 seconds East, 16.41 feet** to an iron pin set, said pin being 50.00 feet right of centerline of existing right of way for James Road at station 57+25.91;
- 6) **Thence**, across the grantor's tract, **South 85 degrees 55 minutes 56 seconds East, 17.00 feet** to an iron pin set, said pin being 67.00 feet right of centerline of existing right of way for James Road at station 57+25.91;
- 7) **Thence**, across the grantor's tract, **South 04 degrees 04 minutes 04 seconds West, 5.10 feet** to an iron pin set on the north existing right of way for Mayfair Avenue, said pin being 67.00 feet right of centerline of existing right of way for James Road at station 57+20.81;
- 8) **Thence**, along said right of way, **North 85 degrees 58 minutes 55 seconds West, 27.00 feet** to the **TRUE POINT OF BEGINNING**, containing 0.041 acres.

The parcel of land described contains, 0.041 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 010-093450-00.

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.

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Grantor claim title by Instrument 201904180044792, 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