

EXHIBIT A

LPA RX 851 WD

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Ver. Date 10-5-2021

PID 110388

**PARCEL 55-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, Refuge Lands and being part of Lot 17 of Broadleigh East as recorded in Plat Book 14, Page 25 and conveyed to 89 JAMES, LLC, an Ohio Limited Liability Company in Instrument 200805090071635 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 an 5/8 inch iron pin found at the northeast corner of Lot 17 and the southeast corner of lot 8 as conveyed to Randall S. Johnson in Instrument 201105270067654 and Official Record 10613, Page I10 of said Broadleigh East as recorded in Plat Book 14, Page 25, said pin being 30.00 feet left of centerline of existing right of way for James Road at station 67+61.60 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, along the east line of said Lot 17 being the west existing right of way for James Road, **South 03 degrees 16 minutes 48 seconds West, 59.66 feet** to a point at the southeast corner of lot 17 and the northeast corner of lot 16 as conveyed to Timothy C. Newton in Official Record 25298, Page H16, said point being 30.00 feet left of the centerline of existing right of way for James Road at station 67+01.94;
- 2) **Thence**, along the south line of said Lot 17 and the north line of Lot 16, **North 86 degrees 36 minutes 36 seconds West, 6.00 feet** to an iron pin set, said pin being 36.00 feet left of the centerline of existing right of way for James Road at station 67+01.95;

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- 3) **Thence**, across the grantor's tract, **North 03 degrees 16 minutes 48 seconds East, 59.68** feet to an iron pin set on the north line of said Lot 17, being on the south line of Lot 18 of said Broadleigh East as conveyed to Randall S. Johnson in Instrument 201105270067654, and Official Record 10613, Page I10, said pin being 36.00 feet left of the centerline of existing right of way for James Road at station 67+61.63;

- 4) **Thence**, along the north line of said Lot 17 and the south line of Lot 18, **South 86 degrees 27 minutes 37 seconds East, 6.00** feet to the **TRUE POINT OF BEGINNING**, containing 0.008 acres.

The parcel of land described contains, 0.008 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 010-089974-00.

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 200805090071635, 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 rd. As being North 4° 04' 04" 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 on NAD 83 (2011) datum.

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

Date