

EXHIBIT A

LPA RX 851 WD

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Ver. Date 10-5-2021

PID 110388

**PARCEL 51-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 7 of Bexley Haven Addition as recorded in Plat Book 17, Page 90 and conveyed to ODA Business Group LLC in Instrument 202107020116724 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, North 03 degrees 16 minutes 48 seconds East, 297.46 feet to a point at the grantor's southwest corner and the northwest corner of Lot 6 as conveyed to Paul Lee in Instrument 201911080149347, said point being 30.00 feet right of centerline of existing right of way for James Road at station 65+95.55 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, along the west line of said Lot 7 being the east existing right of way for James Road, **North 03 degrees 16 minutes 48 seconds East, 50.00** feet to a point at the northwest corner of said Lot 7 being the southwest corner of Lot 8 of said Bexley Haven as conveyed to RS/CS Properties, LLC, an Ohio Limited Liability Company, in Instrument 201811060150915, said point being 30.00 feet right of the centerline of existing right of way for James Road at station 66+45.55;

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- 2) **Thence**, along the north line of said Lot 7 and south line of Lot 8, **South 85 degrees 55 minutes 00 seconds East, 6.00** 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 66+45.46;
- 3) **Thence**, across the grantor's tract, **South 03 degrees 16 minutes 48 seconds West, 50.00** feet to an iron pin set on the south line of said Lot 7 and the north line of said Lot 6, said pin being 36.00 feet right of the centerline of existing right of way for James Road at station 65+95.46;
- 4) **Thence**, along the south line of said Lot 7 and the north line of Lot 6, **North 85 degrees 54 minutes 57 seconds West, 6.00 feet** to the **TRUE POINT OF BEGINNING**, containing 0.007 acres.

The parcel of land described contains, 0.007 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 010-091837-00.

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 202107020116724, 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