

**EXHIBIT A**

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Ver. Date 10-5-2021

PID 110388

**PARCEL 12-T  
JAMES ROAD AT EAST BROAD STREET  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
CONSTRUCT DRIVEWAYS AND COMPLETE GRADING AND SEEDING  
FOR 24 MONTHS FROM DATE OF ENTRY BY THE  
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

[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, Refugee Lands and being part of Lot 9 and 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 feet left of the existing centerline of right of way for Broad Street at station 27+00.73; Thence, South 82 degrees 19 minutes 46 seconds West 41.09 feet to an iron pin set, said pin being 75.35 feet left of the centerline of existing right of way for James Road at station 60+59.84 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, along the grantor's south line and the north existing right of way of said East Broad Street, **South 82 degrees 19 minutes 46 seconds West, 49.15 feet** to a point, said point being 123.60 feet left of the centerline of existing right of way for James Road at station 60+50.50;
- 2) **Thence**, across the grantor's tract, **North 07 degrees 40 minutes 14 seconds West, 14.87 feet** to a point, said point being 126.43 feet left of centerline of existing right of way for James Road at station 60+65.10;

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- 3) **Thence**, across the grantor's tract, **North 82 degrees 13 minutes 02 seconds East, 30.18 feet** to a point, said point being 96.80 feet left of centerline of existing right of way for James Road at station 60+70.89;
- 4) **Thence**, across the grantor's tract, **North 40 degrees 55 minutes 57 seconds East, 31.94 feet** to a point, said point being 77.29 feet left of centerline of existing right of way for James Road at station 60+96.18;
- 5) **Thence**, across the grantor's tract, **North 79 degrees 50 minutes 22 seconds East, 14.93 feet** to a point, said point being 62.77 feet left of centerline of existing right of way for James Road at station 60+99.65;
- 6) **Thence**, across the grantor's tract, **North 00 degrees 07 minutes 37 seconds West, 53.82 feet** to a point, said point being 65.97 feet left of centerline of existing right of way for James Road at station 61+53.38;
- 7) **Thence**, across the grantor's tract, **South 79 degrees 50 minutes 22 seconds West, 20.59 feet** to a point, said point being 86.00 feet left of centerline of existing right of way for James Road at station 61+48.59;
- 8) **Thence**, across the grantor's tract, **North 03 degrees 16 minutes 48 seconds East, 19.51 feet** to a point, said point being 86.00 feet left of centerline of existing right of way for James Road at station 61+68.11;
- 9) **Thence**, across the grantor's tract, **North 79 degrees 50 minutes 22 seconds East, 19.62 feet** to a point, said point being 66.92 feet left of centerline of existing right of way for James Road at station 61+72.67;
- 10) **Thence**, across the grantor's tract, **North 01 degrees 35 minutes 50 seconds East, 36.78 feet** to a point on the grantor's north line, said point being 68.00 feet left of centerline of existing right of way for James Road at station 62+09.43;
- 11) **Thence**, along the grantor's north line, **North 75 degrees 02 minutes 03 seconds East, 4.40 feet** to an iron pin set, said pin being 63.82 feet left of centerline of existing right of way for James Road at station 62+10.81;
- 12) **Thence**, across the grantor's tract, **South 00 degrees 05 minutes 58 seconds East, 121.02 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;

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13) **Thence**, across the grantor's tract, **South 35 degrees 01 minutes 21 seconds West 35.47** feet to the **TRUE POINT OF BEGINNING**, containing 0.055 acres.

The parcel of land described contains, 0.055 acres, more or less, including the present road occupies 0.000 acres, more or less of which 0.009 acres is located in Franklin County Auditor's Parcel Number 010-090061-00 and 0.046 acres is located in Franklin County Auditor's Parcel Number 010-090062-00.

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 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