

EXHIBIT A

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LPA RX 887 T

Rev. 07/09

Ver. Date 10-5-2021

PID 110388

**PARCEL 48-T
JAMES ROAD AT EAST BROAD STREET
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
CONSTRUCT DRIVEWAY 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 14 of Broadleigh East as recorded in Plat Book 14, Page 25 and conveyed to 330 Investments, LLC, an Ohio Limited Liability Company in Instruments 201107140087629 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 iron pin set on the grantor's south line being North 86 degrees 36 minutes 36 seconds West, 13.37 feet from a point at the southeast corner of said Lot 14, said point being 43.37 feet left of centerline of existing right of way for James Road at station 65+21.97 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, along the south line of said Lot 14 and the north line of Lot 13, **North 86 degrees 36 minutes 36 seconds West, 12.01 feet** to a point, said point being 55.38 feet left of the centerline of existing right of way for James Road at station 65+21.99;
- 2) **Thence**, across the grantor's tract and lot 14, **North 05 degrees 18 minutes 28 seconds East, 60.03 feet** to a point on the grantor's north line and the north line of said lot 14 and the south line of lot 15, said point being 53.26 feet left of the centerline of existing right of way for James Road at station 65+81.99;
- 3) **Thence**, along the north line of said Lot 14 and the south line of Lot 15, **South 86 degrees 36 minutes 36 seconds East, 12.01 feet** to an iron pin set, said pin being 41.25 feet left of the centerline of existing right of way for James Road at station 65+81.96;
- 4) **Thence**, across the grantor's tract, **South 05 degrees 18 minutes 28 seconds West, 60.03 feet** to the **TRUE POINT OF BEGINNING**, containing 0.017 acres.

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The parcel of land described contains, 0.017 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 010-090066-00.

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 201107140087629 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