

EXHIBIT A

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Ver. Date 03/07/2025

PID 115797

**PARCEL 51-WD2
FRA-161-11.73
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

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, County of Franklin, City of Columbus, being located in Quarter Township 4, Township 2, Range 18 of the United States Military Lands, being part of Reserve "D" as numbered and delineated on the plat of Sharon Woods Section 2 recorded in Plat Book 40, Page 59, and lying within a 9.056- acre parcel, conveyed to The Villas OAG, LLC, an Ohio Limited Liability Company of record in Instrument Number 201009290127249 and being more particularly described as follows:

Being a parcel of land lying on the right side of the centerline of a survey made for project FRA-161-11.73, made by the Ohio Department of Transportation, and being described hereon.

Commencing at a mag spike set at the intersection of Beechcroft Road, of record in Plat Book 40, Page 59, and State Route 161 (Dublin-Granville Rd.), being centerline station 100+00.00;

Thence leaving the said intersection, N 03°35'19" E, along the centerline of Beechcroft Road, a distance of 230.23 feet to a monument set at the PC of a curve to the right being centerline station 102+30.23;

With a curve having a radius of 2200.00 feet, an arc length of 231.99 feet, a delta angle of 06°02'31", subtended by a chord bearing N 06°36'35" E, along the said centerline, a distance of 231.88 feet to a point, being the centerline station 104+62.22;

Thence leaving the said centerline, S 80°22'10" E, a distance of 30.00 feet to a pin set on the westerly property line of the said 9.056-acre tract and the easterly right of way of Beechcroft Road, being 30.00' right of centerline Station 104+62.22 and the **Point of Beginning** of the tract herein described:

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Thence along the existing easterly right-of-way of Beechcroft Road with a curve to the right having a radius of 2,170.00 feet, a delta angle of $04^{\circ}07'54''$, an arc length of 156.48 feet, and subtended by a chord bearing $N 11^{\circ}41'47'' E$, a distance of 156.45 to a pin set, being 30.00 feet right of centerline station 106+20.87;

Thence leaving the said easterly right of way and passing through the said 9.056-acre tract the following four (4) courses and distances:

1. $S 76^{\circ}14'16'' E$, a distance of 3.60 feet to a pin set, being 33.60 feet right of centerline station 106+20.87;
2. With a curve to the left having a radius of 139.00 feet, a delta of $28^{\circ}19'55''$, an arc length of 68.73 feet, and subtended by a chord bearing $S 03^{\circ}39'11'' E$, a distance of 68.04 feet to a pin set, being 52.98 feet right of centerline station 105+54.34;
3. With a curve to the right having a radius of 55.00 feet, a delta of $69^{\circ}47'25''$, an arc length of 66.99 feet, and subtended by a chord bearing $S 17^{\circ}04'33'' W$, a distance of 62.93 feet to pin set, being 46.53 feet right of centerline station 104+90.29;
4. With a curve to the left with a radius of 84.00 feet, a delta angle of $22^{\circ}04'10''$, an arc length of 32.36 feet, and subtended by a chord bearing $S 40^{\circ}56'11'' W$, a distance 32.16 feet to the **Point of Beginning**.

The above-described parcel contains 0.059 acres, more or less, in Auditors Permanent Parcel Number 010-102518 of which 0.000 acres is in the present road occupied.

Subject to all legal rights-of-way and/or easements, if any, of previous record.

Bearings are based on the centerline of State Route 161 (Dublin-Granville Road) as having a bearing of $S 87^{\circ}00'00'' E$, established from GPS observations, referencing the State Plane Coordinate System, Ohio South Zone, NAD 83 (2011).

All pin set are 5/8-inch diameter steel rebar, 30-inches in length, with a yellow plastic cap inscribed with "Dynotec, Inc.".

This description is based upon a field survey performed by Dynotec, Inc. in July of 2022.

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This description was prepared on March 7, 2025 by Christopher M. Cook, P.S. 8424.

Christopher M. Cook, P.S.
Ohio Professional Surveyor No. 8424

Date