

EXHIBIT A

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Ver. Date 04/01/2025

PID 115797

PARCEL 63-SW FRA-161-11.73 PERPETUAL EASEMENT TO CONSTRUCT AND MAINTAIN A SEWER

A perpetual easement for the construction and maintenance of a sewer in, upon and over the within described real estate. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (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, lying within a 9.108-acre parcel conveyed to MIMG LXV Central Square, LLC, a Colorado Limited Liability Company of record in Instrument Number 201606080071942 and being more particularly described as follows:

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

Commencing at a pin set at the intersection of the westerly right of way of Beechcroft Road, of record in Plat Book 41, Page 41, and Plat Book 40, Page 7, and the northerly property line of the said 9.108-acre tract, being 30.00' left of centerline station 96+15.23;

Thence leaving the said westerly right of way, N 86°24'41" W, along the said northerly property line, a distance of 2.50' to a pin set, being 32.50' left of centerline station 96+15.23;

Thence leaving the said northerly property line and passing through the said 9.108-acre tract the following two (2) courses:

1. S 03°35'19" W, passing thru the said 9.108-acre tract, a distance of 173.59' to a point, being 32.50' left of centerline station 94+41.64;
2. With a curve to the right having a radius of 867.50', a delta of 01°15'39", an arc length of 19.09', and subtended by a chord bearing S 04°13'09" W, a distance of 19.09' to a point, being 32.50' left of centerline station 94+21.84 and the **Point of Beginning** of the tract herein described:

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Thence continuing through the said 9.108-acre tract the following five (5) courses and distances:

1. With a curve to the right having a radius of 867.50', a delta of 00°38'19", an arc length of 9.67', and subtended by a chord bearing of S 05°10'08" W, a distance of 9.67' to a point, being 32.50' left of centerline station 94+11.16;
2. With a curve to the right having a radius of 76.50', a delta of 34°21'58", an arc length of 45.88', and subtended by a chord bearing S 30°30'59" W, a distance of 45.20' to a point, being 50.64' left of centerline station 93+68.39;
3. N 44°32'39" W, a distance of 24.73' to a point, being 70.20' left of centerline station 93+84.61;
4. N 45°27'21" E, a distance of 36.28' to a point, being 47.26' left of centerline station 94+14.70;
5. N 70°15'35" E, a distance of 16.26' to the **Point of Beginning**, containing 0.022 acres, more or less within Auditors Parcel No. 010-110323.

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°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.

This description was prepared on April 1, 2025 by Christopher M. Cook, P.S. 8424.

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

Date