

EXHIBIT A

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Ver. Date 03/04/2025

PID 115797

**PARCEL 36-WD
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, and lying within a 0.719- acre parcel conveyed to AZ Investment Group, LLC, An Ohio Limited Liability Company of record in Instrument Number 202406200061176 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 located within the following Described points on the boundary thereof.

Commencing at a mag spike set at the intersection of the centerline of right of way of State Route 161 with the centerline of right of way of Sharon Wood Boulevard, as dedicated in Plat Book 40, Page 14, being Sharon Woods Boulevard centerline station 60+00.00;

Thence, leaving said intersection, N 03°15'19" E, along the centerline of Sharon Woods Boulevard, of record in Plat Book 40, Page 14, a distance of 353.14' to a monument set at the PC of a curve to the left, being centerline station 63+53.14;

With a curve to the left having a radius of 1250.00', an arc length of 373.03', a delta of 17°05'54 seconds, subtended by a chord bearing N 05°17'38" W, along the said centerline of Sharon Woods Boulevard, a distance of 371.65' to a point, being centerline station 67+26.17;

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Thence leaving said centerline, N 76°09'25" E, a distance of 35.00' to a pin set at the intersection of the westerly right of way line of Sharon Woods Boulevard with the southerly property line of the said 0.719 acre parcel, being the northwesterly property corner of a 0.719-acre tract described to A & N Real Estate, an Ohio Limited Liability Company of record in Instrument Number 202011060176404, being 35.00' right of centerline station 67+26.17 and the **Point of Beginning** of the tract herein described:

Thence leaving the northerly line of the said A & N Real Estate tract, with a curve to the left having a radius of 1,285.00', a delta of 03°54'58 seconds, an arc length of 87.83', and subtended by a chord bearing N 15°48'04" W, along the said easterly right of way of Sharon Woods Boulevard, a distance of 87.81' to a pin set, being 35.00' right of centerline station 68+11.61;

Thence leaving the said easterly right of way and passing through the said AZ Investment Group tract, the following two (2) courses and distances:

1. With a curve to the left having a radius of 387.50', a delta of 09°14'58 seconds, an arc length of 62.56', and subtended by a chord bearing S 33°04'11" E, a distance of 62.49' to a pin set, being 52.89' right of centerline Station 67+53.77;
2. With a curve to the right having a radius of 57.50', a delta of 29°06'33 seconds, an arc length of 29.21', and subtended by a chord bearing S 23°08'24" E, a distance of 28.90' to a pin set on the said northerly property line, being 57.25' right of centerline Station 67+26.40;

Thence S 75°32'16" W, along the said northerly property line, a distance of 22.25' to the **Point of Beginning**, containing 0.025 acres, more or less, in Auditors Parcel No. 010-230548 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°00'00" E, established from GPS observations, referencing the State Plane Coordinate System, Ohio S 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 reviewed on November 21, 2024 by Christopher M. Cook, P.S. 8424.

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

Date