

EXHIBIT A

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Ver. Date 03/06/2025

PID 115797

**PARCEL 43-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, lying within a 10.948-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 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 Tamarack Boulevard, of record in Plat Book 41, Page 42, and State Route 161 (Dublin-Granville Rd.), being centerline station 60+00.00;

Thence, leaving said intersection, S 03°15'19" W, along the centerline of Tamarack Boulevard, a distance of 446.86' to a point, being centerline station 55+53.14;

Thence leaving said centerline, S 86°44'41" E, a distance of 30.00' to a pin set at the intersection of the easterly right of way of Tamarack Boulevard with the southerly property line of a 1.986-acre tract described to Big Brothers, Big Sisters of Columbus & Franklin County, Inc. of record in Official Record 35024J03, being the northwesterly property corner of the said 10.948-acre tract, also being 30.00' right of centerline station 55+53.14 and the **Point of Beginning** of the tract herein described:

Thence leaving the said easterly right of way of Tamarack Boulevard, S 86°44'41" E, along the southerly property line of the said 1.986-acre tract and the northerly line of said 10.948-acre tract, a distance of 29.08' to a pin set, being 59.08' right of centerline station 55+53.14;

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Thence leaving the said northerly property line and passing through the said 10.948-acre tract the following four (4) courses and distances:

1. With a curve to the right having a radius of 57.50', a delta of $38^{\circ}35'59''$, an arc length of 38.74', and subtended by a bearing $S\ 11^{\circ}49'59''\ W$, a distance of 38.01' to a pin set, being 53.41' right of centerline station 55+15.56;
2. With a curve to the left having a radius of 31.00', a delta of $17^{\circ}34'43''$, an arc length of 9.51', and subtended by a chord bearing $S\ 39^{\circ}55'19''\ W$, a distance of 9.47' to a pin set on the said easterly right of way of Tamarack Boulevard, being 47.75' right of centerline station 55+07.96;
3. With a curve to the left having a radius of 78.50', a delta of $13^{\circ}33'56''$, an arc length of 18.59', and subtended by a chord bearing $S\ 41^{\circ}55'43''\ W$, a distance of 18.54' to a pin set, being 36.16' right of centerline station 54+93.48;
4. With a curve to the left having a radius of 44.00', a delta of $23^{\circ}25'50''$, an arc length of 17.99', and subtended by a chord bearing $S\ 23^{\circ}25'50''\ W$, a distance of 17.87' to a pin set on the existing easterly right of way of said Tamarack Boulevard, being 30.00' right of centerline station 54+76.71

Thence $N\ 03^{\circ}15'19''\ E$, along the said easterly right of way of Tamarack Boulevard, a distance of 76.43' to the **Point of Beginning**, containing 0.033 acres in Auditors Parcel No. 010-016595 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 6, 2025 by Christopher M. Cook, P.S. 8424.

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

Date