

EXHIBIT A

RX 250 WD

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Ver. Date 03/06/2025

PID 115797

**PARCEL 61-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 1.725-acre parcel, conveyed to ACR-Village Centre LLC Instrument number 202503310031488 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 described hereon.

Commencing at a mag spike set at the intersection of Beechcroft Road, of record in Plat Book 41, Page 41 and State Route 161 (Dublin-Granville Rd.), being centerline station 100+00.00;

Thence leaving the said intersection, S 03°35'19" W, along the centerline of Beechcroft Road, a distance of 164.77' to a point, being centerline station 98+35.23;

Thence leaving the said centerline, S 86°24'41" E, a distance of 30.00' to a pin set on the easterly right of way of Beechcroft Road, being the northwesterly corner of the said 1.725-acre parcel, also being 30.00' right of centerline station 98+35.23 and the **Point of Beginning** of the tract herein described:

Thence leaving the said northwesterly property corner, N 48°35'19" E, along the southerly right of way of State Route 161, a distance of 28.28' to a pin set on the southerly line of a parcel of land described to the State of Ohio as Parcel 38-WD in Deed Book 2999, Page 196, being 50.00' right of centerline station 98+55.23;

Thence S 86°24'41" E, continuing along the said southerly right of way, a distance of 9.69' to a pin set, being 59.69' right of centerline station 98+55.23

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Thence leaving the said southerly right of way and passing through the said 1.725-acre tract the following three (3) courses and distances:

1. S 37°18'00" W, a distance of 20.16' to a pin set, being 48.50' right of centerline station 98+38.46;
2. S 03°35'19" W, a distance of 21.78' to a pin set, being 48.50' right of centerline station 98+16.68;
3. S 21°35'53" W, a distance of 59.84' to pin set, being 30.00' right of centerline station 97+59.78;

Thence N 03°35'19" E, along the said easterly right of way, a distance of 75.46' to the **Point of Beginning**, containing 0.026 acres, more or less, in Auditors Permanent Parcel Number 10-117399 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 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 March 6, 2025 by Christopher M. Cook, P.S. 8424.

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

Date