

EXHIBIT A

RX 250 WD

Page 1 of 3

Rev. 06/09

Ver. Date 03/05/2025

PID 115797

**PARCEL 40-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 0.657-acre parcel conveyed to Jaffar Properties, LLC, An Ohio Limited Liability Company of record in Instrument Number 201007080085489 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 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 Tamarack Boulevard, of record in Plat Book 41, Page 42, being Tamarack Boulevard centerline station 60+00.00;

Thence, leaving said intersection, S 03°15'19" W, along the centerline of Tamarack Boulevard, a distance of 166.86' to a point, being centerline station 58+33.14;

Thence leaving said centerline N 86°44'41" W, a distance of 30.00' to a pin set at the northeasterly corner of the said 0.657-acre tract, being 30.00' left of centerline station 58+33.14 and the **Point of Beginning** of the tract herein described;

Thence S 03°15'19" W, along the existing easterly right-of-way of Tamarack Boulevard, a distance of 152.18' to a pin set, being 30.00' left of centerline station 56+80.96;

EXHIBIT A

RX 250 WD

Page 2 of 3

Rev. 06/09

Thence leaving the existing westerly right-of-way of Tamarack Blvd and passing through the said 0.657-acre tract the following six (6) courses and distances:

1. With a curve to the right having a radius of 373.50', a delta of 08°54'11", an arc length of 58.04', and subtended by a chord bearing N 01°11'46" W, a distance of 57.98' to a pin set, being 34.50' left of centerline Station 57+38.76;
2. N 03°15'19" E, a distance of 33.43' to a pin set, being 34.50' left of centerline station 57+72.20;
3. With a curve to the left having a radius of 237.50', a delta angle of 17°33'28", an arc length of 72.78', and subtended by a chord bearing N 05°31'25" W, a distance of 72.50' to a pin set, being 45.56' left of centerline station 58+43.84;
4. With a curve to the left having a radius of 12.50', a delta angle of 74°17'17", an arc length of 16.21', and subtended by a chord bearing N 51°26'47" W, a distance of 15.10' to a pin set, being 57.88' left of centerline station 58+52.56;
5. N 86°46'52" W, a distance of 5.25' to a pin set, being 63.15' left of centerline station 58+52.56;
6. N 03°15'19" E, a distance of 0.58' to a pin set on the southerly right of way of State Route 161, being 63.13' right of Tamarack Boulevard centerline station 58+53.14;

Thence S 86°44'41" E, along the said southerly right of way of State Route 161, a distance of 13.13' to a pin set, being 50.00' left of centerline station 58+53.14;

Thence S 41°44'41" E, along the said existing southerly right-of-way of State Route 161 and the westerly right of way of Tamarack Boulevard, a distance of 28.28' to the **Point of Beginning**, containing 0.020 acres, more or less, in Auditors Parcel No. 010-012439 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.".

EXHIBIT A

Page 3 of 3

RX 250 WD

Rev. 06/09

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

This description was prepared on March 5, 2025 by Christopher M. Cook, P.S. 8424.

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

Date