

EXHIBIT A

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Ver. Date 03/06/2025

PID 115797

**PARCEL 60-T2
FRA-161-11.73
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
COMPLETE GRADING AND DRIVEWAY IMPROVEMENTS
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
STATE OF OHIO, DEPARTMENT OF TRANSPORTATION**

[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 2.795-acre parcel conveyed to ACR-Beechcroft LLC of record in Instrument Number 202503210027768 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 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, with the southerly right of way of State Route 161, at the northeasterly property corner of the said 2.795-acre tract, being 30.00' left of centerline station 98+35.23;

Thence leaving the said westerly right of way of Beechcroft Road, N 41°24'56" W, along the southerly right of way of State Route 161, a distance of 28.29' to a pin set, being 50.00' left of centerline station 98+55.23;

Thence N 86°24'41" W, continuing along the said southerly right of way, a distance of 3.57' to a pin set, being 53.57' left of centerline station 98+55.23 and the **Point of Beginning** of the tract herein described:

Thence leaving the said southerly right of way of State Route 161 and passing through the said 2.795-acre tract the following six (6) courses and distance:

1. S 40°19'40" E, a distance of 22.13' to a pin set, being 38.22' left of centerline station 98+39.29;
2. S 10°02'27" E, a distance of 24.26' to a pin set, being 32.50' left of centerline station 98+15.71;

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3. S 03°35'19" W, a distance of 54.48' to a point, being 32.50' left of centerline station 97+61.23;
4. N 81°45'19" W, a distance of 15.82' to a point, being 48.26' left of centerline station 97+62.51;
5. N 08°14'50" E, a distance of 68.66' to a point, being 42.69' left of centerline Station 98+30.95;
6. N 41°24'56" W, a distance of 34.34' to a point on the southerly right-of-way of State Route 161, being 66.97' left of centerline Station 98+55.23;

Thence S 86°24'41" E, along the said southerly right of way, a distance of 13.40' to the **Point of Beginning**, containing 0.027 acres, more or less.

The above-described area is within Auditors Parcel No. 010-143770.

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