

EXHIBIT A

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Ver. Date 03/06/2025

PID 115797

**PARCEL 43-T
FRA-161-11.73
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
COMPLETE GRADING
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 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 pin set at the intersection of the existing easterly right-of-way of Tamarack Boulevard, of record in Plat Book 41, Page 42, and the northerly property line of the said 10.948-acre tract, being 30.00' right of centerline Station 55+53.14;

Thence leaving the said easterly right of way of Tamarack Boulevard, S 86°44'41" E, along the said northerly property line, a distance of 29.08' to a pin set, being 59.08' right of centerline station 55+53.14 and the **Point of Beginning** of the tract herein described;

Thence S 86°44'41" E, along the said northerly property line, a distance of 3.99' to a point, being 63.07' right of centerline station 55+53.14;

Thence leaving the said northerly property line and passing through the said 10.948-acre tract the following nine (9) courses and distances:

1. S 05°47'33" W, a distance of 20.20' to a point, being 62.17' right of centerline station 55+32.96;
2. S 15°31'26" W, a distance of 31.28' to a point, being 55.52' right of centerline station 55+02.40;

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3. S 81°05'28" W, a distance of 15.37' to a point, being 40.47' right of centerline station 54+99.30;
4. S 09°59'31" W, a distance of 21.03' to a point, being 38.00' right of centerline station 54+78.42;
5. S 03°15'19" W, a distance of 55.19' to a point, being 38.00' right of centerline station 54+23.23;
6. N 86°44'41" W, a distance of 4.00' to a point, being 34.00' right of centerline station 54+23.23;
7. S 03°15'19" W, a distance of 59.10' to a point, being 34.00' right of centerline station 53+64.13;
8. N 86°44'41" W, a distance of 4.00' to a point on the said easterly right of way, being 30.00' right of centerline station 53+64.13;

Thence N 03°15'19" E, along the said easterly right of way of Tamarack Boulevard, a distance of 112.58' to a pin set, being 30.00' right of centerline station 54+76.71;

Thence leaving the said easterly right of way of Tamarack Boulevard 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 44.00', a delta of 23°25'50", an arc length of 17.99', and subtended by a chord bearing N 23°25'50" E, a distance of 17.87' to a point, being 36.16' right of centerline station 54+93.48;
2. With a curve to the left having a radius of 78.50', a delta of 13°33'56", an arc length of 18.59', and subtended by a chord bearing N 41°55'43" E, a distance of 18.54' to a point, being 47.75' right of centerline station 55+07.96;
3. With a curve to the left having a radius of 31.00', a delta of 17°34'43", an arc length of 9.51' and subtended by a chord bearing N 39°55'19" E, a distance of 9.47' to a point, being 53.41' right of centerline station 55+15.56;
4. With a curve to the left having a radius of 57.50', a delta of 38°35'59", an arc length of 38.74', and subtended by a chord bearing N 11°49'59" E, a distance of 38.01' to the **Point of Beginning**, containing 0.024 acres, more or less.

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The above-described area is within Auditors Parcel No. 010-016595.

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