

EXHIBIT A

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Ver. Date 03/06/2025

PID 115797

PARCEL 62-SH FRA-161-11.73 PERPETUAL EASEMENT FOR HIGHWAY PURPOSES WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the State of Ohio, Department of Transportation, its successors and assigns forever.

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, being part of Lot 1 as numbered and delineated on the plat of Beechcroft Square, recorded in Plat Book 41, Page 41, and part of the Common Area of Beecroft Condominium as declared in Deed Book 3777, Page 489 and as demonstrated in Condo Plat Book 6, Page 15 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 spike nail 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 319.77' to a point, being centerline station 96+80.23;

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 line of Beechcroft Road with the southerly property line of a 1.725-acre tract described to ACR-Village Centre LLC of record in Instrument Number 202503310031488, being the northwesterly property corner of the said Common Area, also being 30.00' right of centerline station 96+80.23 and the **Point of Beginning** of the tract herein described;

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Thence leaving said easterly right-of-way, S 86°24'41" E, along the southerly line of said 1.725-acre tract, a distance of 3.50' to a pin set, being 33.50' right of centerline station 96+80.23;

Thence leaving the said southerly property line and passing through the said Common Area the following four (4) courses and distance:

1. S 03°35'19" W, a distance of 238.59' to a pin set, being 33.50' right of centerline station 94+41.64;
2. With a curve to the right having a radius of 933.50', a delta of 06°20'58", an arc length of 103.45', and subtended by a chord bearing S 06°45'48" W, a distance of 103.40' to a pin set, being 33.50' right of centerline station 93+41.91;
3. With a curve to the right having a radius of 56.00', a delta of 58°49'22", an arc length of 57.49', and subtended by a chord bearing S 13°26'38" W, a distance of 55.00' to a pin set, being 31.76' right of centerline station 92+88.85;
4. S 17°26'24" W, a distance of 32.04' to pin set on the said easterly right of way of Beechcroft Road, being 30.00' right of centerline station 92+57.91;

Thence along the said easterly right-of-way the following two (2) courses and distances:

1. With a curve to the left having a radius of 930.00', a delta angle of 11°41'48", an arc length of 189.85', and subtended by a chord bearing N 09°26'13" E, a distance of 189.53' to a pin set, being at a point 30.00' right of centerline Station 94+41.64;
2. N 03°35'19" E, a distance of 238.59' to the **Point of Beginning**, containing 0.037 acres, more or less, in Auditors Permanent Parcel Number 010-184139 to 010-184185 and 010-187806 to 010-187834, 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.".

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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