

EXHIBIT A

RX 250 WD

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Ver. Date 03/06/2025

PID 115797

**PARCEL 60-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 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 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, N 86°24'41" W, a distance of 30.00' to a pin set on the westerly right of way of Beechcroft Road, being the northeasterly corner of the said 2.795-acre parcel, also being 30.00' left of centerline station 98+35.23 and the **Point of Beginning** of the tract herein described:

Thence S 03°35'19" W, along the said westerly right of way of Beechcroft Road, a distance of a distance of 220.00' to a pin set at the northeasterly property corner of a 1.135-acre tract described to MIMG LXV Central Square, LLC a Colorado Limited Liability Company of record in Instrument Number 201606080071942 and the southeasterly property corner of the said 2.795-acre tract, being 30.00' left of centerline station 96+15.23;

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Thence leaving the said southerly line of said 2.795-acre tract and the westerly right of way of Beechcroft Road, N 86°24'41" W, along the northerly property line of the said 1.135-acre tract, a distance of 2.50' to a pin set, being 32.50' left of centerline station 96+15.23;

Thence leaving the said northerly property line and passing through the said 2.795-acre tract the following three (3) courses and distances:

1. N 03°35'19" E, a distance of 200.47' to a pin set, being 32.50' left of centerline station 98+15.71;
2. N 10°02'27" W, a distance of 24.26' to a pin set, being 38.22' left of centerline station 98+39.29;
3. N 40°19'40" W, a distance of 22.13' to a pin set on the southerly right-of-way of State Route 161, being 53.57' left of centerline station 98+55.23;

Thence S 86°24'41" E, along the existing southerly right-of-way of State Route 161, a distance of 3.57' to a pin set, being 50.00' left of centerline Station 98+55.23;

Thence S 41°24'56" E, continuing along the existing southerly right-of-way of State Route 161, a distance of 28.29' to the **Point of Beginning**, containing 0.016 acres, more or less, in Auditors Permanent Parcel Number 010-143770 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.

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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