

EXHIBIT A

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Ver. Date 03/07/2025

PID 115797

**PARCEL 52-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, being part of Lot 9 as numbered and delineated on the Heirs of Potter Wright Subdivision recorded in Plat Book 1, Page 236, and lying within a 1.213- acre parcel, conveyed to Beechcroft Medical LLC, an Ohio Limited Liability Company of record in Instrument Number 201903210032240 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 40, Page 59, and State Route 161 (Dublin-Granville Rd.), being centerline station 100+00.00;

Thence leaving the said intersection, N 03°35'19" E, along the centerline of Beechcroft Road, a distance of 230.23' to a set monument at the PC of a curve to the right being centerline station 102+30.23;

Thence with a curve to the right having a radius of 2,200.00', an arc length of 216.46', a delta angle of 05°38'14", subtended by a chord bearing N 06°24'26" E, along said centerline, a distance of 216.37' to a point, being centerline station 104+46.69;

Thence leaving the said centerline, N 80°46'27" W, a distance of 30.00' to a pin set on the intersection of the westerly right of way of Beechcroft Road and the northerly property line of a 1.076-acre tract described to Key Bank National Association of record in Instrument Number 200001030000900, being the southeasterly property corner of the said 1.213-acre tract, also

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being 30.00' right of centerline station 104+46.69 and the **Point of Beginning** of the tract herein described:

Thence leaving the said westerly right of way and said northerly property line, and passing through the said 1.213-acre tract the following four (4) courses and distances:

1. N 06°18'44" W, a distance of 60.23' to a pin set, being 46.88' left of centerline station 105+03.51;
2. With a curve to the right having a radius of 56.00', a delta of 70°04'11", an arc length of 68.48', and subtended by a chord bearing N 19°53'41" E, a distance of 64.30' to a pin set, being 37.52' left of centerline station 105+65.92;
3. With a curve to the left having a radius of 23.00', a delta angle of 42°12'09", an arc length of 16.94', and subtended by a chord bearing N 33°49'42" E, a distance of 16.56' to a pin set, being 31.50' left of centerline station 105+81.11;
4. S 77°16'23" E, a distance of 1.50' to a pin set on the said westerly right of way of Beechcroft Road, being 30.00' left of centerline station 105+81.11;

Thence with a curve to the left having a radius of 2,230.00', a delta angle of 03°30'03", an arc length of 136.26, and subtended by a chord bearing S 10°58'35" W, a distance of 136.24' to the **Point of Beginning**.

The above-described parcel contains 0.040 acres, more or less, in Auditors Permanent Parcel Number 010-102692 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 South 87°00'00" East, 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 reviewed on November 21, 2024 by Christopher M. Cook, P.S. 8424.

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

Date