

## **EXHIBIT A**

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Ver. Date 03/06/2025

PID 115797

**PARCEL 63-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]

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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 9.108-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 left side of the centerline of a survey made for project FRA-161-11.73, made by the Ohio Department of Transportation, and 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, and Plat Book 40, Page 7, and the northerly property line of the said 9.108-acre tract, being 30.00' left of centerline station 96+15.23;

Thence leaving the said westerly right of way, N 86°24'41" W, along the said northerly property line, 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, S 03°35'19" W, passing thru the said 9.108-acre tract, a distance of 149.39' to a point, being 32.50' left of centerline station 94+65.84 and the **Point of Beginning** of the tract herein described:

Thence continuing through the said 9.108-acre tract the following nine (9) courses and distances:

1. S 03°35'19" W, a distance of 24.20' to a pin set, being 32.50' left of centerline station 94+41.64;
2. With a curve to the right having a radius of 867.50', a delta of 01°53'58", an arc length of 28.76', and subtended by a chord bearing S 04°32'18" W, a distance of 28.76' to a pin set, being 32.50' left of centerline station 94+11.16;

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3. With a curve to the right having a radius of 76.50', a delta of 48°04'31", an arc length of 64.19', and subtended by a chord bearing S 37°22'15" W, a distance of 62.32' to an iron pin set, being 63.74' left of centerline station 93+54.82;
4. S 61°17'39" W, a distance of 19.56', to an iron pin set, being 79.11' left of centerline station 93+41.66;
5. With a curve to the right having a radius of 139.00', a delta of 10°53'38", an arc length of 26.43', and subtended by a chord bearing S 81°11'39" W, a distance of 26.39' to a pin set, being 104.05' left of centerline station 93+32.07;
6. S 03°11'10" W, a distance of 45.87' to a pin set, being 96.87' left of centerline station 92+81.06;
7. With a curve to the right having a radius of 79.00', a delta of 21°52'51", an arc length of 30.17', and subtended by a chord bearing S 71°39'12" E, a distance of 29.99' to a pin set, being 66.97' left of centerline station 92+78.50;
8. S 35°33'42" E, a distance of 12.33' to an iron pin set, being 57.56' left of centerline station 92+69.95;
9. With a curve to the right having a radius of 237.50', a delta of 19°04'18", an arc length of 79.05', and subtended by a chord bearing S 03°29'15" E, a distance of 78.69' to a pin set on the said westerly right of way, being 30.00' left of centerline station 91+92.44;

Thence with a curve to the right having a radius of 870.00', a delta of 01°59'35", an arc length of 30.26', and subtended by a chord bearing S 20°27'05" W, along the said westerly right of way, a distance of 30.26' to point, being 30.00' left of centerline station 91+61.13;

Thence S 21°26'48" W, along the said westerly right of way, a distance of 18.00' to a point, being 30.00' left of centerline station 91+43.13;

Thence leaving the said westerly right of way of Beechcroft Road and passing through the said 9.108-acre tract the following twelve (12) courses and distance:

1. N 66°44'08" W, a distance of 4.68' to a point, being 34.68' left of centerline station 91+43.28;
2. N 19°20'58" E, a distance of 8.43' to a point, being 34.99' left of centerline station 91+51.70;

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3. N 14°04'56" E, a distance of 55.89' to a point, being 40.92' left of centerline station 92+09.33;
4. N 05°35'00" W, a distance of 68.73' to a point, being 66.47' left of centerline station 92+77.21;
5. N 71°53'53" W, a distance of 7.61' to a point, being 74.06' left of centerline station 92+77.80;
6. N 87°08'32" W, a distance of 46.37' to a point, being 119.50' left of centerline station 92+67.45;
7. N 03°16'48" E, a distance of 61.28' to a point, being 129.26' left of centerline station 93+37.67;
8. S 88°30'43" E, a distance of 53.86' to a point, being 75.98' left of centerline station 93+46.58;
9. N 04°15'46" E, a distance of 16.24' to a point, being 77.35' left of centerline station 93+64.28;
10. N 40°52'03" E, a distance of 64.46' to a point, being 41.12' left of centerline station 94+21.37;
11. N 03°51'58" E, a distance of 43.64' to a point, being 41.13' left of centerline station 94+65.94;
12. S 85°45'11" E, a distance of 8.63' to the **Point of Beginning**, containing 0.103 acres, more or less.

The above-described area is within Auditors Parcel No. 010-110323 (0.085 acres) and 010-041974 (0.018 acres).

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).

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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.

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

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Date