

EXHIBIT A

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Ver. Date 03/07/2025

PID 115797

**PARCEL 52-T
FRA-161-11.73
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
COMPLETE GRADING AND DRIVEWAY IMPROVEMENTS AND PLACEMENT
OF TEMPORARY DRIVE
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, 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.

Beginning at a pin set at the intersection of the westerly right of way line of Beechcroft Road, of record in Plat Book 40, Page 59, and the southerly property line of the said 1.213-acre tract, being 30.00' left of centerline station 104+46.69;

Thence N 86°44'41" W, a distance of 23.12' to a point, being 52.99' right of centerline station 104+44.34;

Thence leaving the said southerly property line and passing through the said 1.213-acre tract the following seven (7) courses and distances:

1. N 09°57'45" E, a distance of 72.56' to a point, being 53.15' left of centerline station 105+15.20;
2. N 47°53'30" W, a distance of 15.87' to a point, being 66.76' left of centerline station 105+23.15;
3. N 09°42'51" E, a distance of 27.32' to a point, being 67.64' left of centerline station 105+49.65;

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4. N 58°29'23" E, a distance of 17.48' to a point, being 54.98' left of centerline station 105+61.37;
5. N 09°59'17" E, a distance of 28.37' to a point, being 56.26' left of centerline station 105+89.01;
6. N 81°13'38" W, a distance of 9.51' to a point, being 62.45' left of centerline station 105+88.41;
7. N 11°47'03" E, a distance of 47.25' to a point on the northerly property line of the said 1.213-acre tract, being 64.07' left of centerline station 106+21.17;

Thence S 75°53'28" E, along the said northly property line, a distance of 37.16' to a point on the said westerly right of way, being 30.00' left of centerline station 106+34.19;

Thence leaving the said northerly property line, with a curve to the left having a radius of 2,230.00', a delta angle of 01°22'56", an arc length of 53.80', and subtended by a chord bearing S 13°25'05" W, along the said westerly right of way, a distance of 53.80' to a pin set, being 30.00' left of centerline station 105+81.11;

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

1. N 77°16'23" W, a distance of 1.50' to a pin set, being 31.50' left of centerline station 105+81.11;
2. With a curve to the right 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 S 33°49'42" W, a distance of 16.56' 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 56.00', a delta angle of 70°04'11", an arc length of 68.48', and subtended by a chord bearing S 19°53'41" W, a distance of 64.30' to a pin set, being 46.88' left of centerline station 105+03.51;
4. S 06°18'44" E, a distance of 60.23' to the **Point of Beginning**, containing 0.089 acres, more or less.

The above-described area is within Auditors Parcel No. 010-102692.

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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 reviewed on November 21, 2024 by Christopher M. Cook, P.S. 8424.

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

Date