

EXHIBIT A

RX 250 WD

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Ver. Date 03/04/2025

PID 115797

**PARCEL 34-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 0.719-acre parcel conveyed to A & N Real Estate, LLC, An Ohio Limited Liability Company, of record in Instrument Number 202011060176404 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 located within the following Described points on the boundary thereof.

Commencing at a mag spike set at the intersection of the centerline of right of way of State Route 161 with the centerline of right of way of Sharon Wood Boulevard, as dedicated in Plat Book 40, Page 14, being Sharon Woods Boulevard centerline station 60+00.00;

Thence, leaving said intersection, N 03°15'19" E, along the centerline of Sharon Woods Boulevard, of record in Plat Book 40, Page 14, a distance of 353.14' to a monument set at the PC of a curve to the left, being centerline station 63+53.14;

With a curve to the left having a radius of 1,250.00', an arc length of 333.02', a delta of 15°15'52", subtended by a chord bearing N 04°22'37" W, along the said centerline of Sharon Woods Boulevard, a distance of 332.03' to a point, being centerline station 66+86.16;

Thence leaving said centerline, N 76°09'25" E, a distance of 35.00' to a pin set on the easterly right of way line of Sharon Woods Boulevard and the westerly property line of the said 0.719 acre parcel, being 35.00' right of centerline station 66+86.16 and the **Point of Beginning** of the tract herein described:

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Thence with a curve to the left, having a radius of 1,285.00', a delta of 01°50'02", an arc length of 41.13', and subtended by a chord bearing N 12°55'34" W, along the said easterly right of way of Sharon Woods Boulevard, a distance of 41.13' to a pin set on the northerly property line of said 0.719-acre tract and the southerly property line of a 0.719-acre tract described to AZ Investment Group, LLC an Ohio Limited Liability Group of record in Instrument Number 202406200061176, being 35.00' right of centerline station 67+26.17;

Thence leaving the said easterly right of way, N 75°32'16" E, along the said southerly property line, a distance of 22.25' to a pin set, being 57.25' right of centerline station 67+26.40;

Thence leaving the said southerly property line and passing through the said A & N Real Estate tract, the following two (2) courses and distances:

1. With a curve to the right having a radius of 57.50', a delta of 44°37'38", an arc length of 44.79', and subtended by a chord bearing S 13°43'42" W, a distance of 43.66' to a pin set, being 37.61' right of centerline station 66+88.82;
2. S 31°30'58" W, a distance of 3.79' the **Point of Beginning**, containing 0.014 acres, more or less, in Auditors Parcel No. 010-016426 of which 0.000 acre are within 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.

This description was prepared on March 4, 2025 by Christopher M. Cook, P.S. 8424.

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

Date