

EXHIBIT A

RX 250 WD

Page 1 of 3

Rev. 06/09

Ver. Date 03/07/2025

PID 115797

**PARCEL 63-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 1.135-acre parcel and a 7.973-acre parcel, conveyed to MIMG LVX 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 right 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, or record in Plat Book 41, page 41, and Plat Book 40, Page 7 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 384.77' to a point, being centerline Station 96+15.23;

Thence leaving the said centerline, N 86°24'41" W, a distance of 30.00' to a pin set at the intersection of the westerly right of way of Beechcroft Road and the southerly property line of a 2.795-acre tract described to ACR-Village Centre LLC of record in Official Record 202503310031488, being the northeasterly corner of said 1.135-acre tract, also being 30.00' left of centerline Station 96+15.23 and the **Point of Beginning** of the tract herein described:

Thence leaving the said southerly property line and along the said westerly right of way the following two (2) courses and distances:

EXHIBIT A

Page 2 of 3

RX 250 WD

Rev. 06/09

1. S 03°35'19" W, a distance of 173.59' to a pin set, being 30.00 feet left of centerline station 94+41.64;
2. With a curve to the right having a radius of 870.00', a delta of 15°51'53", an arc length of 240.90', and subtended by a chord bearing of S 11°31'21" W, a distance of 240.13', to a pin set, being 30.00' left of centerline station 91+92.44;

Thence leaving the said westerly right of way and passing through the said 1.135-acre and 7.973-acre tracts the following thirteen (13) courses and distances:

1. With a curve to the left having a radius of 237.50', a delta of 19°04'18", an arc length of 79.05', and subtended by a chord bearing N 03°29'15" W, a distance of 78.69' to a pin set, being 57.56 feet left of centerline station 92+69.95;
2. N 35°33'42" W, a distance of 12.33' to a pin set, being 66.97' left of centerline station 92+78.50;
3. With a curve to the left having a radius of 79.00', a delta of 21°52'51", an arc length of 30.17', and subtended by a chord bearing N 71°39'12" W, a distance of 29.99' to a pin set, being 96.87 feet left of centerline station 92+81.06;
4. N 03°11'10" E, a distance of 45.87' to a pin set, being 104.05' left of centerline station 93+32.07;
5. With a curve to the left having a radius of 139.00', a delta of 10°53'38", an arc length of 26.43', and subtended by a chord bearing N 81°11'39" E, a distance of 26.39' to a pin set, being 79.11' left of centerline station 93+41.66;
6. N 61°17'39" E, a distance of 19.56' to a pin set, being 63.74 feet left of centerline station 93+54.82;
7. With a curve to the left having a radius of 76.50', a delta of 48°04'31", an arc length of 64.19', and subtended by a chord bearing N 37°22'15" E, a distance of 62.32' to a pin set, being 32.50' left of centerline station 94+11.16;
8. With a curve to the left having a radius of 867.50', a delta of 01°53'58", an arc length of 28.76', and subtended by a chord bearing N 04°32'18" E, a distance of 28.76' to a pin set, being 32.50' left of centerline station 94+41.64;

EXHIBIT A

Page 3 of 3

RX 250 WD

Rev. 06/09

9. N 03°35'19" E, a distance of 173.59 feet to a pin set on the southerly property line of the said 2.795-acre tract, being 32.50' left of centerline station 96+15.23;

Thence S 86°24'41" E, along the said southerly property line, a distance of 2.50' to the **Point of Beginning**, containing 0.158 acres, of which 0.000 acres is in the present road occupied.

The above-described area is within Auditors Parcels No. 010-110323 (0.148 acres) and 010-041974 (0.010 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).

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 7, 2025 by Christopher M. Cook, P.S. 8424.

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

Date