

EXHIBIT A

RX 250 WD

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Ver. Date 03/05/2025

PID 115797

**PARCEL 41-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 1.986-acre parcel conveyed to Big Brothers, Big Sisters of Columbus and Franklin County, Inc., an Ohio Non-Profit Corp Original Record 35024J03 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 the centerline of right of way of State Route 161 with the centerline of right of way of Tamarack Boulevard, of record in Plat Book 41, Page 42, being Tamarack Boulevard centerline station 60+00.00;

Thence, leaving said intersection, S 03°15'19" W, along the centerline of Tamarack Boulevard, a distance of 166.86' to a point, being centerline station 58+33.14;

Thence leaving said centerline, S 86°44'41" E, a distance of 30.00' to a pin set, being on the easterly existing right-of way line of Tamarack Boulevard. at the northwesterly property corner of said 1.986-acre tract, said point being 30.00' right of Station 58+33.14 and the **Point of Beginning** of the tract herein described:

Thence leaving the easterly right of way of Tamarack Boulevard and along the southerly right of way of State Route 161 the following two (2) courses and distances:

1. N 48°15'19" E, a distance of 28.28' to a pin set, being 50.00' right of centerline station 58+53.14;

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2. S 86°44'41" E, a distance of 14.30' to a pin set, being 64.30' right of centerline station 58+53.14;

Thence leaving the said southerly right of way and passing through the said 1.986-acre tract the following four (4) courses and distances:

1. S 45°50'03" W, a distance of 29.26' to a pin set, being 44.50' right of centerline station 58+31.60;
2. S 03°15'19" W, a distance of 132.76' to a pin set, being 43.60' right of centerline station 56+99.28;
3. S 13°13'58" W, a distance of 54.42' to a pin set, being 35.07' right of centerline station 56+45.24;
4. With a curve to the left having a radius of 187.50', a delta of 24°33'59", an arc length of 80.39', and subtended by a chord bearing S 10°36'46" E, a distance of 79.78' to a pin set, being 54.19' of centerline station 55+67.79;
5. With a curve to the right having a radius of 57.50', a delta of 15°25'45", an arc length of 15.48' and subtended by a chord bearing S 15°10'53" E, a distance of 15.44' to a pin set on the northerly property line of a 10.948-acre tract described to MIMH LXV Central Square, LLC, a Colorado Limited Liability Company of record in Instrument Number 201606080071942, being 59.08' left of centerline station 55+53.14;

Thence N 86°44'41" W, along the said northerly property line, a distance of 29.08' to a pin set on the easterly right of way of Tamarack Boulevard, being 30.00' right of centerline station 55+53.14;

Thence leaving the said northerly property line, N 03°15'19" E, along the said easterly right of way line, a distance of 280.00' to a pin set to the **Point of Beginning**, containing 0.094 acres, more or less, in Auditors Parcel No. 010-014244 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 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 5, 2025 by Christopher M. Cook, P.S. 8424.

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

Date