

**EXHIBIT A**

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Ver. Date 05/25/2022

3776-E

**PARCEL 13-T1  
AMERICAN ADDITION PHASE 4  
TEMPORARY EASEMENT FOR GRADING  
FOR APPROXIMATELY 30 MONTHS FROM DATE OF ENTRY BY THE  
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

**[Surveyor's description of the premises follows]**

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Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 4, Township 1, Range 18, United States Military District, being on, over and across Lot 32 of that subdivision titled "American Addition" of record in Plat Book 5, Page 448, conveyed to The Flames Inc. by deed of record in Official Record 4912H07 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

BEGINNING at the southwesterly corner of said Lot 32 and the northwesterly corner of Lot 31 of said "American Addition", being in the easterly right-of-way line of Ericson Alley (20 feet wide);

Thence North 04° 06' 54" East, with said easterly right-of-way line, a distance of 35.00 feet to the northwesterly corner of said Lot 32 and the southwesterly corner of Lot 33 of said "American Addition";

Thence South 85° 53' 11" East, with the line common to said Lots 32 and 33, a distance of 4.00 feet to a point;

Thence South 04° 06' 54" West, crossing said Lot 32, a distance of 35.00 feet to a point in the line common to said Lots 32 and 31;

Thence North 85° 53' 11" West, with said common line, a distance of 4.00 feet to the POINT OF BEGINNING, containing 0.003 acre, more or less, of which the present road occupies 0.000 acre and 0.003 acre is part of Franklin County Auditor's Parcel Number 010-126353.

The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by Static GPS observations of Franklin County Engineering Department monuments Frank 43 and Frank 143. The centerline of Joyce Avenue, having a bearing of North 04° 07' 58" East, is designated the "basis of bearing" for this description.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King  
Professional Surveyor No. 8772

Date