

## **EXHIBIT A**

COC ENC

Rev. 6-11-25

Date 9/3/25

Plan No. 3990-E

**PARCEL 36-ENC  
0.001 ACRES**

### **ENCROACHMENT EASEMENT**

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

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Situate in the State of Ohio, County of Franklin, City of Columbus, being located in Half Section 13, Township 5, Range 22, Refugee Lands, and being a portion of right of way of Mount Vernon Avenue, as originally dedicated in the Knapp DeWitt & Hoffman Addition, of record in Plat Book 2, Page 254. All records being of record in the Franklin County Recorder's Office, Franklin County, Ohio and being more fully described as follows:

***Commencing*** at the centerline intersection of Mount Vernon Avenue (variable R/W width) and Eighteenth Street (R/W width 60');

Thence **North 77 degrees 28 minutes 32 seconds East** a distance of **61.18 feet** with the centerline of Mount Vernon Avenue;

Thence **South 12 degrees 31 minutes 28 seconds East** a distance of **31.50 feet** across the right of way of Mount Vernon Avenue to the ***True Point of Beginning***;

Thence **South 12 degrees 31 minutes 28 seconds East**, continuing across the right of way of Mount Vernon Avenue, a distance of **1.50 feet** to the southerly existing right of way of Mount Vernon Avenue, being also the northeast corner of Lot 17 of said Mitchell & Watson Mount Vernon Addition as conveyed to Bronzeville Holdings, LLC. in Instrument Number 201402210021600 and the northwest corner of Lot 18 of said Mitchell & Watson Mount Vernon Addition as conveyed to Dwayne Jackson in Instrument Number 202310020102890;

Thence **South 77 degrees 28 minutes 32 seconds West**, with said southerly existing right of way of Mount Vernon Avenue and the north line of said Lot 17, a distance of **38.00 feet**;

Thence **North 12 degrees 31 minutes 28 seconds West**, leaving said southerly existing right of way of Mount Vernon Avenue and the north line of said Lot 17, a distance of **1.50 feet** across the right of way of Mount Vernon Avenue;

Thence **North 77 degrees 28 minutes 32 seconds East** a distance of **38.00 feet** across the right of way of Mount Vernon Avenue to the ***True Point of Beginning***.

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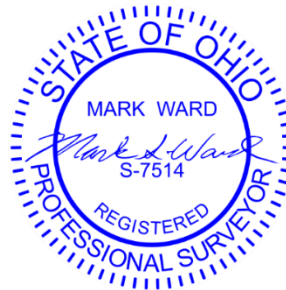
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The above described area contains a total of **0.001 acres** (*57.00 square feet*), more or less, within the right of way of Mount Vernon Avenue.

Bearings used in this description are based on Ohio State Plane Coordinate System, South Zone as per NAD 83(2011) and were established utilizing ODOT's RTN System, GPS equipment and procedures and with a reference bearing of N 77°28'32" E on the centerline of Mount Vernon Avenue.

This description was prepared from existing records and a field survey performed in November 2024 by Resource International, Inc.



09/03/25

Mark S. Ward, P.S.

Professional Surveyor No. S-7514