

EXHIBIT A

Page 1 of 1

Ver. Date 05/13/2022

3776-E

**PARCEL 19-CH
AMERICAN ADDITION PHASE 4
PERMANENT CHANNEL EASEMENT**

[Surveyor's description of the premises follows]

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 57 of that subdivision titled "American Addition", of record in Plat Book 5, Page 448, conveyed to Columbus Flames Motorcycle Club, Inc. by deed of record in Deed Book 3278, Page 341 (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 57 and the northwesterly corner of Lot 56 of said "American Addition", being in the easterly right-of-way line of Sigsbee Avenue (50 feet wide);

Thence North 04° 06' 54" East, with said easterly right-of-way line, a distance of 7.70 feet to a point;

Thence South 85° 53' 06" East, crossing said Lot 57, a distance of 10.00 feet to a point;

Thence South 04° 06' 54" West, continuing across said Lot 57, a distance of 7.70 feet to a point in the line common to said Lots 57 and 56;

Thence North 85° 53' 11" West, with said common line, a distance of 10.00 feet to the POINT OF BEGINNING, containing 0.002 acre, more or less, of which the present road occupies 0.000 acre and 0.002 acre is part of Franklin County Auditor's Parcel Number 010-126303.

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