

Exhibit A

Mid Tenn Powersports Property, LLC. – Rezone Request

A tract of land located in Wilson County, Tennessee. Being all of parcel 14.00 shown on Tax Map 78, the Mid Tenn Powersports Property, LLC. property as recorded in Deed Book 2196, page 2104, and being the property as recorded on plat of record in Plat Book P20, page 695, Boundary Survey W.B. Brummett and A.E. Brummett Estate (minus the right of way for Golden Bear Gateway, and being more particularly described as follows.

Beginning at an TDOT concrete monument, said point being the south west corner of the property of Annie Mai Partnership property as recorded in Deed Book 1160, page 1919, and having a Tennessee State Plane Coordinate N-672,779.5, E-1,833,942.5 (TDOT CORS).

Thence with the east margin of Old Beckwith Road, NORTH 01°01'34" EAST a distance of 95.77" to a found TDOT concrete monument;

Thence with the same, NORTH 84°01'04" WEST a distance of 19.15" to a found TDOT concrete monument;

Thence with the easterly line of Unique Development, LLC. property as recorded in Deed Book 1970, page 1374, and shown on plat of record in Plat Book P30, Page 155, Tract 1 of Timothy E. Lackey Property Boundary Survey, NORTH 07°19'43" EAST a distance of 164.28" to an iron pin found with no cap;

Thence with the same, SOUTH 82°26'51" EAST a distance of 82.21" to a 10" Hackberry tree (dead);

Thence with the same, SOUTH 81°18'03" EAST a distance of 231.67" to an iron pin found with RLS #2303 cap;

Thence with the south line of RP Beckwith TN, LLC. property as recorded in Deed Book 1747, page 2237, SOUTH 80°55'17" EAST a distance of 80.37" to a flagged fence post;

Thence with the same, SOUTH 79°56'00" EAST a distance of 200.34" to a flagged fence post; Thence with the same, SOUTH 75°38'35" EAST a distance of 68.43" to a flagged fence post; Thence with the same, SOUTH 80°39'36" EAST a distance of 100.51" to a flagged fence post; Thence with the same, SOUTH 82°20'22" EAST a distance of 169.50" to a flagged fence post; Thence with the same, NORTH 85°02'36" EAST a distance of 40.92" to a flagged fence post; Thence with the same, SOUTH 82°14'48" EAST a distance of 496.52" to a flagged fence post; Thence with the same, SOUTH 84°15'49" EAST a distance of 76.75" to a flagged fence post; Thence with the same, SOUTH 79°15'53" EAST a distance of 57.82" to a flagged fence post; Thence with the same, NORTH 14°54'15" EAST a distance of 11.80" to a flagged fence post; Thence with the property of Tennessee Services Corp as recorded in Deed Book 937, page 391, SOUTH 68°11'34" EAST a distance of 54.72" to a flagged fence post;

Thence with the same, SOUTH 85°53'33" EAST a distance of 95.94" to an iron pin found next to a flagged fence corner post;

Thence with the same, SOUTH 07°37'12" WEST a distance of 426.00" to an iron pin set, said point lying on the northerly margin of Interstate 40;

Thence with the north margin of Interstate 40, SOUTH 81°39'51" WEST a distance of 1.53" to a TDOT concrete monument;

Thence with the same, SOUTH 80°28'07" WEST a distance of 199.87" to an iron pin set; Thence with the same, SOUTH 86°58'19" WEST a distance of 396.90" to an iron pin set; Thence with the same, NORTH 81°55'05" WEST a distance of 353.49" to a TDOT concrete monument;

Thence with the same and crossing a TVA easement, NORTH 58°39'57" WEST a distance of 372.63" to a TDOT concrete monument;

Thence with the same, NORTH 40°12'25" WEST a distance of 159.15" to a TDOT concrete monument;

Thence with the same, NORTH 57°47'24" WEST a distance of 140.88' to a TDOT concrete monument;
Thence with the same, NORTH 76°45'01" WEST a distance of 142.91' to a TDOT concrete monument;
Thence with the same, SOUTH 80°26'08" WEST a distance of 59.73', which is the point of beginning, having an area of 780,495 square feet, 17.92 acres.

This parcel is subject to any and all easements, restrictions, and/or right of ways either by record and/or prescription that a complete and accurate title search may reveal. No title search was provided to the surveyor at the time of this survey.

Note: The above property description is based on information gathered during the course of an actual field survey conducted by W.E.S. – ENGINEERS AND SURVEYORS – Job #21564, under the direction of Allen B. O'Leary, Tennessee Registered Land Surveyor Number 1987. All iron pins set are 1/2" Rebar, with a plastic cap stamped "O'Leary, RLS 1987". All deeds referenced above are of record in the Register's Office of Wilson County, Tennessee. The above property description was prepared under my direction on this the 18TH day of October 2024.

Parcel B

Mid Tenn Powersports Property, LLC. - East side of Old Beckwith

A tract of land located in Wilson County, Tennessee. A portion of parcel 14.00 shown on Tax Map 78, the Mid Tenn Powersports Property, LLC. property as recorded in Deed Book 2326, page 1022, and being a portion of Tract 1 as recorded on plat of record in Plat Book P30, page 155, Boundary Survey Timothy E. Lackey Property, and being more particularly described as follows.

Beginning at an TDOT concrete monument, said point being the south east corner of the property of Tract 1 as recorded on plat of record in Plat Book P30, page 155, Boundary Survey Timothy E. Lackey Property, and having a Tennessee State Plane Coordinate N-672,877.4, E-1,833,925.1 (TDOT CORS). Thence SOUTH 69°42'02" WEST a distance of 14.16' to an iron pin found with RLS#1417 cap; Thence with the east margin of Old Beckwith Road (50' right of way) and with a curve turning to the left with an arc length of 183.94', with a radius of 612.00', with a chord bearing of NORTH 17°19'21" WEST, with a chord length of 183.25', to an iron pin found with RLS#1417 cap; Thence severing the property of Unique Development, LLC. property as recorded in Deed Book 1970, page 1374, SOUTH 85°26'24" EAST a distance of 89.02' to and iron pin found with no cap; Thence SOUTH 07°18'25" WEST a distance of 164.28' which is the point of beginning, having an area of 7,756 square feet, 0.18 acres.

This parcel is subject to any and all easements, restrictions, and/or right of ways either by record and/or prescription that a complete and accurate title search may reveal. No title search was provided to the surveyor at the time of this survey.

Note: The above property description is based on information gathered during the course of an actual field survey conducted by W.E.S. – ENGINEERS AND SURVEYORS – Job #21564-1, under the direction of Allen B. O'Leary, Tennessee Registered Land Surveyor Number 1987. All iron pins set are 1/2" Rebar, with a plastic cap stamped "O'Leary, RLS 1987". All deeds referenced above are of record in the Register's Office of Wilson County, Tennessee. The above property description was prepared under my direction on this the 13TH day of August 2024.

Parcel C

Mid Tenn Powersports Property, LLC. –

Area between Golden Bear Gateway and Old Beckwith Road

A tract of land located in Wilson County, Tennessee. A portion of parcel 13.01 shown on Tax Map 78, Mid Tenn Powersports Property, LLC. property as recorded in Deed Book 2326, page 1022, and being a portion of Tract 2 as recorded on plat of record in Plat Book P30, page 155, Boundary Survey Timothy E. Lackey Property, and being more particularly described as follows.

Beginning at an iron pin found with RLS #1417 cap, said point being the southerly most corner of the property of Tract 2 as recorded on plat of record in Plat Book P30, page 155, Boundary Survey Timothy E. Lackey Property, and having a Tennessee State Plane Coordinate N672,762.1, E-1,833,839.4 (TDOT CORS).

Thence with the east margin of Golden Bear Gateway, NORTH 17°39'47" WEST a distance of 137.59' to an iron pin found with RLS #1417 cap;

Thence with the same, NORTH 10°09'10" WEST a distance of 164.14' to an iron pin found with RLS #1417 cap;

Thence with Old Beckwith Road (50' right of way) and with a curve turning to the right with an arc length of 10.64', with a radius of 1,102.91', with a chord bearing of SOUTH 76°18'19" EAST, with a chord length of 10.64', to an iron pin found with RLS #1417 cap;

Thence with the same and with a curve turning to the right with an arc length of 44.11', with a radius of 50.00', with a chord bearing of SOUTH 51°11'49" EAST, with a chord length of 42.69', to an iron pin found with RLS #1417 cap;

Thence with the same and with a curve turning to the right with an arc length of 178.32', with a radius of 561.88', with a chord bearing of SOUTH 16°50'20" EAST, with a chord length of 177.57', to an iron pin found with RLS #1417 cap;

Thence with the same, SOUTH 69°43'54" WEST a distance of 13.63' to an iron pin found with RLS #1417 cap;

Thence with the same, SOUTH 07°26'06" WEST a distance of 89.48', which is the point of beginning, having an area of 11,827 square feet, 0.27 acres.

This parcel is subject to any and all easements, restrictions, and/or right of ways either by record and/or prescription that a complete and accurate title search may reveal. No title search was provided to the surveyor at the time of this survey.

Note: The above property description is based on information gathered during the course of an actual field survey conducted by W.E.S. – ENGINEERS AND SURVEYORS – Job #21564-1, under the direction of Allen B. O'Leary, Tennessee Registered Land Surveyor Number 1987. All iron pins set are 1/2" Rebar, with a plastic cap stamped "O'Leary, RLS 1987". All deeds referenced above are of record in the Register's Office of Wilson County, Tennessee. The above property description was prepared under my direction on this the 13TH day of August 2024.

Parcel A - Remaining Unique Development Property

2.225 Acres

A tract of land located in Wilson County, Tennessee. A portion of parcel 18.00 shown on Tax Map 78, the Unique Development, LLC. property as recorded in Deed Book 1970, page 1374, and being a portion of Tract 1 as recorded on plat of record in Plat Book P30, page 155, Boundary Survey Timothy E. Lackey Property, and being more particularly described as follows.

Beginning at an iron pin found with RLS #1417 cap, said point being the north west most corner of the property of Tract 1 as recorded on plat of record in Plat Book P30, page 155, Boundary Survey Timothy E. Lackey Property, said point lying NORTH 40°23'37" EAST a distance of 248.0" from the intersection of Golden Bear Gateway and Beckwith Road and having a Tennessee State Plane Coordinate N-673,284.0, E-1,833,786.8 (TDOT CORS).

Thence with the south line of Golden Bear MJ, LLC., as recorded in Deed Book 2193, page 2088, SOUTH 79°32'49" EAST a distance of 266.27" to a 5/8" iron pin found with RLS #2551 cap; Thence with the same, SOUTH 80°44'03" EAST a distance of 228.34" to a 1/2" iron pin found with RLS #2033 cap; Thence with the same, SOUTH 04°52'32" WEST a distance of 205.22" to a 1/2" iron pin found with RLS #2033 cap;

Thence with the north line of Mid Tenn Powersports Property, LLC., as recorded in Deed Book 2196, page 2104, and shown on plat of record in P20, page 695, NORTH 81°18'03" WEST a distance of 231.67" to an iron pin found with no cap;

Thence with the same, NORTH 82°26'48" WEST a distance of 82.27" to an iron pin found with no cap; Thence severing the property of Unique Development, LLC. property as recorded in Deed Book 1970, page 1374, and being a portion of Tract 1 as recorded on plat of record in Plat Book P30, page 155, Boundary Survey Timothy E. Lackey Property, NORTH 85°26'24" WEST a distance of 89.02" to a 1/2" iron pin found with RLS #1417 cap;

Thence with the east margin of Old Beckwith Road, NORTH 24°41'48" WEST a distance of 125.28" to a 1/2" iron pin found with RLS #1417 cap;

Thence with the same and with a curve turning to the right with an arc length of 125.16", with a radius of 281.56", with a chord bearing of NORTH 08°23'32" WEST, with a chord length of 124.13" which is the point of beginning, having an area of 96,934 square feet, 2.225 acres

This parcel is subject to any and all easements, restrictions, and/or right of ways either by record and/or prescription that a complete and accurate title search may reveal. No title search was provided to the surveyor at the time of this survey.

Note: The above property description is based on information gathered during the course of an actual field survey conducted by W.E.S. – ENGINEERS AND SURVEYORS – Job #21564-1, under the direction of Allen B. O'Leary, Tennessee Registered Land Surveyor Number 1987. All iron pins set are 1/2" Rebar, with a plastic cap stamped "W.E.S., RLS 1987". All deeds referenced above are of record in the Register's Office of Wilson County, Tennessee. The above property description was prepared under my direction on this the 13TH day of August 2024.

Allen B. O'Leary
TN R.L.S. No. 1987