

EXHIBIT A

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Ver. Date 09/09/24

PID 118484

**PARCEL 17-T
HAM-CR358-0.94
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
DO MINOR GRADING
FOR 12 MONTHS FROM DATE OF ENTRY BY THE
STATE OF OHIO, DEPARTMENT OF TRANSPORTATION**

[Surveyor's description of the premises follows]

Situate in the State of Ohio, County of Hamilton, Township of Anderson, located in N. Massie's Military Survey 2276, being part of the lands conveyed to The Moeller Home Company by deed of record in Deed Book 3413, Page 943, records of the Recorder's Office, Hamilton County, Ohio, and being more particularly described as follows;

Being a parcel of land lying on the left side of the Centerline of Right-of-Way of C.R. 358 (Clough Pike) as delineated upon the HAM-CR 358-0.94 Right-of-Way Plan on file with the Ohio Department of Transportation;

Beginning at a point in the existing northeasterly right-of-way line of Clough Pike, at an angle point in the new northeasterly right-of-way line of Clough Pike (easterly corner of Parcel 17-SH), being 30.00 feet left of Centerline of Right-of-Way station 79+00.00;

Thence North 45 deg. 12 min. 22 sec. West, a distance of 151.33 feet across said Moeller Home lands and along the new northeasterly right-of-way line of Clough Pike (being the northeasterly line of Parcel 17-SH), to an angle point in the new northeasterly right-of-way line of Clough Pike, being 50.00 feet left of Centerline of Right-of-Way station 77+50.00;

Thence three (3) courses and distances across said Moeller Home lands;

1. Thence South 52 deg. 48 min. 03 sec. East, a distance of 50.00 feet to a point being 50.00 feet left of Centerline of Right-of-Way station 78+00.00;
2. Thence South 48 deg. 59 min. 12 sec. East, a distance of 150.33 feet to a point being 40.00 feet left of Centerline of Right-of-Way station 79+50.00;
3. Thence South 37 deg. 11 min. 57 sec. West, a distance of 10.00 feet to a point in the existing northeasterly right-of-way line of Clough Pike, being 30.00 feet left of Centerline of Right-of-Way station 79+50.00;

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Thence North 52 deg. 48 min. 03 sec. West, a distance of 50.00 feet along the existing northeasterly right-of-way line of Clough Pike to the **Point of True Beginning** of the herein described parcel, containing 0.040 acres, more or less, of which 0.000 acres lies within the existing Present Road Occupied.

Of the above described area, 0.040 acres are contained within Hamilton County Auditor's Parcel 500-0360-0010.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011), using GPS methods utilizing the Ohio Department of Transportation's ORTN Network in June, 2023.

All iron pins set are 5/8 inches in diameter rebar by 30 inches long with a yellow plastic cap stamped STANTEC.

This description was prepared by Steven E. Rader, registered surveyor 7191, and is based upon a field survey for Anderson Township, Hamilton County, Ohio in 2023, by Stantec Consulting Services, Inc., under the direction of said surveyor.

Instrument reference as of the date this survey was prepared: Deed Book 3413, Page 943, of the Recorder's Office, Hamilton County, Ohio.

STANTEC CONSULTING SERVICES INC.

Registered Surveyor No. 7191

Date