

EXHIBIT A

LPA RX 875 SL

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Rev. 08/12

Ver. Date 07/30/24

PID 114496

PARCEL 22-SL HAM-COLUMBIA CONNECTOR PERPETUAL EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF SLOPES IN THE NAME AND FOR THE USE OF THE HAMILTON COUNTY PARK DISTRICT, HAMILTON COUNTY, OHIO

An exclusive perpetual easement for the construction and maintenance of slopes over the within described real estate. With the express prior permission of Grantee, Grantor/Owner may (1) alter the contours of the slopes constructed and maintained by Grantee over the easement area; and (2) install, construct and make improvements on the slopes constructed and maintained by Grantee over the easement area. Provided, however, any and all such alterations of the slopes and construction of improvements thereon shall be undertaken at the sole expense of Grantor/Owner; in no event shall Grantee be liable to Grantor/Owner for any compensation whatsoever if it should be reasonably necessary or desirable for Grantee to restore the slopes over the easement area to the same condition as originally constructed by Grantee or if it should be reasonably necessary or desirable for Grantee to maintain or reconstruct and maintain the slopes over the easement area in a manner different than originally constructed by Grantee or altered by Grantor/Owner, nor shall Grantee be liable to Grantor/Owner for any compensation whatsoever if, in the course of maintaining or reconstructing the slopes over the easement area, it is reasonably necessary or convenient for Grantee to remove or impair any improvement constructed thereon by Grantor/Owner. (As used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situate in the State of Ohio, County of Hamilton, Township of Columbia, located in Section 3, Township 4, Fractional Range 2, and being part of a 0.8121 acre tract conveyed to Kroger Limited Partnership I by deed of record in Official Record 11812 Page 2123, records of the Recorder's Office, Hamilton County, Ohio, and being more particularly described as follows;

Being a parcel of land lying on the right side of the Centerline Right-of-Way of U.S. Route 50 (Wooster Pike) as delineated upon the HAM-COLUMBIA CONNECTOR Right-of-Way Plan on file with the Ohio Department of Transportation;

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Beginning at an angle point in the existing southwesterly right-of-way line of U.S. Route 50 (Wooster Pike), at an easterly corner of the TRACT 'D' (0.7186 acre tract) delineated upon the plat of Mariemont Landing Block 'A' of record in Plat Book 362, Page 56 and transferred to Mariemont Landing Homeowners Association, Inc. by deed of record in Official Record 8654 Page 1007, and in the northwesterly line of said 0.8121 acre tract, being 50.00 feet right of U.S. Route 50 Centerline Right-of-Way station 1679+70.66;

Thence the following three (3) courses and distances across said 0.8121 acre tract and along the new southwesterly right-of-way line of U.S. 50 (Parcel 22-SH);

1. Thence South 63 deg. 22 min. 10 sec. East, a distance of 71.83 feet to a point being 52.00 feet right of Centerline Right-of-Way station 1680+41.93;
2. Thence South 65 deg. 34 min. 60 sec. East, a distance of 77.70 feet to a point being 52.00 feet right of Centerline Right-of-Way station 1681+19.05;
3. Thence South 42 deg. 7 min. 35 sec. East, a distance of 19.78 feet to a point being 60.00 feet right of Centerline Right-of-Way station 1681+37.00;

Thence the following two (2) courses and distances across said 0.8121 acre tract;

1. Thence North 66 deg. 33 min. 46 sec. West, a distance of 23.54 feet to a point being 60.25 feet right of Centerline Right-of-Way station 1681+13.67;
2. Thence North 66 deg. 33 min. 46 sec. West, a distance of 143.90 feet to a point in the common line of said 0.8121 acre tract and said TRACT 'D', being 63.51 feet right of Centerline Right-of-Way station 1679+71.09;

Thence North 23 deg. 30 min. 15 sec. East, a distance of 13.51 feet along the the common line of said 0.8121 acre tract and said TRACT 'D' to the **Point of True Beginning** of the herein described parcel, containing 0.036 acres, more or less, of which 0.000 acres lies within the existing Present Road Occupied.

Of the above described area, 0.036 acres are contained within Hamilton County Auditor's Parcel 520-0110-0025.

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 Ohio Real Time Network.

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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 from 2023 to 2024 for the Hamilton County Park District, Hamilton County, Ohio, by Stantec Consulting Services, Inc., under the direction of said surveyor.

Instrument reference as of the date this survey was prepared: Official Record 11812 Page 2123, of the Recorder's Office, Hamilton County, Ohio.

STANTEC CONSULTING SERVICES INC.

Registered Surveyor No. 7191

Date