

EXHIBIT A

LPA RX 871 SH

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Ver. Date 07/28/24

PID 114496

**PARCEL 19-SH
HAM-COLUMBIA CONNECTOR
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
HAMILTON COUNTY PARK DISTRICT, HAMILTON COUNTY, OHIO**

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the Hamilton County Park District, Hamilton County, Ohio, its successors and assigns forever.

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (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 the 5.541 acre tract conveyed to Charter Commercial MMP, LLC by deed of record in Official Record 11639 Page 1014, 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;

Beginning at an angle point in the existing southwesterly right-of-way line of U.S. Route 50 (Wooster Pike), at a northerly corner of Tract 'D' (0.7186 Acres) of the subdivision of Mariemont Landing Block 'A' of record in Plat Book 362, Page 56, and in the southeasterly line of said 5.541 acre tract, being 50.00 feet right of Centerline Right-of-Way station 1676+39.98; (said point being further located as being South 44 deg. 25 min. 43 sec. West, a distance of 9.50 feet a 5/8" iron pin found, being 40.89 feet right of Centerline Right-of-Way station 1676+42.64);

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Thence the following six (6) courses and distances across said 5.541 acre tract;

1. Thence North 62 deg. 14 min. 33 sec. West, a distance of 131.27 feet to a point being 52.00 feet right of Centerline Right-of-Way station 1675+09.69;
2. Thence North 60 deg. 49 min. 36 sec. West, a distance of 244.69 feet to a point being 52.00 feet right of Centerline Right-of-Way station 1672+65.00;
3. Thence South 80 deg. 30 min. 49 sec. West, a distance of 7.21 feet to a point being 56.50 feet right of Centerline Right-of-Way station 1672+59.37;
4. Thence South 80 deg. 30 min. 49 sec. West, a distance of 5.60 feet to a point being 60.00 feet right of Centerline Right-of-Way station 1672+55.00;
5. Thence North 60 deg. 49 min. 36 sec. West, a distance of 30.00 feet to a point being 60.00 feet right of Centerline Right-of-Way station 1672+25.00;
6. Thence North 29 deg. 10 min. 24 sec. East, a distance of 20.00 feet to a point in the existing southwesterly right-of-way line of U.S. 50 and the northeasterly line of said 5.541 acre tract, being 40.00 feet right of Centerline Right-of-Way station 1672+25.00;

Thence the following two (2) courses and distances along the existing southwesterly right-of-way line of U.S. 50 and the northeasterly line of said 5.541 acre tract;

1. Thence South 60 deg. 49 min. 36 sec. East, a distance of 284.69 feet to a point of curvature, being 40.00 feet right of Centerline Right-of-Way station 1675+09.69;
2. Thence with a curve to the left, having a radius of 6915.50 feet, a central angle of 01 deg. 06 min. 29 sec., a arc length of 133.76 feet, the chord to which bears South 61 deg. 22 min. 51 sec. East, a chord distance of 133.75 feet to an easterly corner of said 5.541 acre tract, being 40.00 feet right of Centerline Right-of-Way station 1676+42.67;

Thence South 43 deg. 13 min. 32 sec. West, a distance of 10.36 feet along the southeasterly line of said 5.541 acre tract to the **Point of True Beginning** of the herein described parcel, containing 0.118 acres, more or less, of which 0.000 acres lies within the existing Present Road Occupied.

Of the above described area, 0.118 acres are contained within Hamilton County Auditor's Parcel 520-0110-0054.

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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.

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 11639 Page 1014, of the Recorder's Office, Hamilton County, Ohio.

STANTEC CONSULTING SERVICES INC.

Registered Surveyor No. 7191

Date