

EXHIBIT A

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LPA RX 871 SH

Ver. Date 07/30/24

PID 114496

**PARCEL 21-SH1
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 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, 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 an easterly corner of said TRACT 'D', and in the northwesterly line of the 0.8121 acre tract conveyed to Kroger Limited Partnership I by deed of record in Official Record 11812 Page 2123, being 50.00 feet right of Centerline Right-of-Way station 1679+70.66;

Thence South 23 deg. 30 min. 15 sec. West, a distance of 13.51 feet along the common line of said TRACT 'D' and said 0.8121 acre tract to a point being 63.51 feet right of Centerline Right-of-Way station 1679+71.09;

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Thence the following four (4) courses and distances across said TRACT 'D';

1. Thence North 66 deg. 33 min. 46 sec. West, a distance of 41.50 feet to a point being 65.00 feet right of Centerline Right-of-Way station 1679+30.00;
2. Thence North 54 deg. 19 min. 21 sec. West, a distance of 40.96 feet to a point being 58.00 feet right of Centerline Right-of-Way station 1678+90.00;
3. Thence North 63 deg. 12 min. 15 sec. West, a distance of 191.60 feet to a point being 58.00 feet right of Centerline Right-of-Way station 1677+00.00;
4. Thence North 59 deg. 22 min. 50 sec. West, a distance of 61.93 feet to a point in the common line of said TRACT 'D' and the 5.541 acre tract conveyed to Charter Commercial MMP, LLC by deed of record in Official Record 11639 Page 1014, being 55.00 feet right of Centerline Right-of-Way station 1676+38.64;

Thence North 43 deg. 13 min. 32 sec. East, a distance of 5.18 feet along the common line of said 0.7186 and 5.541 acre tracts to a point on a curve in the existing southwesterly right-of-way line of U.S. Route 50, at northerly corner of said TRACT 'D', 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);

Thence along the existing southwesterly right-of-way line of U.S. Route 50 and the northeasterly line of said TRACT 'D' with a curve to the left, having a radius of 6925.50 feet, a central angle of 02° 45' 20", an arc distance of 333.08 feet, the chord to which bears South 63 deg. 17 min. 25 sec. East, a chord distance of 333.05 feet to the **Point of True Beginning** of the herein described parcel, containing 0.066 acres, more or less, of which 0.000 acres lies within the existing Present Road Occupied.

Of the above described area, 0.066 acres are contained within Hamilton County Auditor's Parcel 520-0110-0140.

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 8654 Page 1007, of the Recorder's Office, Hamilton County, Ohio.

STANTEC CONSULTING SERVICES INC.

Registered Surveyor No. 7191

Date