

## **EXHIBIT A**

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Ver. Date 04/16/25

PID 118484

**PARCEL 8-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]

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Situate in the State of Ohio, County of Hamilton, Township of Anderson, located in N. Massie's Military Survey 2276, being part of Parcel II conveyed to Turpin SPV, LLC by deed of record in Official Record 14765, Page 2062, 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 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 on a curve in the existing southerly right-of-way line of Clough Pike (being 60.00 feet in width) in the common line of the lands conveyed to Cincinnati AL Investors, LLC by deeds of record in Official Record 14113, Pages 2075 and 2080 and said Parcel II; said point being 30.00 feet right of Centerline of Right-of-Way station 71+86.24;

Thence the following two (2) courses and distances along the existing southerly right-of-way of Clough Pike;

1. Thence along a curve to the right, having a radius of 1115.92 feet, a delta angle of 12 deg. 21 min. 25 sec., and arc length of 240.67 feet, whose long chord bears South 58 deg. 58 min. 45 sec. East a chord distance of 240.20 feet to a point of tangency, being 30.00 feet right of Centerline of Right-of-Way station 74+33.38;
2. Thence South 52 deg. 48 min. 3 sec. East, a distance of 176.62 feet to a point in the new southerly right-of-way line of Clough Pike (being the northwesterly corner of Parcel 8-SH), and being 30.00 feet right of Centerline of Right-of-Way station 76+10.00;

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Thence the following two (2) courses and distances along the new southerly right-of-way line of Clough Pike (Parcel 8-SH);

1. Thence South 37 deg. 11 min. 57 sec. West, a distance of 12.00 feet to a point being 42.00 feet right of Centerline of Right-of-Way station 76+10.00;
2. Thence South 52 deg. 48 min. 3 sec. East, a distance of 25.00 feet to a point being 42.00 feet right of Centerline of Right-of-Way station 76+35.00;

Thence the following five (5) courses and distances across said Parcel II;

1. Thence South 37 deg. 11 min. 57 sec. West, a distance of 8.00 feet to a point being 50.00 feet right of Centerline of Right-of-Way station 76+35.00;
2. Thence North 46 deg. 5 min. 27 sec. West, a distance of 85.59 feet to a point being 40.00 feet right of Centerline of Right-of-Way station 75+50.00;
3. Thence North 57 deg. 15 min. 8 sec. West, a distance of 129.81 feet to a point being 50.00 feet right of Centerline of Right-of-Way station 74+20.00;
4. Thence North 52 deg. 43 min. 23 sec. West, a distance of 134.79 feet to a point being 40.00 feet right of Centerline of Right-of-Way station 72+80.00;
5. Thence North 68 deg. 54 min. 30 sec. West, a distance of 89.47 feet to a point in the common line of said Parcel II and said Cincinnati AL Investors, LLC lands, being 49.55 feet right of Centerline of Right-of-Way station 71+87.40;

Thence North 21 deg. 36 min. 27 sec. East, a distance of 19.58 feet along the common line of said Parcel II and said Cincinnati AL Investors, LLC lands, to the **Point of True Beginning** of the herein described parcel, containing 0.150 acres, more or less, of which 0.000 acres lies within the existing Present Road Occupied.

Of the above described area, 0.150 acres are contained within Hamilton County Auditor's Parcel 500-0360-0006.

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.

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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 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: Official Record 14765, Page 2062, of the Recorder's Office, Hamilton County, Ohio.



**STANTEC CONSULTING SERVICES INC.**

\_\_\_\_\_  
Registered Surveyor No. 7191

\_\_\_\_\_  
Date