

EXHIBIT A

RX 286 T

Page 1 of 2

Rev. 12/16

Ver. Date 05/10/24

PID 118484

**PARCEL 7-T
HAM-CR358-0.94
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
CONNECT EXISTING WALK AND 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 Cincinnati AL Investors, LLC by deeds of record in Official Record 14113, Pages 2075 and 2080, 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 said Cincinnati AL Investors, LLC lands and Parcel II conveyed to Turpin SPV, LLC by deed of record in Official Record 14765, Page 2062; said point being 30.00 feet right of Centerline of Right-of-Way station 71+86.24;

Thence South 21 deg. 36 min. 27 sec. West, a distance of 19.58 feet along the common line of said Cincinnati AL Investors, LLC lands and said Parcel II to a point being 49.55 feet right of Centerline of Right-of-Way station 71+87.40;

Thence the following two (2) courses and distances across said Cincinnati AL Investors, LLC lands;

1. Thence North 68 deg. 54 min. 30 sec. West, a distance of 7.09 feet to a point being 50.00 feet right of Centerline of Right-of-Way station 71+80.01;
2. Thence North 24 deg. 31 min. 31 sec. East, a distance of 20.00 feet to a point on a curve in the existing southerly right-of-way line of Clough Pike, being 30.00 feet right of Centerline of Right-of-Way station 71+80.00;

EXHIBIT A

RX 286 T

Page 2 of 2

Rev. 12/16

Thence along said existing southerly right-of-way line of Clough Pike with a curve to the right, having a radius of 1115.92 feet, a delta angle of 00 deg. 18 min. 43 sec., an arc length of 6.08 feet, whose long chord bears South 65 deg. 18 min. 50 sec. East a distance of 6.08 feet, to the **Point of True Beginning** of the herein described parcel, containing 0.003 acres, more or less, of which 0.000 acres lies within the existing Present Road Occupied.

Of the above described area, 0.003 acres are contained within Hamilton County Auditor's Parcel 500-0360-0458.

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 references as of the date this survey was prepared: Official Record 14113, Pages 2075 and 2080, of the Recorder's Office, Hamilton County, Ohio.



STANTEC CONSULTING SERVICES INC.

Steven E. Rader 5/11/24
Registered Surveyor No. 7191 Date