

EXHIBIT A

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Ver. Date 07/31/25

PID 114957

**PARCEL 11-U2
LOR-252-3.65
PERPETUAL EASEMENT FOR UTILITY PURPOSES
IN THE NAME AND FOR THE USE OF
STATE OF OHIO DEPARTMENT OF TRANSPORTATION**

The easement right herein granted shall include the right to install, remove, construct, reconstruct, inspect, locate, relocate, repair, rephase, operate and permanently maintain on, over, across, above, through and/or under or in the subsurface or underground of the premises described below ("Easement Area"), and/or in or upon all public streets, roads, or highways abutting the Easement Area, any and all reasonably necessary or convenient appurtenances used for or in conjunction with any utility, such as but not limited to electric, natural gas, water, sewer and telephone or other communication lines, deemed necessary by Grantee or any of its assigns.

Grantor retains and reserves the right to use such portions of the Easement Area between any utility structures and/or above any utility facilities, provided that such use does not interfere with or obstruct the rights herein granted; and Grantor agrees that no building, obstruction or impediment of any kind shall be placed within the Easement Area without the prior written consent of the Grantee, which consent will not be withheld unreasonably.

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Lorain, Township of Columbia, and being a part of Original Lot 37, Township 5 North, Range 15 West and also being a part of a 6.540 acre parcel conveyed to Martin G. Mole and Donna J. Mole as recorded in Instrument Number 558254-1371 of the Lorain County Recorder's Office and being a parcel of land lying on the right side of the centerline of right of way of State Route 252 further bounded and described as follows:

Commencing for reference at a point marking the intersection of the north line of Original Lot 37, the south line of Original Lot 38 and the centerline of right of way of State Route 252 at Station 200+20.58, said point being referenced by a ¾ inch iron pin found North 89 degrees 35 minutes 37 seconds West a distance of 3.83 feet;

Thence along the centerline of right of way of State Route 252 South 07 degrees 23 minutes 06 seconds West a distance of 470.58 feet to a mag nail spike set at Station 195+50.00 of the centerline of right of way of State Route 252;

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Thence South 82 degrees 36 minutes 54 seconds East a distance of 30.00 feet to an iron pin set on the existing easterly right of way line of State Route 252 at 30.00 feet right of Station 195+50.00 of the centerline of right of way of State Route 252, and being the **Principle Point of Beginning** for the parcel herein described;

1) Thence along the existing easterly right of way line of State Route 252 **North 07 degrees 23 minutes 06 seconds East** a distance of **73.52 feet** to a point on the northerly line of said 6.540 acre parcel and the southerly line of a 1.440 acre parcel conveyed to Dennis A. Selby and Judith E. Selby, Trustees of the Selby Family Trust Agreement dated 7-6-2022 at 30.00 feet right of Station 196+23.52 of the centerline of right of way of State Route 252, said point being witnessed by an iron pin found at 30.54 feet right of Station 196+23.59 of the centerline of right of way of State Route 252;

2) Thence continuing along the northerly line of said 6.540 acre parcel and the southerly line of said 1.440 acre parcel **North 89 degrees 43 minutes 40 seconds East** a distance of **15.13 feet** to a point at 45.00 feet right of Station 196+25.53 of the centerline of right of way of State Route 252;

3) Thence South 01 degrees 49 minutes 53 seconds East a distance of **124.87 feet** to a point at 65.00 feet right of Station 195+02.27 of the centerline of right of way of State Route 252;

4) Thence North 28 degrees 52 minutes 08 seconds West a distance of **59.19 feet** to the **Principle Point of Beginning**, and enclosing an area of 0.051 acres, more or less of which the present road occupies 0.000 acres, resulting in a net take area of 0.051 acres, and is from the Lorain County Auditor's Parcel No. 12-00-037-000-054.

The iron pins set are ¾ inch diameter x 30 inch long rebar with a 2 inch diameter aluminum cap marked "ODOT R/W – District 3".

The bearings referred to herein are relative to grid north of the ODOT Lorain OCCS, North Zone NAD 83 (2011) Datum from GPS observations of the ODOT VRS GPS System in February 2024 by the ODOT District Three Survey Department and are for the purpose of defining angular measurements.

The stations referred to herein are from the centerline of State Route 252.

This description was prepared and reviewed under the supervision of Scott J. Hawkins, P.S. 8429 from surveys made by ODOT.

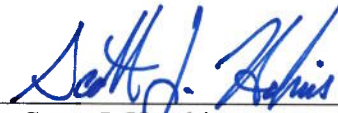
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Scott J. Hawkins, P.S. 8429

