

EXHIBIT A

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RX 286 T

Rev. 12/16

Ver. Date 07/03/24

PID 96425

**PARCEL 1-T
HAM-VINE-STREET
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
RECONSTRUCT DRIVE AND REMOVE PAVEMENT
FOR 12 MONTHS FROM DATE OF ENTRY BY THE
STATE OF OHIO, DEPARTMENT OF TRANSPORTATION**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Hamilton, Township of Millcreek, and being a part of Section 11, Township 3, Fractional Range 2, being part of a 1.070 acre parcel conveyed to **SYNTHICA ST BERNARD LLC**, by Official Record Volume 7038, Page 1832, and being more particularly described below:

Being a parcel of land lying left of the Centerline of Right of Way of HAM-VINE STREET made by Mead & Hunt for the Ohio Department of Transportation as recorded in Plat Book _____, Page _____ in the records of Hamilton County, and being located within the following described boundary points in the boundary thereof:

Commencing at a proposed monument box set at the intersection of the Centerline of Right of Way of County Route 604 and the westerly line of Section 11, said line also being the easterly line of Section 17, said monument box being referenced by an iron pin found 43.73 feet right of Station 184+21.62 of the Centerline of Right of Way of County Route 604 bearing South 11 Degrees 43 Minutes 06 Seconds West at a distance of 119.07 feet, said commencement point being Station 185+32.37 of the Centerline of Right of Way of County Route 604;

Thence South 06 Degrees 04 Minutes 00 Seconds West along the Centerline of Right of Way of County Route 604, a distance of **8.47 feet** to Station 185+40.84 of the Centerline of Right of Way of County Route 604;

Thence North 83 Degrees 56 Minutes 00 Seconds West perpendicular to the Centerline of Right of Way of County Route 604, a distance of 35.00 feet to a mag nail set at the corner of the proposed easterly Right of Way Line of County Route 604, said nail being 35.00 feet left of Station 185+40.84 of the Centerline of Right of Way of County Route 604, said point marking the **Principle Point of Beginning** for the parcel described herein;

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1. **Thence North 33 Degrees 16 Minutes 00 Seconds East** along the proposed easterly Right of Way line of County Route 604, a distance of **73.90 feet** to a mag nail set, said mag nail being 35.00 feet left of Station 184+50.00 of the Centerline of Right of Way of County Route 604;
2. **Thence South 56 Degrees 44 Minutes 00 Seconds East** perpendicular to the Centerline of Right of Way line of County Route 604, a distance of **15.00 feet** to 50.00 feet left of Station 184+50.00 of the Centerline of Right of Way of County Route 604;
3. **Thence South 33 Degrees 16 Minutes 00 Seconds West** parallel to the Centerline of Right of Way line of County Route 604, a distance of **55.00 feet** to 50.00 feet left of Station 185+05.00 of the Centerline of Right of Way of County Route 604;
4. **Thence North 56 Degrees 44 Minutes 00 Seconds West** perpendicular to the Centerline of Right of Way of County Route 604, a distance of **9.00 feet** to 41.00 feet left of Station 185+05.00 of the Centerline of Right of Way of County Route 604;
5. **Thence South 33 Degrees 16 Minutes 00 Seconds West** parallel to the Centerline of Right of Way line of County Route 604, a distance of **17.45 feet** to 41.00 feet left of Station 185+22.45 of the Centerline of Right of Way of County Route 604;
6. **Thence South 06 Degrees 04 Minutes 00 Seconds West** parallel to the Centerline of Right of Way of County Route 604, a distance of **32.71 feet** to a mag nail set, said mag nail being 41.00 feet left of Station 185+75.00 of the Centerline of Right of Way of County Route 604;
7. **Thence North 83 Degrees 56 Minutes 00 Seconds West** perpendicular to the Centerline of Right of Way line of County Route 604, a distance of **6.00 feet** to a mag nail set, said mag nail being 35.00 feet left of Station 185+75.00 of the Centerline of Right of Way of County Route 604;
8. **Thence North 06 Degrees 04 Minutes 00 Seconds East** along the proposed easterly Right of Way line of County Route 604, a distance of **34.16 feet** to the **Principle Point of Beginning** and enclosing 0.026 acres, more or less of which the present road occupies 0.000 acres, resulting in a net take of 0.026 acres;

The above described area is all within Hamilton County Permanent Parcel Number 58200020004;

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The iron pins set are 3/4 inch diameter x 30 inch long rebar with a 2 inch diameter aluminum cap marked "ODOT R/W Mead & Hunt, Inc. 8294." Mag nails set are 1/2 inch diameter x 2 inch long steel nail. Monument Boxes Set are 1 inch steel rods with a 3 inch aluminum cap set encased in a monument box assembly. Both the Monument Box Set and Concrete Monuments Set (Reference Monument) are detailed by ODOT standard construction drawing RM-1.1, dated 1-15-21. These monument boxes and concrete monuments are set by the highway contractor under the direction of a Professional Surveyor.

Bearings are relative to Grid North of the Ohio State Plane, South Zone. The Values were based on control set in February, 2023 using the Ohio VRS projection set: Ohio South NAD 83(2011) Datum. Bearings are for the purpose of indicating angular measurement only.

The Stations referred to herein are from the Centerline of Right of Way of Country Route 604, as found on Right of Way Plan HAM-VINE STREET.

This description was prepared and reviewed under the supervision of Steven J., Scheid, Jr., P.S., 8294 of Mead & Hunt on July 03, 2024 from a survey made in February, 2023.

Steven J., Scheid, Jr., P.S.
Professional Surveyor 8294
July 03, 2024

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RX 250 WD

Rev. 06/09

Ver. Date 07/03/24

PID 96425

**PARCEL 1-WD
HAM-VINE STREET
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

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]

Situated in the State of Ohio, County of Hamilton, Township of Millcreek, and being a part of Section 11, Township 3, Fractional Range 2, being part of a 1.070 acre parcel conveyed to **SYNTHICA ST BERNARD LLC**, by Official Record Volume 7038, Page 1832, and being more particularly described below:

Being a parcel of land lying right of the Centerline of Right of Way of HAM-VINE STREET made by Mead & Hunt for the Ohio Department of Transportation as recorded in Plat Book _____, Page _____ in the records of Hamilton County, and being located within the following described boundary points in the boundary thereof:

Commencing at a proposed monument box set at the intersection of the Centerline of Right of Way of County Route 604 and the westerly line of Section 11, said line also being the easterly line of Section 17, said monument box being referenced by an iron pin found 43.73 feet right of Station 184+21.62 of the Centerline of Right of Way of County Route 604 bearing South 11 Degrees 43 Minutes 06 Seconds West at a distance of 119.07 feet, said commencement point being Station 185+32.37 of the Centerline of Right of Way of County Route 604;

Thence South 06 Degrees 04 Minutes 00 Seconds West along the Centerline of Right of Way of County Route 604, a distance of **7.26 feet** to Station 185+25.11 of the Centerline of Right of Way of County Route 604;

Thence North 83 Degrees 56 Minutes 00 Seconds West perpendicular to the Centerline of Right of Way of County Route 604, a distance of 35.00 feet to the corner of the existing easterly Right of Way line of County Route 604, said nail being 30.00 feet left of Station 185+40.84 of the Centerline of Right of Way of County Route 604, said point marking the **Principle Point of Beginning** for the parcel described herein;

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1. **Thence North 33 Degrees 16 Minutes 02 Seconds East** along the easterly Right of Way line of County Route 604, said line also being the westerly line of the grantor, a distance of **75.11 feet** to a mag nail set on the easterly Right of Way line of County Route 604, said mag nail being 30.00 feet left of Station 184+50.00 of the Centerline of Right of Way of County Route 604;
2. **Thence South 56 Degrees 43 Minutes 58 Seconds East** perpendicular to the Centerline of Right of Way line of County Route 604, a distance of **5.00 feet** to a mag nail set, said mag nail being 35.00 feet left of Station 184+50.00 of the Centerline of Right of Way of County Route 604;
3. **Thence South 33 Degrees 16 Minutes 00 Seconds West** parallel to the Centerline of Right of Way line of County Route 604, a distance of **73.90 feet** to a mag nail set, said mag nail being 35.00 feet left of Station 185+40.84 of the Centerline of Right of Way of County Route 604;
4. **Thence South 06 Degrees 04 Minutes 00 Seconds West** parallel to the Centerline of Right of Way line of County Route 604, a distance of **34.16 feet** to a mag nail set, said mag nail being 35.00 feet left of Station 185+75.00 of the Centerline of Right of Way of County Route 604;
5. **Thence South 83 Degrees 56 Minutes 00 Seconds East** perpendicular to the Centerline of Right of Way line of County Route 604, a distance of **6.00 feet** to a mag nail set, said monument being 41.00 feet left of Station 185+75.00 of the Centerline of Right of Way of County Route 604;
6. **Thence South 06 Degrees 04 Minutes 00 Seconds West** parallel to the Centerline of Right of Way line of County Route 604, a distance of **78.01 feet** to an iron pin set on the southerly line of the grantor, said line also being the northerly line of a 1.630 acre parcel conveyed to Pennsylvania Lines LLC by Official Record Volume 9363, Page 1018, said iron pin being 41.00 feet right of Station 326+15.79 of the Centerline of Right of Way of County Route 659;
7. **Thence South 40 Degrees 37 Minutes 00 Seconds West** along the southerly line of the grantor, said line also being the northerly line of said parcel conveyed to Pennsylvania Lines LLC, a distance of **19.40 feet** to a mag nail set on the easterly Right of Way line of County Route 659, said line being the easterly line of the Grantor, said line also being the easterly line of said parcel conveyed to Pennsylvania Lines LLC, C/O Norfolk Southern Railroad Company, said mag nail being 30.00 feet right of Station 325+99.81 of the Centerline of Right of Way of County Route 659;

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8. **Thence North 06 Degrees 04 Minutes 00 Seconds East** along the easterly Right of Way line of County Route 659, said line also being the easterly Right of Way line of County Route 604, said line also being the westerly line of the Grantor, a distance of **129.36 feet** to the **Principle Point of Beginning** and enclosing 0.034 acres, more or less of which the present road occupies 0.000 acres, resulting in a net take of 0.034 acres;

The above described area is all within Hamilton County Permanent Parcel Number 58200020004;

The iron pins set are 3/4 inch diameter x 30 inch long rebar with a 2 inch diameter aluminum cap marked "ODOT R/W Mead & Hunt, Inc. 8294." Mag nails set are 1/2 inch diameter x 2 inch long steel nail. Monument Boxes Set are 1 inch steel rods with a 3 inch aluminum cap set encased in a monument box assembly. Both the Monument Box Set and Concrete Monuments Set (Reference Monument) are detailed by ODOT standard construction drawing RM-1.1, dated 1-15-21. These monument boxes and concrete monuments are set by the highway contractor under the direction of a Professional Surveyor.

Bearings are relative to Grid North of the Ohio State Plane, South Zone. The Values were based on control set in February, 2023 using the Ohio VRS projection set: Ohio South NAD 83(2011) Datum. Bearings are for the purpose of indicating angular measurement only.

The Stations referred to herein are from the Centerline of Right of Way of County Route 604 and the Centerline of Right of Way of County Route 659, as found on Right of Way Plan HAM-VINE STREET.

This description was prepared and reviewed under the supervision of Steven J., Scheid, Jr., P.S., 8294 of Mead & Hunt on July 03, 2024 from a survey made in February, 2023.

Steven J., Scheid, Jr., P.S.
Professional Surveyor 8294
July 03, 2024

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RX 270 SH

Rev. 06/09

Ver. Date 07/03/24

PID 96425

**PARCEL 3-SH1
HAM-VINE STREET
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

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 State of Ohio, Department of Transportation, 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]

Situated in the State of Ohio, County of Hamilton, Township of Millcreek, and being a part of Section 11, Township 3, Fractional Range 2, being part of a 1.630 acre parcel conveyed to **PENNSYLVANIA LINES LLC, C/O NORFOLK SOUTHERN RAILROAD COMPANY**, by Official Record Volume 9363, Page 1018, and being more particularly described below:

Being a parcel of land lying right of the Centerline of Right of Way of HAM-VINE STREET made by Mead & Hunt for the Ohio Department of Transportation as recorded in Plat Book _____, Page _____ in the records of Hamilton County, and being located within the following described boundary points in the boundary thereof:

Commencing at a proposed monument box set at the intersection of the Centerline of Right of Way of County Route 604 and the westerly line of Section 11, said line also being the easterly line of Section 17, said monument box being referenced by an iron pin found 43.73 feet right of Station 184+21.62 of the Centerline of Right of Way of County Route 604 bearing South 11 Degrees 43 Minutes 06 Seconds West at a distance of 119.07 feet, said commencement point being Station 185+32.37 of the Centerline of Right of Way of County Route 604;

Thence South 06 Degrees 04 Minutes 00 Seconds West along the Centerline of Right of Way of County Route 604, a distance of 53.23 feet to the intersection of the Centerline of Right of Way of County Route 604 and the Centerline of Right of Way of County Route 659, said intersection being Station 185+85.60 of the Centerline of Right of Way of County Route 604,

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said intersection being Station 326+83.20 of the Centerline of Right of Way of County Route 659;

Thence South 06 Degrees 04 Minutes 00 Seconds West along the Centerline of Right of Way of County Route 659, a distance of **83.39 feet** to Station 325+99.81 of the Centerline of Right of Way of County Route 659;

Thence South 83 Degrees 56 Minutes 00 Seconds East perpendicular to the Centerline of Right of Way of County Road 659, a distance of 30.00 feet to the intersection of the north line of the Grantor and the easterly Right of Way line of County Road 659, said point being 30.00 feet right of Station 325+99.81, said point also being 32.00 feet right of Station 13394+47.52 of the Centerline of Railroad, said point marking the **Principle Point of Beginning** for the parcel described herein;

1. **Thence North 40 Degrees 37 Minutes 00 Seconds East** along the northerly line of the grantor, said line also being the southern line of a 1.070 acre parcel conveyed to Synthica St Bernard LLC by Official Record 7038 Page 1832, a distance of **15.87 feet** to and iron pin set on the northerly line of the Grantor, said line also being the southerly line of said parcel conveyed to Synthica St Bernard LLC, said iron pin being 39.00 feet right of Station 326+12.88 of the Centerline of Right of Way of County Route 659, said point also being 32.00 feet right of the Station 13394+31.65 of the Centerline of Railroad;

2. **Thence South 06 Degrees 04 Minutes 00 Seconds West** parallel to the Centerline of Right of Way of County Road 659, a distance of **44.88 feet** to an iron pin set, said iron pin being 39.00 feet right of Station 325+68.00 of the Centerline of Right of Way of County Route 659, said point also being 6.55 feet right of Station 13394+68.62 of the Centerline of Railroad;

3. **Thence North 83 Degrees 56 Minutes 00 Seconds West** perpendicular to the Centerline of Right of Way of County Road 659, a distance of **9.00 feet** to a mag nail set on the easterly Right of Way line of County Route 659, said line also being the westerly line of the Grantor, said mag nail being 30.00 feet right of Station 325+68.00 of the Centerline of Right of Way of County Route 659, said point also being 13.96 feet right of Station 13394+73.73 of the Centerline of Railroad;

4. **Thence North 06 Degrees 04 Minutes 00 Seconds East** along the easterly Right of Way line of County Route 659, said line also being the westerly line of the Grantor, a distance of **31.81 feet** to the **Principle Point of Beginning** and enclosing 0.008 acres, more or less of which the present road occupies 0.000 acres, resulting in a net take of 0.008 acres;

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The above described area is all within Hamilton County Permanent Parcel Number 58200020055;

The iron pins set are 3/4 inch diameter x 30 inch long rebar with a 2 inch diameter aluminum cap marked "ODOT R/W Mead & Hunt, Inc. 8294." Mag nails set are 1/2 inch diameter x 2 inch long steel nail. Monument Boxes Set are 1 inch steel rods with a 3 inch aluminum cap set encased in a monument box assembly. Both the Monument Box Set and Concrete Monuments Set (Reference Monument) are detailed by ODOT standard construction drawing RM-1.1, dated 1-15-21. These monument boxes and concrete monuments are set by the highway contractor under the direction of a Professional Surveyor.

Bearings are relative to Grid North of the Ohio State Plane, South Zone. The Values were based on control set in February, 2023 using the Ohio VRS projection set: Ohio South NAD 83(2011) Datum. Bearings are for the purpose of indicating angular measurement only.

The Stations referred to herein are from the Centerline of Right of Way of County Route 659, as found on Right of Way Plan HAM-VINE STREET.

This description was prepared and reviewed under the supervision of Steven J., Scheid, Jr., P.S., 8294 of Mead & Hunt July 03, 2024 from a survey made in February, 2023.

Steven J., Scheid, Jr., P.S.
Professional Surveyor 8294
July 03, 2024

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Ver. Date 07/03/24

PID 96425

**PARCEL 3-SH2
HAM-VINE STREET
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

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 State of Ohio, Department of Transportation, 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]

Situated in the State of Ohio, County of Hamilton, Township of Millcreek, and being a part of Section 17, Township 3, Fractional Range 2, being part of a 6.080 acre parcel conveyed to **PENNSYLVANIA LINES LLC, C/O NORFOLK SOUTHERN RAILROAD COMPANY**, by Official Record Volume 9363, Page 1018, and being more particularly described below:

Being a parcel of land lying left of the Centerline of Right of Way of HAM-VINE STREET made by Mead & Hunt for the Ohio Department of Transportation as recorded in Plat Book _____, Page _____ in the records of Hamilton County, and being located within the following described boundary points in the boundary thereof:

Commencing at a proposed monument box set at the intersection of the Centerline of Right of Way of County Route 604 and the westerly line of Section 11, said line also being the easterly line of Section 17, said monument box being referenced by an iron pin found 43.73 feet right of Station 184+21.62 of the Centerline of Right of Way of County Route 604 bearing South 11 Degrees 43 Minutes 06 Seconds West at a distance of 119.07 feet, said commencement point being Station 185+32.37 of the Centerline of Right of Way of County Route 604;

Thence South 06 Degrees 04 Minutes 00 Seconds West along the Centerline of Right of Way of County Route 604, a distance of 53.23 feet to the intersection of the Centerline of Right of Way of County Route 604 and the Centerline of Right of Way of County Route 659, said intersection being Station 185+85.60 of the Centerline of Right of Way of County Route 604,

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said intersection being Station 326+83.20 of the Centerline of Right of Way of County Route 659;

Thence South 06 Degrees 04 Minutes 00 Seconds West along the Centerline of Right of Way of County Route 659, a distance of **131.73 feet** to 30.00 feet left of Station 325+51.47 of the Centerline of Right of Way of County Route 659, said point being Station 187+11.11 of the Centerline of Right of Way of County Route 604;

Thence North 83 Degrees 56 Minutes 00 Seconds West perpendicular to the Centerline of Right of Way of County Road 659, a distance of 30.00 feet to 30.00 feet left of Station 325+51.47, said point also being 54.00 feet right of Station 13395+21.37 of the Centerline of Railroad, said point also being the intersection of the westerly Right of Way line of County Route 659 and the easterly Right of Way line of County Route 604, said point marking the **Principle Point of Beginning** for the parcel described herein;

1. **Thence South 06 Degrees 04 Minutes 00 Seconds West** along the westerly Right of Way line of County Route 659, said line also being the easterly line of the Grantor, a distance of **46.47 feet** to an iron pin set, said iron pin being 30.00 feet left of Station 325+05.00 of the Centerline of Right of Way of County Route 659, said point also being 27.65 feet right of Station 13395+59.64 of the Centerline of Railroad;

2. **Thence North 24 Degrees 12 Minutes 40 Seconds West**, a distance of **29.12 feet** to an iron pin set on the easterly Right of Way line of County Route 604, said line also being the westerly line of the Grantor, said monument being 50.00 feet left of Station 187+37.00 of the Centerline of Right of Way of County Route 604, said point also being 54.00 feet right of Station 13395+47.26 of the Centerline of Railroad;

3. **Thence North 40 Degrees 37 Minutes 00 Seconds East** along the easterly Right of Way line of County Route 604, said line also being the westerly line of the Grantor, a distance of **25.89 feet** to the **Principle Point of Beginning** and enclosing 0.008 acres, more or less of which the present road occupies 0.000 acres, resulting in a net take of 0.008 acres;

The above described area is all within Hamilton County Permanent Parcel Number 58200020056;

The iron pins set are 3/4 inch diameter x 30 inch long rebar with a 2 inch diameter aluminum cap marked "ODOT R/W Mead & Hunt, Inc. 8294." Mag nails set are 1/2 inch diameter x 2 inch long steel nail. Monument Boxes Set are 1 inch steel rods with a 3 inch aluminum cap set encased in a monument box assembly. Both the Monument Box Set and Concrete Monuments Set (Reference Monument) are detailed by ODOT standard construction drawing RM-1.1, dated

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1-15-21. These monument boxes and concrete monuments are set by the highway contractor under the direction of a Professional Surveyor.

Bearings are relative to Grid North of the Ohio State Plane, South Zone. The Values were based on control set in February, 2023 using the Ohio VRS projection set: Ohio South NAD 83(2011) Datum. Bearings are for the purpose of indicating angular measurement only.

The Stations referred to herein are from the Centerline of Right of Way of County Route 659 and the Centerline of Right of Way of County Route 604, as found on Right of Way Plan HAM-VINE STREET.

This description was prepared and reviewed under the supervision of Steven J., Scheid, Jr., P.S., 8294 of Mead & Hunt July 03, 2024 from a survey made in February, 2023.

Steven J., Scheid, Jr., P.S.
Professional Surveyor 8294
July 03, 2024