

20-063

EXHIBIT A

LPA RX 875 SL

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Rev. 08/12

Ver. Date 11/06/19

PID

**PARCEL 4-SL
SUM-WEST BATH ROAD
PERPETUAL EASEMENT FOR THE CONSTRUCTION AND
MAINTENANCE OF SLOPES IN THE NAME AND FOR THE USE OF THE
SUMMIT COUNTY ENGINEER, SUMMIT COUNTY COUNTY, OHIO**

An exclusive perpetual easement for the construction and maintenance of slopes over the within described real estate. With the express prior permission of Grantee, Grantor/Owner may (1) alter the contours of the slopes constructed and maintained by Grantee over the easement area; and (2) install, construct and make improvements on the slopes constructed and maintained by Grantee over the easement area. Provided, however, any and all such alterations of the slopes and construction of improvements thereon shall be undertaken at the sole expense of Grantor/Owner; in no event shall Grantee be liable to Grantor/Owner for any compensation whatsoever if it should be reasonably necessary or desirable for Grantee to restore the slopes over the easement area to the same condition as originally constructed by Grantee or if it should be reasonably necessary or desirable for Grantee to maintain or reconstruct and maintain the slopes over the easement area in a manner different than originally constructed by Grantee or altered by Grantor/Owner, nor shall Grantee be liable to Grantor/Owner for any compensation whatsoever if, in the course of maintaining or reconstructing the slopes over the easement area, it is reasonably necessary or convenient for Grantee to remove or impair any improvement constructed thereon by Grantor/Owner. (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 Summit, Township of Bath, and being a part of Original Bath Township Lot 53, and also being on the right side of the centerline of right of way of West Bath Road, as shown on a centerline survey plat made in 2019, for the Summit County Engineer, titled "SUM-WEST BATH ROAD LANDSLIDE REPAIR" being bounded and described as follows:

BEGINNING at the intersection of the easterly line of said Lot 53 with the existing southeasterly right of way line of said West Bath Road being 30.00 feet right of Bath Road centerline of right of way Station 2+95.15;

- 1) Thence South 00 degrees 15 minutes 12 seconds East a distance of 14.97 feet, along said easterly line of Lot 53, being the easterly property line of the Grantor, to a point 40.00 feet right of Station 2+84.00;

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- 2) Thence South 64 degrees 14 minutes 04 seconds West a distance of 30.33 feet to a point on the existing southeasterly right of way line of said Bath Road being 30.00 feet right of Station 2+59.60;
- 3) Thence northeasterly along a curve to the left having a radius of 221.00 feet through a central angle of 07 degrees 00 minutes 42 seconds for an arc length of 27.04 feet, said curve having a chord bearing North 45 degrees 08 minutes 56 seconds East for a distance of 27.03 feet, along said existing right of way line to a point of tangency 30.00 feet right of Station 2+82.98;
- 4) Thence North 41 degrees 38 minutes 35 seconds East a distance of 12.17 feet, continuing along said existing right of way line, to the TRUE POINT OF BEGINNING.

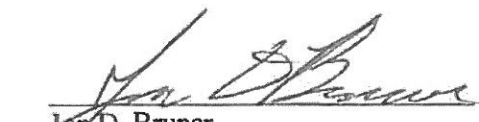
The above described area is contained within Summit County Auditor's Permanent Parcel Number 04-00459 and contains a gross area of 0.004 acres more or less.

This description was prepared by Jon D. Bruner, Professional Surveyor Number 7098 of The Mannik & Smith Group, on September 10, 2019.

This description is based on a survey made in 2018 by The Mannik & Smith Group, Inc. under the direction and supervision of Jon D. Bruner, Professional Surveyor Number 7098.

Grantor claims title by Instrument No. 56156056, Summit County Recorder's office.

The basis of bearings are relative to grid north of the Ohio State Plane Coordinates, North Zone (3401), NAD 83 (2011) Datum, as established by G.P.S. observations in 2018. Stations referred to herein are centerline of Right of Way of West Bath Road as shown on Right of Way Plan "SUM-WEST BATH ROAD LANDSLIDE REPAIR".


Jon D. Bruner
Professional Surveyor #7098
The Mannik and Smith Group, Inc.
1800 Indian Wood Circle
Maumee, Ohio 43537

12-2-19
Date



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Rev. 07/09

Ver. Date 02/07/20

PID

**PARCEL 4-T
SUM-WEST BATH ROAD
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
COMPLETE GRADING
FOR 12 MONTHS FROM DATE OF ENTRY BY THE
SUMMIT COUNTY ENGINEER, SUMMIT COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Summit, Township of Bath, and being a part of Original Bath Township Lot 53, and also being on the right side of the centerline of right of way of West Bath Road, as shown on a centerline survey plat made in 2019, for the Summit County Engineer, titled "SUM-WEST BATH ROAD LANDSLIDE REPAIR" being bounded and described as follows:

BEGINNING at the intersection of the existing northeasterly right of way line of North Revere Road with the existing southeasterly right of way line of said West Bath Road being 30.00 feet right of Bath Road centerline of right of way Station 0+27.75;

- 1) Thence North 34 degrees 39 minutes 50 seconds East a distance of 36.09 feet, along said existing southeasterly right of way line of Bath Road, to an angle point 30.00 feet right of Station 0+63.84;
- 2) Thence North 83 degrees 57 minutes 51 seconds East a distance of 26.38 feet continuing along said southeasterly right of way line to a point 30.00 feet right of Station 1+17.75;
- 3) Thence South 34 degrees 39 minutes 50 seconds West a distance of 54.86 feet to a point on the existing northeasterly right of way line of Revere Road, 50.00 feet right of Bath Road centerline of right of way Station 0+26.18;
- 4) Thence North 50 degrees 51 minutes 56 seconds West a distance of 20.06 feet, along said existing northeasterly right of way line of Revere Road, to the TRUE POINT OF BEGINNING.

The above described area is contained within Summit County Auditor's Permanent Parcel Number 04-00459 and contains a gross area of 0.021 acres more or less.

This description was prepared by Mark A. Swaile, Professional Surveyor Number 7838 of The Mannik & Smith Group, on February 7, 2020.

This description is based on a survey made in 2018 by The Mannik & Smith Group, Inc. under the direction and supervision of Jon D. Bruner, Professional Surveyor Number 7098.

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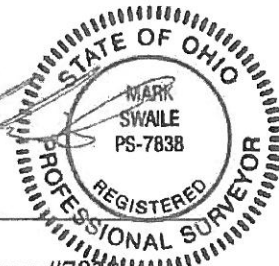
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Grantor claims title by Instrument No. 56156056, Summit County Recorder's office.

The basis of bearings are relative to grid north of the Ohio State Plane Coordinates, North Zone (3401), NAD 83 (2011) Datum, as established by G.P.S. observations in 2018. Stations referred to herein are centerline of Right of Way of West Bath Road as shown on Right of Way Plan "SUM-WEST BATH ROAD LANDSLIDE REPAIR".



2/7/20

Mark A. Swaile
Professional Surveyor #7838
The Mannik and Smith Group, Inc.
1800 Indian Wood Circle
Maumee, Ohio 43537

Date

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Ver. Date 11/27/19

PID

**PARCEL 5-SL1
SUM-WEST BATH ROAD
PERPETUAL EASEMENT FOR THE CONSTRUCTION AND
MAINTENANCE OF SLOPES IN THE NAME AND FOR THE USE OF THE
SUMMIT COUNTY ENGINEER, SUMMIT COUNTY COUNTY, OHIO**

An exclusive perpetual easement for the construction and maintenance of slopes over the within described real estate. With the express prior permission of Grantee, Grantor/Owner may (1) alter the contours of the slopes constructed and maintained by Grantee over the easement area; and (2) install, construct and make improvements on the slopes constructed and maintained by Grantee over the easement area. Provided, however, any and all such alterations of the slopes and construction of improvements thereon shall be undertaken at the sole expense of Grantor/Owner; in no event shall Grantee be liable to Grantor/Owner for any compensation whatsoever if it should be reasonably necessary or desirable for Grantee to restore the slopes over the easement area to the same condition as originally constructed by Grantee or if it should be reasonably necessary or desirable for Grantee to maintain or reconstruct and maintain the slopes over the easement area in a manner different than originally constructed by Grantee or altered by Grantor/Owner, nor shall Grantee be liable to Grantor/Owner for any compensation whatsoever if, in the course of maintaining or reconstructing the slopes over the easement area, it is reasonably necessary or convenient for Grantee to remove or impair any improvement constructed thereon by Grantor/Owner. (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 Summit, Township of Bath, and being a part of Original Bath Township Lot 52, and also being on the right side of the centerline of right of way of West Bath Road, as shown on a centerline survey plat made in 2019, for the Summit County Engineer, titled "SUM-WEST BATH ROAD LANDSLIDE REPAIR" being bounded and described as follows:

BEGINNING at the intersection of the westerly line of said Lot 52 with the existing southeasterly right of way line of said West Bath Road being 30.00 feet right of Bath Road centerline of right of way Station 2+95.15;

- 1) Thence North 41 degrees 38 minutes 35 seconds East a distance of 89.71 feet along said existing southeasterly right of way line to appoint of curvature 30.00 feet right of Station 3+84.86;

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- 2) Thence along a curve to the right having a radius of 543.00 feet through a central angle of 09 degrees 33 minutes 00 seconds for an arc length of 90.51 feet, said curve having a chord bearing North 46 degrees 25 minutes 05 seconds East for a distance of 90.40 feet, continuing along said existing right of way line to a point 30.00 feet right of Station 4+80.37;
- 3) Thence South 40 degrees 04 minutes 10 seconds West a distance of 90.12 feet to a point 40.00 feet right of Station 3+84.86;
- 4) Thence South 41 degrees 38 minutes 35 seconds West a distance of 100.86 feet to a point on the westerly line of said Lot 52 being 40.00 feet right of Station 2+84.00;
- 5) Thence North 00 degrees 15 minutes 12 seconds West a distance of 14.97 feet, along said westerly line of Lot 52, being the westerly property line of the Grantor, to the TRUE POINT OF BEGINNING.


The above described area is contained within Summit County Auditor's Permanent Parcel Number 04-03504 and contains a gross area of 0.035 acres more or less.

This description was prepared by Jon D. Bruner, Professional Surveyor Number 7098 of The Mannik & Smith Group, on September 10, 2019.

This description is based on a survey made in 2018 by The Mannik & Smith Group, Inc. under the direction and supervision of Jon D. Bruner, Professional Surveyor Number 7098.

Grantor claims title by Instrument No. 5519807, Summit County Recorder's office.

The basis of bearings are relative to grid north of the Ohio State Plane Coordinates, North Zone (3401), NAD 83 (2011) Datum, as established by G.P.S. observations in 2018. Stations referred to herein are centerline of Right of Way of West Bath Road as shown on Right of Way Plan "SUM-WEST BATH ROAD LANDSLIDE REPAIR".


Jon D. Bruner
Professional Surveyor #7098
The Mannik and Smith Group, Inc.
1800 Indian Wood Circle
Maumee, Ohio 43537

12-2-19
Date

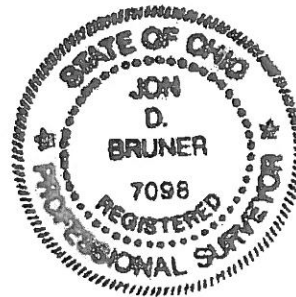


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**PARCEL 5-SL2
SUM-WEST BATH ROAD
PERPETUAL EASEMENT FOR THE CONSTRUCTION AND
MAINTENANCE OF SLOPES IN THE NAME AND FOR THE USE OF THE
SUMMIT COUNTY ENGINEER, SUMMIT COUNTY, OHIO**

An exclusive perpetual easement for the construction and maintenance of slopes over the within described real estate. With the express prior permission of Grantee, Grantor/Owner may (1) alter the contours of the slopes constructed and maintained by Grantee over the easement area; and (2) install, construct and make improvements on the slopes constructed and maintained by Grantee over the easement area. Provided, however, any and all such alterations of the slopes and construction of improvements thereon shall be undertaken at the sole expense of Grantor/Owner; in no event shall Grantee be liable to Grantor/Owner for any compensation whatsoever if it should be reasonably necessary or desirable for Grantee to restore the slopes over the easement area to the same condition as originally constructed by Grantee or if it should be reasonably necessary or desirable for Grantee to maintain or reconstruct and maintain the slopes over the easement area in a manner different than originally constructed by Grantee or altered by Grantor/Owner, nor shall Grantee be liable to Grantor/Owner for any compensation whatsoever if, in the course of maintaining or reconstructing the slopes over the easement area, it is reasonably necessary or convenient for Grantee to remove or impair any improvement constructed thereon by Grantor/Owner. (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 Summit, Township of Bath, and being a part of Original Bath Township Lot 52, and also being on the left side of the centerline of right of way of West Bath Road, as shown on a centerline survey plat made in 2019, for the Summit County Engineer, titled "SUM-WEST BATH ROAD LANDSLIDE REPAIR" being bounded and described as follows:

COMMENCING at the intersection of the northerly line of said Lot 52 with the existing northwesterly right of way line of said West Bath Road being 30.00 feet left of Bath Road centerline of right of way Station 6+65.85;

- 1) Thence South 68 degrees 38 minutes 51 seconds West a distance of 10.92 feet, along said existing northwesterly right of way line, to a point of curvature being 30.00 feet left of Station 6+54.93;

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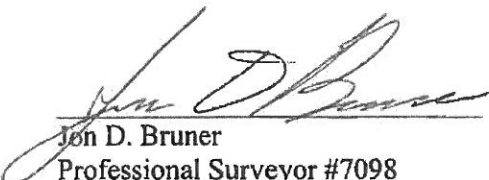
- 2) Thence southwesterly along a curve to the left having a radius of 603.00 feet through a central angle of 10 degrees 19 minutes 18 seconds for an arc length of 108.63 feet, said curve having a chord bearing South 63 degrees 29 minutes 12 seconds West for a distance of 108.48 feet, following said existing northwesterly right of way line to a point 30.00 feet left of Station 5+5170, and being the TRUE POINT OF BEGINNING;
- 3) Thence continuing southwesterly along a curve to the left having a radius of 603.00 feet through a central angle of 16 degrees 40 minutes 58 seconds for an arc length of 175.58 feet, said curve having a chord bearing South 49 degrees 59 minutes 04 seconds West for a distance of 174.96 feet, following said existing northwesterly right of way line to a point 30.00 feet left of Station 3+84.86;
- 4) Thence North 41 degrees 38 minutes 35 seconds East a distance of 144.79 feet to a point 47.14 feet left of Station 5+19.89;
- 5) Thence North 68 degrees 38 minutes 51 seconds East a distance of 34.97 feet to a point 39.92 feet left of Station 5+51.70;
- 6) Thence South 31 degrees 41 minutes 02 seconds East a distance of 9.92 feet, to the TRUE POINT OF BEGINNING.

The above described area contains a gross area of 0.029 acres more or less.

This description was prepared by Jon D. Bruner, Professional Surveyor Number 7098 of The Mannik & Smith Group, on September 10, 2019.

This description is based on a survey made in 2018 by The Mannik & Smith Group, Inc. under the direction and supervision of Jon D. Bruner, Professional Surveyor Number 7098.

The basis of bearings are relative to grid north of the Ohio State Plane Coordinates, North Zone (3401), NAD 83 (2011) Datum, as established by G.P.S. observations in 2018. Stations referred to herein are centerline of Right of Way of West Bath Road as shown on Right of Way Plan "SUM-WEST BATH ROAD LANDSLIDE REPAIR".


Jon D. Bruner
Professional Surveyor #7098
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Maumee, Ohio 43537

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SUM-WEST BATH ROAD
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
COMPLETE GRADING
FOR 12 MONTHS FROM DATE OF ENTRY BY THE
SUMMIT COUNTY ENGINEER, SUMMIT COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Summit, Township of Bath, and being a part of Original Bath Township Lot 52, and also being on the left side of the centerline of right of way of West Bath Road, as shown on a centerline survey plat made in 2019, for the Summit County Engineer, titled "SUM-WEST BATH ROAD LANDSLIDE REPAIR" being bounded and described as follows:

COMMENCING at the intersection of the northerly line of said Lot 52 with the existing northwesterly right of way line of said West Bath Road being 30.00 feet left of Bath Road centerline of right of way Station 6+65.85;

- 1) Thence South 68 degrees 38 minutes 51 seconds West a distance of 10.92 feet, along said existing northwesterly right of way line, to a point of curvature being 30.00 feet left of Station 6+54.93, and being the TRUE POINT OF BEGINNING;
- 2) Thence southwesterly along a curve to the left having a radius of 603.00 feet through a central angle of 10 degrees 19 minutes 18 seconds for an arc length of 108.63 feet, said curve having a chord bearing South 63 degrees 29 minutes 12 seconds West for a distance of 108.48 feet, following said existing northwesterly right of way line to a point 30.00 feet left of Station 5+51.70;
- 3) Thence North 31 degrees 41 minutes 02 seconds West a distance of 9.92 feet to a point 39.92 feet left of Station 5+51.70;
- 4) Thence North 68 degrees 38 minutes 51 seconds East a distance of 109.82 feet, to the TRUE POINT OF BEGINNING.

The above described area contains a gross area of 0.008 acres more or less.

This description was prepared by Mark A. Swaile, Professional Surveyor Number 7838 of The Mannik & Smith Group, on February 7, 2020.

This description is based on a survey made in 2018 by The Mannik & Smith Group, Inc. under the direction and supervision of Jon D. Bruner, Professional Surveyor Number 7098.

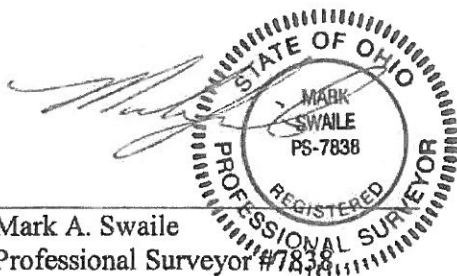
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The basis of bearings are relative to grid north of the Ohio State Plane Coordinates, North Zone (3401), NAD 83 (2011) Datum, as established by G.P.S. observations in 2018. Stations referred to herein are centerline of Right of Way of West Bath Road as shown on Right of Way Plan "SUM-WEST BATH ROAD LANDSLIDE REPAIR".



2/7/20

Date

Mark A. Swaile
Professional Surveyor #7838
The Mannik and Smith Group, Inc.
1800 Indian Wood Circle
Maumee, Ohio 43537