

EXHIBIT A

LPA RX 851 WD

Page 1 of 2

Rev. 06/09

Ver. Date 04/05/2024

PID 112788

**PARCEL 4-WD
SUM CLEVE-MASS SIDEWALK
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
COUNTY OF SUMMIT, SUMMIT COUNTY, OHIO**

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 Summit, T-3 N, R-12 W, Bath Township, and being part of the NE Quarter of Lot No. 96 and being part of a tract of land described in deed to Springside Holdings LLC, as recorded in Document No. 56866470 of the recorder's records of Summit County, Ohio, and being more fully described as follows:

Being a parcel of land located on the left side of Cleveland Massillon Road (CR-17), based on a survey made by Environmental Design Group, LLC for the County of Summit.

Beginning at a 1 inch rebar found in a monument box at Station 122+71.19 of Cleveland Massillon Road (CR-17);

1. Thence, S 00 degrees 06 minutes 47 seconds E, 63.19 feet along the existing centerline right of way of Cleveland Massillon Road (CR-17) to a point at Station 122+08.00;
2. Thence, S 89 degrees 53 minutes 13 seconds W, 40.00 feet to a capped 5/8" rebar set on the existing right of way line of Cleveland Massillon Road (CR-17) that is 40.00 feet left of Station 122+08.00 at the True Place of Beginning for the parcel intended to be described herein;
3. Thence, N 31 degrees 26 minutes 48 seconds W, 32.69 feet to a capped 5/8" rebar set on the existing right of way line of Springside Drive (CR-537) that is 57.00 feet left of Station 122+35.92 of Cleveland Massillon Road (CR-17);

EXHIBIT A

LPA RX 851 WD

Page 2 of 2

Rev. 06/09

4. Thence, N 89 degrees 37 minutes 13 seconds E, 17.00 feet along the existing right of way line of Springside Drive (CR-537) to the Grantor's northeasterly corner, a point on the existing right of way line of Cleveland Massillon Road (CR-17) that is 40.00 feet left of Station 122+36.00;
5. Thence, S 00 degrees 06 minutes 47 seconds E, 28.00 feet along the existing right of way line of Cleveland Massillon Road (CR-17) to the True Place of Beginning;

The above described area is contained within the Summit County Auditor's Permanent Parcel No. 0500484 and contains 0.006 acres.

Grantor claims title through Document No. 56866470 of the recorder's records of Summit County, Ohio.

This description was prepared and reviewed on April 5, 2024 by Dennis Stoffer P.S. 7604 for Environmental Design Group LLC.

This description is based on a survey made for the County of Summit under the direction of Dennis Stoffer P.S. 7604.

Bearings are based on State Plane Coordinate System, North Zone, NAD(83), 2011 utilizing GNSS Survey per ODOT VRS System.

Capped 5/8" rebar are 5/8" x 30" rebar with identifying cap and will be set by a surveyor registered in the State of Ohio upon the completion of construction.



EXHIBIT A

Page 1 of 2

LPA RX 887 T

Rev. 07/09

Ver. Date 04/05/2024

PID 112788

**PARCEL 4-T1
SUM CLEVE-MASS SIDEWALK
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
REGRADE
FOR 12 MONTHS FROM DATE OF ENTRY BY THE
COUNTY OF SUMMIT, SUMMIT COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Summit, T-3 N, R-12 W, Bath Township, and being part of the NE Quarter of Lot No. 96 and being part of a tract of land described in deed to Springside Holdings LLC, as recorded in Document No. 56866470 of the recorder's records of Summit County, Ohio, and being more fully described as follows:

Being a parcel of land located on the left side of Cleveland Massillon Road (CR-17), based on a survey made by Environmental Design Group, LLC for the County of Summit.

Beginning at a 1 inch rebar found in a monument box that is 0.13 feet left of Station 119+44.33 of Cleveland Massillon Road (CR-17);

1. Thence, N 89 degrees 53 minutes 13 seconds E, 0.13 feet to a point on the existing centerline right of way of CR-17 at Station 119+44.33;
2. Thence S 00 degrees 06 minutes 47 seconds E, 161.23 feet along the existing centerline right of way of CR-17 to a point at Station 117+83.10;
3. Thence S 89 degrees 53 minutes 13 Seconds W, 40.00 feet to the Grantor's southeasterly corner, a point on the existing right of way line of Cleveland Massillon Road (CR-17) that is 40.00 feet left of Station 117+83.10 and the place of beginning for the parcel intended to be described herein;
4. Thence, S 89 degrees 38 minutes 34 seconds W, 16.00 feet along the Grantor's southerly line to a point that is 57.00 feet left of Station 117+83.03;
5. Thence, N 67 degrees 35 minutes 51 seconds E, 18.37 feet to a point on the existing right of way line of Cleveland Massillon Road (CR-17) that is 40.00 feet left of Station 117+90.00;

EXHIBIT A

LPA RX 887 T

Page 2 of 2

Rev. 07/09

6. Thence, S 00 degrees 06 minutes 47 seconds E, 6.90 feet along the existing right of way line of Cleveland Massillon Road (CR-17) to the place of beginning;

The above described area is contained within the Summit County Auditor's Permanent Parcel No. 0500484 and contains 0.001 acres.

Grantor claims title through Document No. 56866470 of the recorder's records of Summit County, Ohio.

This description was prepared and reviewed on April 5, 2024 by Dennis Stoffer P.S. 7604 for Environmental Design Group LLC.

This description is based on a survey made for the County of Summit under the direction of Dennis Stoffer P.S. 7604.

Bearings are based on State Plane Coordinate System, North Zone, NAD(83), 2011 utilizing GNSS Survey per ODOT VRS System.

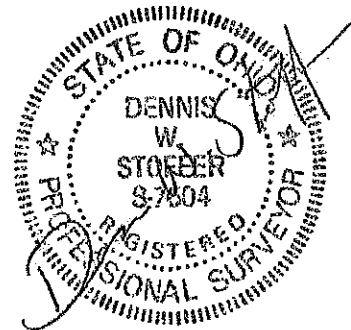


EXHIBIT A

LPA RX 887 T

Page 1 of 2

Rev. 07/09

Ver. Date 04/05/2024

PID 112788

**PARCEL 4-T2
SUM CLEVE-MASS SIDEWALK
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
COMPLETE GRADING
FOR 12 MONTHS FROM DATE OF ENTRY BY THE
COUNTY OF SUMMIT, SUMMIT COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Summit, T-3 N, R-12 W, Bath Township, and being part of the NE Quarter of Lot No. 96 and being part of a tract of land described in deed to Springside Holdings LLC, as recorded in Document No. 56866470 of the recorder's records of Summit County, Ohio, and being more fully described as follows:

Being a parcel of land located on the left side of Cleveland Massillon Road (CR-17), based on a survey made by Environmental Design Group, LLC for the County of Summit.

Beginning at a capped 5/8" rebar set on the existing right of way line of Cleveland Massillon Road (CR-17) that is 40.00 feet left of Station 122+08.00

1. Thence, S 00 degrees 06 minutes 47 seconds E, 5.00 feet along the existing right of way line of Cleveland Massillon Road (CR-17) to a point that is 40.00 feet left of Station 122+03.00;
2. Thence, N 31 degrees 24 minutes 05 seconds W, 38.51 feet to a point on the existing right of way line of Springside Drive (CR-537) that is 60.00 feet left of Station 122+35.91 of Cleveland Massillon Road (CR-17);
3. Thence, N 89 degrees 37 minutes 13 seconds E, 3.00 feet along the existing right of way line of Springside Drive (CR-537) to a capped 5/8" rebar set that is 57.00 feet left of Station 122+35.92 of Cleveland Massillon Road (CR-17);
4. Thence, S 31 degrees 26 minutes 48 seconds E, 32.69 feet along on the proposed right of way line of Cleveland Massillon Road (CR-17) to the place of beginning;

The above described area is contained within the Summit County Auditor's Permanent Parcel No. 0500484 and contains 0.002 acres.

EXHIBIT A

LPA RX 887 T

Page 2 of 2

Rev. 07/09

Grantor claims title through Document No. 56866470 of the recorder's records of Summit County, Ohio.

This description was prepared and reviewed on April 5, 2024 by Dennis Stoffer P.S. 7604 for Environmental Design Group LLC.

This description is based on a survey made for the County of Summit under the direction of Dennis Stoffer P.S. 7604.

Bearings are based on State Plane Coordinate System, North Zone, NAD(83), 2011 utilizing GNSS Survey per ODOT VRS System.

