

## **EXHIBIT A**

LPA RX 851 WD

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Rev. 06/09

Ver. Date 12/20/2024

PID 117489

**PARCEL 1-WDV  
SUM-MR0003-1.60  
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  
CITY OF BARBERTON, 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).

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**[Surveyor's description of the premises follows]**

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Situated in the State of Ohio, County of Summit, City of Barberton, Part of Original Lot 88, of former Norton Township, now City of Barberton, and being part of a 7.544 acre parcel conveyed to **59 SNYDER AVENUE, LLC**, by Reception Number 56876078, and being more particularly described below:

Being a parcel of land lying left of the Centerline of Right of Way of SUM-MR0003-1.60, also known as Snyder Avenue and County Route 65, made by Mead & Hunt, Inc. for the Summit County Engineer as recorded in Reception Number \_\_\_\_\_ in the records of Summit County, and being located within the following described boundary points in the boundary thereof:

Commencing for reference at an iron pin found at the intersection of the Centerline of Right of Way of Snyder Avenue, also known as County Route 65, also known as Municipal Route 3 and the prolongation of the existing easterly Right of Way line of East Wolf Avenue, said pin being a deflection point in the Centerline of Right of Way of Snyder Avenue, said pin also being replaced by a monument box set at Station 4+70.63 of the Centerline of Right of Way of Snyder Avenue;

**Thence South 85 Degrees 00 Minutes 49 Seconds East** along the Centerline of Right of Way of Snyder Avenue, a distance of **217.28 feet** to Station 6+87.91 of the Centerline of Right of Way of Snyder Avenue;

**Thence North 04 Degrees 59 Minutes 11 Seconds East** perpendicular to the Centerline of Right of Way of Snyder Avenue, a distance of **20.00 feet** to a PK nail set on the existing

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northerly right of way line of Snyder Avenue, said nail being 20.00 feet left of Station 6+87.91 of the Centerline of Right of Way of Snyder Avenue, said point marking the **Principle Point of Beginning** for the parcel described herein;

1. **Thence North 07 Degrees 26 Minutes 11 Seconds East**, a distance of **5.00 feet** to a PK nail set, said nail being 25.00 feet left of Station 6+88.12 of the Centerline of Right of Way of Snyder Avenue;

2. **Thence South 85 Degrees 00 Minutes 49 Seconds East** parallel to the Centerline of Right of Way of Snyder Avenue, a distance of **33.88 feet** to a PK nail set, said nail being 25.00 feet left of Station 7+22.00 of the Centerline of Right of Way of Snyder Avenue;

3. **Thence North 04 Degrees 59 Minutes 11 Seconds East** perpendicular to the Centerline of Right of Way of Snyder Avenue, a distance of **22.00 feet** to a PK nail set, said nail being 47.00 feet left of Station 7+22.00 of the Centerline of Right of Way of Snyder Avenue;

4. **Thence South 85 Degrees 00 Minutes 49 Seconds East** parallel to the Centerline of Right of Way of Snyder Avenue, a distance of **41.02 feet** to an iron pin set on the easterly line of the Grantor, said line also being the westerly line of a gap of unknown ownership over the **TUSCARAWAS RIVER**, said pin also being 47.00 feet left of Station 7+63.02 of the Centerline of Right of Way of Snyder Avenue;

5. **Thence South 07 Degrees 32 Minutes 29 Seconds West** along the easterly line of the Grantor, a distance of **27.04 feet** to an iron pin set at the southeasterly corner of the Grantor, said corner also being on the existing northerly Right of Way line of Snyder Avenue, said corner being 20.00 feet left of Station 7+61.81 of the Centerline of Right of Way of Snyder Avenue;

6. **Thence North 85 Degrees 00 Minutes 49 Seconds West** along the southerly line of the Grantor, said line being the existing northerly Right of Way line of Snyder Avenue, a distance of **73.90 feet** to the **Principle Point of Beginning** and enclosing 0.029 acres, more or less of which the present road occupies 0.000 acres, resulting in a net take of 0.029 acres;

The above described area is all within Summit County Permanent Parcel Number 0117478;

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. PK 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. The Monument Box Set (Monument Assembly) is detailed by ODOT standard construction drawing RM-1.1, dated 1-20-23. The monument boxes are set by the highway contractor under the direction of a Professional Surveyor.

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Bearings are relative to Grid North of the Ohio State Plane, North Zone. The Values were based on control set in September 2022 using the Ohio VRS projection set: Ohio North 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 Snyder Avenue, as found on Right of Way Plan SUM-MR0003-1.60.

This description was prepared and reviewed under the supervision of Steven J. Scheid, Jr., P.S., S-8294 of Mead & Hunt, Inc. on December 20, 2024 from a survey made by the Summit County Engineers Office in September 2022.



Steven J. Scheid, Jr., P.S.  
Professional Surveyor S-8294  
December 20, 2024



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Ver. Date 08/05/24

PID 117489

**PARCEL 1-T  
SUM-MR0003-1.60  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
RECONSTRUCT PARKING LOT  
FOR 18 MONTHS FROM DATE OF ENTRY BY THE  
SUMMIT COUNTY, OHIO**

[Surveyor's description of the premises follows]

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Situated in the State of Ohio, County of Summit, City of Barberton, Part of Original Lot 88, of former Norton Township, now City of Barberton, and being part of a 7.544 acre parcel conveyed to **59 SNYDER AVENUE, LLC**, by Reception Number 56876078, and being more particularly described below:

Being a parcel of land lying left of the Centerline of Right of Way of SUM-MR0003-1.60, also known as Snyder Avenue and County Route 65, made by Mead & Hunt, Inc. for the Summit County Engineer as recorded in Reception Number \_\_\_\_\_ in the records of Summit County, and being located within the following described boundary points in the boundary thereof:

Commencing for reference at an iron pin found at the intersection of the Centerline of Right of Way of Snyder Avenue, also known as County Route 65, also known as Municipal Route 3 and the prolongation of the existing easterly Right of Way line of East Wolf Avenue, said pin being a deflection point in the Centerline of Right of Way of Snyder Avenue, said pin also being replaced by a monument box set at Station 4+70.63 of the Centerline of Right of Way of Snyder Avenue;

**Thence South 85 Degrees 00 Minutes 49 Seconds East** along the Centerline of Right of Way of Snyder Avenue, a distance of **217.28 feet** to Station 6+87.91 of the Centerline of Right of Way of Snyder Avenue;

**Thence North 04 Degrees 59 Minutes 11 Seconds East** perpendicular to the Centerline of Right of Way of Snyder Avenue, a distance of **20.00 feet** to a PK nail set on the existing northerly right of way line of Snyder Avenue, said nail being 20.00 feet left of Station 6+87.91 of the Centerline of Right of Way of Snyder Avenue, said point marking the **Principle Point of Beginning** for the parcel described herein;

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1. **Thence North 85 Degrees 00 Minutes 49 Seconds West** along the southerly line of the Grantor, said line also being the existing northerly Right of Way line of Snyder Avenue, a distance of **12.91 feet** to 20.00 feet left of Station 6+75.00 of Centerline of Right of Way of Snyder Avenue;
2. **Thence North 04 Degrees 59 Minutes 11 Seconds East** perpendicular to proposed northerly Right of Way of Snyder Avenue, a distance of **15.00 feet** to 35.00 feet left of Station 6+75.00 of the Centerline of Right of Way of Snyder Avenue;
3. **Thence South 85 Degrees 00 Minutes 49 Seconds East** parallel to the Centerline of Right of Way of Snyder Avenue, a distance of **47.00 feet** to the proposed northerly Right of Way line of Snyder Avenue, being 35.00 feet left of Station 7+22.00 of the Centerline of Right of Way of Snyder Avenue;
4. **Thence South 04 Degrees 59 Minutes 11 Seconds West** along the proposed northerly Right of Way line of Snyder Avenue, a distance of **10.00 feet** to a PK nail set, said nail being 25.00 feet left of Station 7+22.00 of the Centerline of Right of Way of Snyder Avenue;
5. **Thence North 85 Degrees 00 Minutes 49 Seconds West** along the proposed northerly Right of Way line of Snyder Avenue, a distance of **33.88 feet** to a PK nail set, said nail being 25.00 feet left of Station 6+88.12 of the Centerline of Right of Way of Snyder Avenue;
6. **Thence South 07 Degrees 26 Minutes 11 Seconds West**, a distance of **5.00 feet** to the **Principle Point of Beginning** and enclosing 0.012 acres, more or less of which the present road occupies 0.000 acres, resulting in a net take of 0.012 acres;

The above described area is all within Summit County Permanent Parcel Number 0117478;

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. PK 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. The Monument Box Set (Monument Assembly) is detailed by ODOT standard construction drawing RM-1.1, dated 1-20-23. The monument boxes are set by the highway contractor under the direction of a Professional Surveyor.

Bearings are relative to Grid North of the Ohio State Plane, North Zone. The Values were based on control set in September 2022 using the Ohio VRS projection set: Ohio North NAD 83(2011) Datum. Bearings are for the purpose of indicating angular measurement only.

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The Stations referred to herein are from the Centerline of Right of Way of Snyder, as found on Right of Way Plan SUM-MR0003-1.60.

This description was prepared and reviewed under the supervision of Steven J. Scheid, Jr., P.S., S-8294 of Mead & Hunt, Inc. on June 14, 2024, from a survey made by the Summit County Engineers Office in September 2022.



Steven J. Scheid, Jr., P.S.  
Professional Surveyor S-8294  
June 14, 2024



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Ver. Date 08/05/24

PID 117489

**PARCEL 3-WDV  
SUM-MR0003-1.60  
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  
CITY OF BARBERTON, 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).

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**[Surveyor's description of the premises follows]**

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Situated in the State of Ohio, County of Summit, City of Barberton, Part of Original Lot 88, of former Norton Township, now City of Barberton, being part of a 0.420 acre parcel conveyed to **59 SNYDER AVE, LLC**, by Reception Number 56876078, and being more particularly described below:

Being a parcel of land lying right of the Centerline of Right of Way of SUM-MR0003-1.60, also known as Snyder Avenue and County Route 65, made by Mead & Hunt, Inc. for the Summit County Engineer as recorded in Reception Number \_\_\_\_\_ in the records of Summit County, and being located within the following described boundary points in the boundary thereof:

Commencing for reference at an iron pin found at the intersection of the Centerline of Right of Way of Snyder Avenue, also known as County Route 65, also known as Municipal Route 3 and the prolongation of the existing easterly Right of Way line of East Wolf Avenue, said pin being a deflection point in the Centerline of Right of Way of Snyder Avenue, said pin also being replaced by a monument box set at Station 4+70.63 of the Centerline of Right of Way of Snyder Avenue;

**Thence South 85 Degrees 00 Minutes 49 Seconds East** along the Centerline of Right of Way of Snyder Avenue, a distance of **259.94 feet** to Station 7+30.57 of the Centerline of Right of Way of Snyder Avenue;

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**Thence South 04 Degrees 59 Minutes 11 Seconds West** perpendicular to the Centerline of Right of Way of Snyder Avenue, a distance of **20.00 feet** to the existing southerly right of way line Snyder Avenue, said point being the northeasterly corner of the Grantor, said point also being the northwesterly corner of a 0.554 acre parcel conveyed to the City of Barberton by Deed Volume 1688, Page 34 and Official Record Volume 1484, Page 974, said point being referenced by an iron pipe found at 21.28 feet right of Station 7+31.24 of the Centerline of Right of Way of Snyder Avenue bearing South 22 Degrees 41 Minutes 44 Seconds East at a distance of 1.44 feet, said point also being 20.00 feet right of Station 7+30.57 of the Centerline of Right of Way of Snyder Avenue, said point marking the **Principle Point of Beginning** for the parcel described herein;

1. **Thence South 02 Degrees 41 Minutes 10 Seconds West** along easterly line of the Grantor, said line also being the westerly line of said parcel conveyed to City of Barberton, a distance of **5.00 feet** to an iron pin set 25.00 feet right of Station 7+30.77 of the Centerline of Right of Way of Snyder Avenue;

2. **Thence North 85 Degrees 00 Minutes 49 Seconds West** parallel to the Centerline of Right of Way of Snyder Avenue, a distance of **80.77 feet** to an iron pin set, said pin being 25.00 feet right of Station 6+50.00 of the Centerline of Right of Way of Snyder Avenue;

3. **Thence North 04 Degrees 59 Minutes 11 Seconds East** perpendicular to the Centerline of Right of Way of Snyder Avenue, a distance of **5.00 feet** to an iron pin set on the northerly line of the Grantor, said line also being the existing southerly Right of Way Line of Snyder Avenue, said pin being 20.00 feet right of Station 6+50.00 of the Centerline of Right of Way of Snyder Avenue;

4. **Thence South 85 Degrees 00 Minutes 49 Seconds East** along the northerly line of the Grantor, said line also being the existing southerly Right of Way Line of Snyder Avenue, a distance of **80.57 feet** to the **Principle Point of Beginning** and enclosing 0.009 acres, more or less of which the present road occupies 0.000 acres, resulting in a net take of 0.009 acres;

The above described area is all within Summit County Permanent Parcel Number 0114912;

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. PK 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. The Monument Box Set (Monument Assembly) is detailed by ODOT standard construction drawing RM-1.1, dated 1-20-23. These monument boxes are set by the highway contractor under the direction of a Professional Surveyor.



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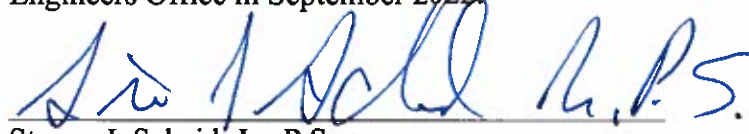
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Bearings are relative to Grid North of the Ohio State Plane, North Zone. The Values were based on control set in September 2022 using the Ohio VRS projection set: Ohio North NAD 83(2011) Datum. Bearings are for the purpose of indicating angular measurement only.

The Stations referred to herein are from the Centerline of Right of Way of Snyder Avenue, as found on Right of Way Plan SUM-MR0003-1.60.

This description was prepared and reviewed under the supervision of Steven J. Scheid, Jr., P.S., S-8294 of Mead & Hunt, Inc. on June 14, 2024, from a survey made by the Summit County Engineers Office in September 2022.



Steven J. Scheid, Jr., P.S.  
Professional Surveyor S-8294  
June 14, 2024



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Rev. 06/09

Ver. Date 06/14/24

PID 117489

**PARCEL 4-WDV  
SUM-MR0003-1.60  
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  
CITY OF BARBERTON, 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).

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**[Surveyor's description of the premises follows]**

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Situated in the State of Ohio, County of Summit, City of Barberton, Part of Original Lot 88, of former Norton Township, now City of Barberton, being part of a 0.554 acre parcel conveyed to **CITY OF BARBERTON**, by Deed Volume 1688, Page 34 and Official Record Volume 1484, Page 974, and being more particularly described below:

Being a parcel of land lying right of the Centerline of Right of Way of SUM-MR0003-1.60, also known as Snyder Avenue and County Route 65, made by Mead & Hunt, Inc. for the Summit County Engineer as recorded in Reception Number \_\_\_\_\_ in the records of Summit County, and being located within the following described boundary points in the boundary thereof:

Commencing for reference at an iron pin found at the intersection of the Centerline of Right of Way of Snyder Avenue, also known as County Route 65, also known as Municipal Route 3 and the prolongation of the existing easterly Right of Way line of East Wolf Avenue, said pin being a deflection point in the Centerline of Right of Way of Snyder Avenue, said pin also being replaced by a monument box set at Station 4+70.63 of the Centerline of Right of Way of Snyder Avenue;

**Thence South 85 Degrees 00 Minutes 49 Seconds East** along the Centerline of Right of Way of Snyder Avenue, a distance of **259.94 feet** to Station 7+30.57 of the Centerline of Right of Way of Snyder Avenue;

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**Thence South 04 Degrees 59 Minutes 11 Seconds West** perpendicular to the Centerline of Right of Way of Snyder Avenue, a distance of **20.00 feet** to the existing southerly right of way line Snyder Avenue, said point being the northwesterly corner of the Grantor, said point also being the northeasterly corner of a 0.416 acre parcel conveyed to 59 Snyder Ave LLC by Official Reception Number 56876078, said point being referenced by an iron pipe found at 21.28 feet right of Station 7+31.24 of the Centerline of Right of Way of Snyder Avenue bearing South 22 Degrees 41 Minutes 44 Seconds East at a distance of 1.44 feet, said point also being 20.00 feet right of Station 7+30.57 of the Centerline of Right of Way of Snyder Avenue, said point marking the **Principle Point of Beginning** for the parcel described herein;

1. **Thence South 85 Degrees 00 Minutes 49 Seconds East** along northerly line of the Grantor, said line being the southerly Right of Way Line of Snyder Avenue, a distance of **78.13 feet** to the northeasterly corner of the Grantor, said point also being the northwesterly corner of a 34.770 acre parcel conveyed to Akron Barberton Cluster Railway Company, by Official Record Volume 1821, Page 476, said parcel also being a part of Sublot 1 of The William Bailey Allotment, as recorded in Book 6, Page 57, said point also being 20.00 feet right of Station 8+08.70 of the Centerline of Right of Way of Snyder Avenue;

2. **Thence South 09 Degrees 11 Minutes 59 Seconds West** along the easterly line of the Grantor, said line also being the westerly line of said parcel conveyed to the Akron Barberton Cluster Railway Company, a distance of **15.04 feet** to an iron pin set 35.00 feet right of Station 8+07.60 of the Centerline of Right of Way of Snyder Avenue;

3. **Thence North 85 Degrees 00 Minutes 49 Seconds West** parallel to the Centerline of Right of Way of Snyder Avenue, a distance of **76.43 feet** to an iron pin set on the westerly line of the Grantor, said line also being the easterly line of said parcel conveyed to 59 Snyder Ave LLC, said pin being 35.00 feet right of Station 7+31.17 of the Centerline of Right of Way of Snyder Avenue;

4. **Thence North 02 Degrees 41 Minutes 10 Seconds East** along westerly line of the Grantor, said line also being the easterly line of said parcel conveyed to 59 Snyder Ave LLC, passing through an iron pin set at a distance of 10.01 feet, a total distance of **15.01 feet** to the **Principle Point of Beginning** and enclosing 0.027 acres, more or less of which the present road occupies 0.000 acres, resulting in a net take of 0.027 acres;

The above described area is all within Summit County Permanent Parcel Number 0114009;

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. PK 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

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monument box assembly. The Monument Box Set (Monument Assembly) is detailed by ODOT standard construction drawing RM-1.1, dated 1-20-23. These monument boxes are set by the highway contractor under the direction of a Professional Surveyor.

Bearings are relative to Grid North of the Ohio State Plane, North Zone. The Values were based on control set in September 2022 using the Ohio VRS projection set: Ohio North 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 Snyder Avenue, as found on Right of Way Plan SUM-MR0003-1.60.

This description was prepared and reviewed under the supervision of Steven J. Scheid, Jr., P.S., S-8294 of Mead & Hunt, Inc. on June 14, 2024, from a survey made by the Summit County Engineers Office in September 2022.



Steven J. Scheid, Jr., P.S.  
Professional Surveyor S-8294  
June 14, 2024



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Ver. Date 4/4/25

PID 117489

**PARCEL 5-WDV  
SUM-MR0003-1.60  
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  
CITY OF BARBERTON, 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).

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**[Surveyor's description of the premises follows]**

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Situated in the State of Ohio, County of Summit, City of Barberton, Part of Original Lot 88, of former Norton Township, now City of Barberton, and being part of the riparian area to the center of the Tuscarawas River of said Original Lot 88 and of former Original Sublot 1 of the Kaloci Allotment, as recorded in Book 18, Page 14 of the Summit County Record of Plats and west of Sublot 4 of the Barberton Community Foundation Industrial Park, as recorded in Reception Number 54229082 and Reception Number 56481331 of the Summit County Record of Plats, said riparian area being owned by **59 Snyder Avenue, LLC** at common law to the center of the Tuscarawas River, and being more particularly described below:

Being a parcel of land lying left of the Centerline of Right of Way of SUM-MR0003-1.60, also known as Snyder Avenue and County Route 65, made by Mead & Hunt, Inc. for the Summit County Engineer as recorded in Reception Number \_\_\_\_\_ in the records of Summit County, and being located within the following described boundary points in the boundary thereof:

Commencing for reference at an iron pin found at the intersection of the Centerline of Right of Way of Snyder Avenue, also known as County Route 65, also known as Municipal Route 3 and the prolongation of the existing easterly Right of Way line of East Wolf Avenue, said pin being a deflection point in the Centerline of Right of Way of Snyder Avenue, said pin also being replaced by a monument box set at Station 4+70.63 of the Centerline of Right of Way of Snyder Avenue;

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**Thence South 85 Degrees 00 Minutes 49 Seconds East** along the Centerline of Right of Way of Snyder Avenue, a distance of **317.34 feet** to Station 7+87.97 of the Centerline of Right of Way of Snyder Avenue;

**Thence North 04 Degrees 59 Minutes 11 Seconds East** perpendicular to the Centerline of Right of Way of Snyder Avenue, a distance of **20.00 feet** to the existing northerly Right of Way Line of Snyder Avenue, said point being the southwesterly corner of a 8.153 acre parcel (Sublot 4) conveyed to SJ Barberton Funding Company LLC & Barberton Community Foundation by Reception Number 56481331 and Reception Number 54229082, referenced by an iron pin found 19.27 feet left of Station 8+27.90 said reference bearing South 85 Degrees 00 Minutes 05 Seconds East, and said point also being 20.00 feet left of Station 7+87.97 of the Centerline of Right of Way of Snyder Avenue, said point marking the **Principle Point of Beginning** for the parcel described herein;

1. **Thence North 85 Degrees 00 Minutes 49 Seconds West** along the existing northerly Right of Way Line of Snyder Avenue, a distance of **26.16 feet** to an iron pin set at the southeasterly corner of a 7.544 acre parcel conveyed to 59 Snyder Ave, LLC, by Reception Number 56876078, said point being 20.00 feet left of Station 7+61.81 of the Centerline of Right of Way of Snyder Avenue;

2. **Thence North 07 Degrees 32 Minutes 29 Seconds East** along easterly line of said parcel conveyed to 59 Snyder Ave, LLC, a distance of **27.04 feet** to an iron pin set, said pin being 47.00 feet left of Station 7+63.02 of the Centerline of Right of Way of Snyder Avenue;

3. **Thence South 85 Degrees 00 Minutes 49 Seconds East** parallel to Centerline of Right of Way of Snyder Avenue, a distance of **26.38 feet** to the westerly line of said parcel conveyed to SJ Barberton Funding Company LLC & Barberton Community Foundation, referenced by an iron pin set 47.00 feet left of Station 7+63.02 said reference bearing South 85 Degrees 00 Minutes 49 Seconds East, and said point being 47.00 feet left of Station 7+89.39 of the Centerline of Right of Way of Snyder Avenue;

4. **Thence South 08 Degrees 00 Minutes 05 Seconds West** along the westerly line of said parcel conveyed to SJ Barberton Funding Company LLC & Barberton Community Foundation, a distance of **27.04 feet** to the **Principle Point of Beginning** and enclosing 0.016 acres, more or less of which the present road occupies 0.000 acres, resulting in a net take of 0.016 acres;

A Permanent Parcel Number could not be found for the above described area;

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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. PK 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. The Monument Box Set (Monument Assembly) is detailed by ODOT standard construction drawing RM-1.1, dated 1-20-23. The monument boxes are set by the highway contractor under the direction of a Professional Surveyor.

Bearings are relative to Grid North of the Ohio State Plane, North Zone. The Values were based on control set in September 2022 using the Ohio VRS projection set: Ohio North 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 Snyder Avenue, as found on Right of Way Plan SUM-MR0003-1.60.

This description was prepared and reviewed under the supervision of Steven J. Scheid, Jr., P.S., S-8294 of Mead & Hunt, Inc. on April 4, 2025, from a survey made by the Summit County Engineers Office in September 2022.



Steven J. Scheid, Jr., P.S.  
Professional Surveyor S-8294  
April 4, 2025



**EXHIBIT A**

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Ver. Date 08/05/24

PID 117489

**PARCEL 6-SHV  
SUM-MR0003-1.60  
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES  
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS  
IN THE NAME AND FOR THE USE OF THE  
CITY OF BARBERTON, SUMMIT COUNTY, OHIO**

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 City Of Barberton, Summit County, Ohio, 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 Summit, City of Barberton, Part of Original Lot 88, of former Norton Township, now City of Barberton, and being a part of Sublot 1 of The William Bailey Allotment, as recorded in Book 6, Page 57 of Summit County Record of Plats, said Sub Lot being part of a 34.770 acre parcel conveyed to **AKRON BARBERTON CLUSTER RAILWAY COMPANY**, by Official Record Volume 1821, Page 476, and being more particularly described below:

Being a parcel of land lying right of the Centerline of Right of Way of SUM-MR0003-1.60, also known as Snyder Avenue and County Route 65, made by Mead & Hunt, Inc. for the Summit County Engineer and the Ohio Department of Transportation as recorded in Reception Number \_\_\_\_\_ in the records of Summit County, and being located within the following described boundary points in the boundary thereof:

Commencing for reference at an iron pin found at the intersection of the Centerline of Right of Way of Snyder Avenue, also known as County Route 65, also known as Municipal Route 3 and the prolongation of the existing easterly Right of Way line of East Wolf Avenue, said pin being a deflection point in the Centerline of Right of Way of Snyder Avenue, said pin also being replaced by a monument box set at Station 4+70.63 of the Centerline of Right of Way of Snyder Avenue;



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**Thence South 85 Degrees 00 Minutes 49 Seconds East** along the Centerline of Right of Way of Snyder Avenue, a distance of **338.07 feet** to Station 8+08.70 of the Centerline of Right of Way of Snyder Avenue;

**Thence South 04 Degrees 59 Minutes 11 Seconds West** perpendicular to the Centerline of Right of Way of Snyder Avenue, a distance of **20.00 feet** to the existing southerly right of way line Snyder Avenue, said point being on the westerly line of the Grantor, said point also being on the easterly line of a 0.554 acre parcel conveyed to the City of Barberton by Deed Volume 1688, Page 34 and Official Record Volume 1484, Page 974, said point also being 20.00 feet right of Station 8+08.70 of the Centerline of Right of Way of Snyder Avenue, said point marking the **Principle Point of Beginning** for the parcel described herein;

1. **Thence South 85 Degrees 00 Minutes 49 Seconds East** along the existing southerly Right of Way line of Snyder Avenue, a distance of **71.30 feet** to an iron pin set 20.00 feet right of Station 8+80.00 of the Centerline of Right of Way of Snyder Avenue;

2. **Thence South 04 Degrees 59 Minutes 11 Seconds West** perpendicular to the Centerline of Right of Way of Snyder Avenue, a distance of **5.00 feet** to an iron pin set, said pin being 25.00 feet right of Station 8+80.00 of the Centerline of Right of Way of Snyder Avenue;

3. **Thence North 85 Degrees 00 Minutes 49 Seconds West** parallel to the Centerline of Right of Way of Snyder Avenue, a distance of **45.00 feet** to an iron pin set 25.00 feet right of Station 8+35.00 of the Centerline of Right of Way of Snyder Avenue;

4. **Thence South 04 Degrees 59 Minutes 11 Seconds West** perpendicular to the Centerline of Right of Way of Snyder Avenue, a distance of **10.00 feet** to an iron pin set, said pin being 35.00 feet right of Station 8+35.00 of the Centerline of Right of Way of Snyder Avenue;

5. **Thence North 85 Degrees 00 Minutes 49 Seconds West** parallel to the Centerline of Right of Way of Snyder Avenue, a distance of **27.40 feet** to an iron pin set at the westerly line of the Grantor, said line also being the easterly line of said parcel conveyed to the City of Barberton, said point being 35.00 feet right of Station 8+07.60 of the Centerline of Right of Way of Snyder Avenue;

6. **Thence North 09 Degrees 11 Minutes 59 Seconds East** along the westerly line of the Grantor, said line also being the easterly line of said parcel conveyed to the City of Barberton, a distance of **15.04 feet** to the **Principle Point of Beginning** and enclosing 0.014 acres, more or less of which the present road occupies 0.000 acres, resulting in a net take of 0.014 acres;

The above described area is all within Summit County Permanent Parcel Number 0116604;

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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. PK 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. The Monument Box Set (Monument Assembly) is detailed by ODOT standard construction drawing RM-1.1, dated 1-20-23. These monument boxes are set by the highway contractor under the direction of a Professional Surveyor.

Bearings are relative to Grid North of the Ohio State Plane, North Zone. The Values were based on control set in September 2022 using the Ohio VRS projection set: Ohio North 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 Snyder Avenue, as found on Right of Way Plan SUM-MR0003-1.60.

This description was prepared and reviewed under the supervision of Steven J. Scheid, Jr., P.S., S-8294 of Mead & Hunt, Inc. on June 14, 2024, from a survey made by the Summit County Engineers Office in September 2022.



Steven J. Scheid, Jr., P.S.  
Professional Surveyor S-8294  
June 14, 2024



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Ver. Date 08/05/24

PID 117489

**PARCEL 6-T  
SUM-MR003-1.60  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
PERFORM GRADING  
FOR 18 MONTHS FROM DATE OF ENTRY BY THE  
SUMMIT COUNTY, OHIO**

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**[Surveyor's description of the premises follows]**

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Situated in the State of Ohio, County of Summit, City of Barberton, Part of Original Lot 88, of former Norton Township, now City of Barberton, and being a part of Sublot 1 of The William Bailey Allotment, as recorded in Book 6, Page 57 of Summit County Record of Plats, said Sub Lot being part of a 34.770 acre parcel conveyed to **AKRON BARBERTON CLUSTER RAILWAY COMPANY**, by Official Record Volume 1821, Page 476, and being more particularly described below:

Being a parcel of land lying right of the Centerline of Right of Way of SUM-MR0003-1.60, also known as Snyder Avenue and County Route 65, made by Mead & Hunt, Inc. for the Summit County Engineer and the Ohio Department of Transportation as recorded in Reception Number \_\_\_\_\_ in the records of Summit County, and being located within the following described boundary points in the boundary thereof:

Commencing for reference at an iron pin found at the intersection of the Centerline of Right of Way of Snyder Avenue, also known as County Route 65, also known as Municipal Route 3 and the prolongation of the existing easterly Right of Way line of East Wolf Avenue, said pin being a deflection point in the Centerline of Right of Way of Snyder Avenue, said pin also being replaced by a monument box set at Station 4+70.63 of the Centerline of Right of Way of Snyder Avenue;

**Thence South 85 Degrees 00 Minutes 49 Seconds East** along the Centerline of Right of Way of Snyder Avenue, a distance of **338.07 feet** to Station 8+08.70 of the Centerline of Right of Way of Snyder Avenue;

**Thence South 04 Degrees 59 Minutes 11 Seconds West** perpendicular to the Centerline of Right of Way of Snyder Avenue, a distance of **20.00 feet** to the existing southerly right of way line Snyder Avenue, said point being on the westerly line of the Grantor, said point also being on the easterly line of a 0.554 acre parcel conveyed to the City of Barberton by Deed Volume

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1688, Page 34 and Official Record Volume 1484, Page 974, said point also being 20.00 feet right of Station 8+08.70 of the Centerline of Right of Way of Snyder Avenue;

**Thence South 09 Degrees 11 Minutes 59 Seconds West** along the westerly line of the Grantor, said line also being the easterly line of said parcel conveyed to the City of Barberton, a distance of **15.04 feet** to an iron pin set the proposed southerly Right of Way Line of Snyder Avenue, said point being 35.00 feet right of Station 8+07.60 of the Centerline of Right of Way of Snyder Avenue, said point marking the **Principle Point of Beginning** for the parcel described herein;

1. **Thence South 85 Degrees 00 Minutes 49 Seconds East** along the proposed southerly Right of Way line of Snyder Avenue, a distance of **27.40 feet** to an iron pin set 35.00 feet right of Station 8+35.00 of the Centerline of Right of Way of Snyder Avenue;

2. **Thence North 04 Degrees 59 Minutes 11 Seconds East** along the proposed southerly Right of Way line of Snyder Avenue, a distance of **10.00 feet** to an iron pin set, said pin being 25.00 feet right of Station 8+35.00 of the Centerline of Right of Way of Snyder Avenue;

3. **Thence South 85 Degrees 00 Minutes 49 Seconds East** along the proposed southerly Right of Way line of Snyder Avenue, a distance of **35.00 feet** to 25.00 feet right of Station 8+70.00 of the Centerline of Right of Way of Snyder Avenue;

4. **Thence South 65 Degrees 14 Minutes 30 Seconds West**, a distance of **40.31 feet** to 45.00 feet right of Station 8+35.00 of the Centerline of Right of Way of Snyder Avenue;

5. **Thence North 85 Degrees 00 Minutes 49 Seconds West** parallel to the Centerline of Right of Way of Snyder Avenue, a distance of **28.14 feet** to the westerly line of the Grantor, said line also being the easterly line of said parcel conveyed to the City of Barberton, said point being 45.00 feet right of Station 8+06.86 of the Centerline of Right of Way of Snyder Avenue;

6. **Thence North 09 Degrees 11 Minutes 59 Seconds East** along the westerly line of the Grantor, said line also being the easterly line of said parcel conveyed to the City of Barberton, a distance of **10.03 feet** to the **Principle Point of Beginning** and enclosing 0.014 acres, more or less of which the present road occupies 0.000 acres, resulting in a net take of 0.014 acres;

The above described area is all within Summit County Permanent Parcel Number 0116604;

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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. PK 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. The Monument Box Set (Monument Assembly) is detailed by ODOT standard construction drawing RM-1.1, dated 1-20-23. These monument boxes are set by the highway contractor under the direction of a Professional Surveyor.

Bearings are relative to Grid North of the Ohio State Plane, North Zone. The Values were based on control set in September 2022 using the Ohio VRS projection set: Ohio North 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 Snyder Avenue, as found on Right of Way Plan SUM-MR0003-1.60.

This description was prepared and reviewed under the supervision of Steven J. Scheid, Jr., P.S., S-8294 of Mead & Hunt, Inc. on June 14, 2024, from a survey made by the Summit County Engineers Office in September 2022.

  
Steven J. Scheid, Jr., P.S.  
Professional Surveyor S-8294  
June 14, 2024



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Ver. Date 08/05/24

PID 117489

**PARCEL 7-WDV  
SUM-MR0003-1.60  
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  
CITY OF BARBERTON, 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]

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Situated in the State of Ohio, County of Summit, City of Barberton, Part of Original Lot 88, of former Norton Township, now City of Barberton, and being a part of Sublot 4 of the Barberton Community Foundation Industrial Park, as recorded in Reception Number 54229082 of Summit County Record of Plats, said partial Sublot being part of a 8.153 acre parcel conveyed to **SJ BARBERTON FUNDING COMPANY LLC & BARBERTON COMMUNITY FOUNDATION**, by Reception Number 56481331, and being more particularly described below:

Being a parcel of land lying left of the Centerline of Right of Way of SUM-MR0003-1.60, also known as Snyder Avenue and County Route 65, made by Mead & Hunt, Inc. for the Summit County Engineer as recorded in Reception Number \_\_\_\_\_ in the records of Summit County, and being located within the following described boundary points in the boundary thereof:

Commencing for reference at an iron pin found at the intersection of the Centerline of Right of Way of Snyder Avenue, also known as County Route 65, also known as Municipal Route 3 and the prolongation of the existing easterly Right of Way line of East Wolf Avenue, said pin being a deflection point in the Centerline of Right of Way of Snyder Avenue, said pin also being replaced by a monument box set at Station 4+70.63 of the Centerline of Right of Way of Snyder Avenue;

**Thence South 85 Degrees 00 Minutes 49 Seconds East** along the Centerline of Right of Way of Snyder Avenue, a distance of **317.34 feet** to Station 7+87.97 of the Centerline of Right of Way of Snyder Avenue;

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**Thence North 04 Degrees 59 Minutes 11 Seconds East** perpendicular to the Centerline of Right of Way of Snyder Avenue, a distance of **20.00 feet** to the existing northerly Right of Way Line of Snyder Avenue, said point being the southwesterly corner of the Grantor, said point also being 20.00 feet left of Station 7+87.97 of the Centerline of Right of Way of Snyder Avenue, said point marking the **Principle Point of Beginning** for the parcel described herein;

1. **Thence North 08 Degrees 00 Minutes 05 Seconds East** along westerly line of the Grantor, a distance of **27.04 feet** to a point being referenced by an iron pin set at 47.00 feet left of Station 7+63.05 of the Centerline of Right of Way of Snyder Avenue bearing North 85 Degrees 00 Minutes 49 Seconds West at a distance of 26.38 feet, said point also being 47.00 feet left of Station 7+89.39 of the Centerline of Right of Way of Snyder Avenue,

2. **Thence South 85 Degrees 00 Minutes 49 Seconds East** parallel to the Centerline of Right of Way of Snyder Avenue, a distance of **65.61 feet** to an iron pin set, said pin being 47.00 feet left of Station 8+55.00 of the Centerline of Right of Way of Snyder Avenue;

3. **Thence South 04 Degrees 59 Minutes 11 Seconds West** perpendicular to the Centerline of Right of Way of Snyder Avenue, a distance of **22.00 feet** to an iron pin set, said pin being 25.00 feet left of Station 8+55.00 of the Centerline of Right of Way of Snyder Avenue;

4. **Thence South 85 Degrees 00 Minutes 49 Seconds East** parallel to the Centerline of Right of Way of Snyder Avenue, a distance of **65.00 feet** to an iron pin set, said pin being 25.00 feet left of Station 9+20.00 of the Centerline of Right of Way of Snyder Avenue;

5. **Thence South 04 Degrees 59 Minutes 11 Seconds West** perpendicular to the Centerline of Right of Way of Snyder Avenue, a distance of **5.00 feet** to an iron pin set on the southerly line of the Grantor, said line also being the existing northerly Right of Way Line of Snyder Avenue, said pin being 20.00 feet left of Station 9+20.00 of the Centerline of Right of Way of Snyder Avenue;

6. **Thence North 85 Degrees 00 Minutes 49 Seconds West** along southerly line of the Grantor, said line also being the northerly Right of Way Line of Snyder Avenue, a distance of **132.03 feet** to the **Principle Point of Beginning** and enclosing 0.049 acres, more or less of which the present road occupies 0.000 acres, resulting in a net take of 0.049 acres;

The above described area is all within Summit County Permanent Parcel Number 0116875;

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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. PK 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. The Monument Box Set (Monument Assembly) is detailed by ODOT standard construction drawing RM-1.1, dated 1-20-23. The monument boxes are set by the highway contractor under the direction of a Professional Surveyor.

Bearings are relative to Grid North of the Ohio State Plane, North Zone. The Values were based on control set in September 2022 using the Ohio VRS projection set: Ohio North 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 Snyder Avenue, as found on Right of Way Plan SUM-MR0003-1.60.

This description was prepared and reviewed under the supervision of Steven J. Scheid, Jr., P.S., S-8294 of Mead & Hunt, Inc. on June 14, 2024, from a survey made by the Summit County Engineers Office in September 2022.



Steven J. Scheid, Jr., P.S.  
Professional Surveyor S-8294  
June 14, 2024

