

**Exhibit A**

# Permanent Retaining Wall Easement (05) for Book 32 Page 2 Parcel 106, 107, 108, 109, 110, 111, 112 & 113 of The I T Verdin Company

Situated in the City of Cincinnati, County of Hamilton, and State of Ohio, being part of Lots Thirty to Thirty Eight of the Plat of Subdivision of Carrsville by Francis Carr Deed Book 39 Page 5 as Recorded in the Hamilton County, Ohio Recorder's office, also part of the following Deeds recorded: Deed Book 4279 page 1432, Deed Book 7170 page 557, Deed Book 4366 page 1387, Deed Book 7170 page 555, Deed Book 7762 page 1468, Deed Book 4382 page 738 and Deed Book 4382 page 735.

Commencing at the intersection point of the north right of way line of Riverside Drive (Eastern Avenue) and the west right of way line of Merivale Street marked with an iron pin with cap set by Greater Cincinnati Water Works thence with the north right of way line South  $60^{\circ}59'11''$  West a distance of 57.42 feet to the intersection of said north right of way line and the common property line of The I T Verdin Company Deed Book 4279 page 1432 and Merivale Station LLC Deed Book 10023 page 1665 recorded in the Hamilton County, Ohio Recorder's office; thence leaving said north right of way line with the said common property line North  $28^{\circ}43'29''$  West a distance of 95.94 feet to the intersection of said common property line with the common Permanent Retaining Wall and Temporary Construction easement line and the Point of Beginning for this description.

Thence leaving said common property line with the common Permanent Retaining Wall and Temporary Construction easement line South  $60^{\circ}47'09''$  West a distance of 112.36 feet to an angle point in the common Permanent Retaining Wall and Temporary Construction easement line; thence continuing with said common easement line South  $60^{\circ}48'36''$  West a distance of 97.64 feet to the intersection of the common Permanent Retaining Wall and Temporary Construction easement line with the common property line of The I T Verdin Company Deed Book 4382 page 735 and Andrew Filusch Deed Book 4226 page 1243 recorded in the Hamilton County, Ohio Recorder's office; thence with the common property line North  $28^{\circ}43'29''$  West a distance of 29.75 feet to the intersection of said common property line with the south property line of SORTA recorded in Deed Book 6507 page 257; thence with the south line of SORTA and north property line of The I T Verdin Company North  $60^{\circ}59'11''$  East a distance of 210.00 feet to the intersection of said north property line and the common property line of The I T Verdin Company Deed Book 4279 page 1432 and Merivale Station LLC Deed Book 10023 page 1665 recorded in the Hamilton County, Ohio Recorder's office; thence with said common property line South  $28^{\circ}43'29''$  East a distance of 29.06 feet to the Point of Beginning.

Containing 6,177.663185 square feet or 0.142 acre of land, more or less. This description was taken from a survey by Greater Cincinnati Water Works on February 20, 2017

