

EXHIBIT A *Resolution 2016-04*

LEGAL DESCRIPTION
Peach Woods, LLC
Highway Right-of-Way Easement
0.592 Acres Tract

Situated in the Village of New Richmond, County of Clermont, State of Ohio, being a part of Dandridge's Military Survey No. 437, being a part (0.088 acres) of the 0.60 acres "Parcel I" (Parcel No. 26-09-22.080), part (0.112 acres) of the 0.62 acres "Parcel II" (Parcel No. 26-09-22.079), and part (0.392 acres) of the 1.704 acres "Parcel III" (Parcel No. 26-09-22.064) as conveyed to Peach Woods, LLC and recorded in Official Record Volume 1996, Page 211 of the Clermont County Recorder's Office, and being further bounded and described as follows:

Beginning at a ½" iron pin (found) marking the intersection of the old centerline of Old U.S. Route 52 and the easterly limited access right-of-way line of U.S. Route 52 (CLE 52-3.31), said iron pin being the southerly most corner of the 0.4918 acres tract as conveyed to Troy J. Hall and Aime D. Hall (O.R. 1531, Page 1110) and found in Surveyor's Record V3-79 of the Clermont County Engineer's Record of Land Surveys, and corner to the original 50 acres (net 1.57 acres) tract as conveyed to the Old 52 Corporation (D.B. 534, Page 100), and having Ohio State Plane Coordinates Northing 356,985.611 feet, Easting 1,460,665.086 feet South Zone and based upon NAD 83 (2011);

thence with the old centerline of Old U.S. Route 52 and the easterly line of Troy J. Hall N 03°13'47" E, a distance of 45.42 feet to a 5/8" iron pin (found, bent);

thence continuing with the old centerline of Old U.S. Route 52 and the easterly line of Troy J. Hall N 04°00'54" E, a distance of 156.42 feet to a Mag nail (set) in Old U.S. Route 52, said Mag nail being the southwesterly corner of the 0.580 acres tract as conveyed to William R.

Gilpin, Trustee (O.R. 1763, Page 1404) and found in Surveyor's Record TL76-0201 of the Clermont County Engineer's Record of Land Surveys;

thence with Gilpin's southerly line N 74°00'06" E, passing the existing centerline of Old U.S. Route 52 at 5.60 feet, a total distance of 45.69 feet to a 5/8" iron pin (set) in the easterly right-of-way line of Old U.S. Route 52;

thence with the easterly right-of-way line of Old U.S. Route 52 S 05°47'12" E, a distance of 133.40 feet to a 5/8" iron pin (set);

thence also with the easterly right-of-way line of Old U.S. Route 52 S 20°40'20" E, a distance of 199.12 feet to a 5/8" iron pin (set) in the northerly line of the 1.00 acres tract as conveyed to GSC Properties, LLC (O.R. 2062, Page 1012) and found in Surveyor's Record 97, Page 09 of the Clermont County Engineer's Record of Land Surveys;

thence with the northerly line of the 1.00 acres tract as conveyed to GSC Properties, LLC S 73°50'58" W, passing the northwesterly corner of GSC Properties, LLC and continuing with the northerly line of the 24.26 acres tract (by Auditor's record) as conveyed to the Village of New Richmond (D.B. 505, Page 69), passing the existing centerline of Old U.S. Route 52 at 59.23 feet, a total distance of 95.30 feet to a 5/8" iron pin (set) in the easterly limited access right-of-way line of U.S. Route 52 (CLE 52-3.31);

thence with the easterly limited access right-of-way line of U.S. Route 52 (CLE 52-3.31) N 20°40'20" W, a distance of 140.61 feet to the beginning, containing 0.592 acres of land.

The above description contains 0.392 acres subject to a perpetual easement and right-of-way for public highway and road purposes referred to a Parcel No. 36 as conveyed to the State of

Ohio Department of Highways and recorded in Highway Easement Book 9, Page 451 of the Clermont County Recorder's Office.

The above description contains 0.200 acres subject to a perpetual easement and right-of-way for public highway and road purposes referred to a Parcel No. 35 as conveyed to the State of Ohio Department of Highways and recorded in Highway Easement Book 9, Page 453 of the Clermont County Recorder's Office.

Subject to all legal easements and rights-of-way of record.

Bearings are based upon the Grid Azimuth (Az 182° 02' 09.9") between National Geodetic Survey CORS Station "LEBA" and the Clermont County Geodetic Survey Control Monument "CLE055" and derived from GPS observations taken November 3, 2015, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in November 2015, under the direction of Thomas E. Purtell, Registered Professional Surveyor No. 6519, the survey plat of which is referred to as Project No. S15-569 on file in the office of McCarty Associates, LLC, Hillsboro, Ohio, and filed in Surveyor's Record Volume ____, Plat No. ____ of the Clermont County Engineer's Record of Land Surveys.

All iron pins (set) are 5/8" diameter with 1-1/4" diameter plastic caps stamped "McCARTY ASSOCIATES".

LEGAL DESCRIPTION
Peach Woods, LLC
Limited Access Right-of-Way
0.101 Acres Tract

Situated in the Village of New Richmond, County of Clermont, State of Ohio, being a part of Dandridge's Military Survey No. 437, being part of the 1.704 acres "Parcel III" (Parcel No. 26-09-22.064) as conveyed to Peach Woods, LLC and recorded in Official Record Volume 1996, Page 211 of the Clermont County Recorder's Office, and being the same real estate referred to as a perpetual easement and right-of-way for public highway and road purposes and referred to as Parcel No. 36-LA as conveyed to the State of Ohio Department of Highways and recorded in Highway Easement Book 9, Page 451 of the Clermont County Recorder's Office, and being further bounded and described as follows:

Beginning at a 1/2" iron pin (found) marking the intersection of the old centerline of Old U.S. Route 52 and the easterly limited access right-of-way line of U.S. Route 52 (CLE 52-3.31), said iron pin being the southerly most corner of the 0.4918 acres tract as conveyed to Troy J. Hall and Aime D. Hall (O.R. 1531, Page 1110) and found in Surveyor's Record V3-79 of the Clermont County Engineer's Record of Land Surveys, and corner to the original 50 acres (net 1.57 acres) tract as conveyed to the Old 52 Corporation (D.B. 534, Page 100), and having Ohio State Plane Coordinates Northing 356,985.611 feet, Easting 1,460,665.086 feet South Zone and based upon NAD 83 (2011);

thence with the easterly limited access right-of-way line of U.S. Route 52 (CLE 52-3.31) S 20°40'20" E, a distance of 140.61 feet to a 5/8" iron pin (set) in the northerly line of the 24.26 acres tract (by Auditor's record) as conveyed to the Village of New Richmond (D.B. 505, Page 69);

thence with the northerly line of the 24.26 acres tract (by Auditor's record) as conveyed to the Village of New Richmond

S 73°50'58" W, a distance of 62.91 feet to a point in the westbound lane of U.S. Route 52 and in the old centerline of Old U.S. Route 52, said point being in the easterly line of the original 50 acres (net 1.57 acres) tract as conveyed to the Old 52 Corporation (D.B. 534, Page 100);

thence with the old centerline of Old U.S. Route 52 and the easterly line of the Old 52 Corporation N 04°08'30" E, a distance of 149.44 feet to the beginning, containing 0.101 acres of land.

Bearings are based upon the Grid Azimuth (Az 182° 02' 09.9") between National Geodetic Survey CORS Station "LEBA" and the Clermont County Geodetic Survey Control Monument "CLE055" and derived from GPS observations taken November 3, 2015, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in November 2015, under the direction of Thomas E. Purtell, Registered Professional Surveyor No. 6519, the survey plat of which is referred to as Project No. S15-569 on file in the office of McCarty Associates, LLC, Hillsboro, Ohio, and filed in Surveyor's Record Volume ____, Plat No. ____ of the Clermont County Engineer's Record of Land Surveys.

All iron pins (set) are 5/8" diameter with 1-1/4" diameter plastic caps stamped "McCARTY ASSOCIATES".