

EXHIBIT A

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LPA RX 875 SL

Rev. 08/12

Ver. Date 07/21/14

PID 90241

**PARCEL 10-SL
FRA-222 (GENDER ROAD)
PERPETUAL EASEMENT FOR THE CONSTRUCTION AND
MAINTENANCE OF SLOPES IN THE NAME AND FOR THE USE OF THE
CITY OF COLUMBUS, OHIO, FRANKLIN 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 Franklin, City of Columbus, and being located in Section 25, Township 12 North, Range 21 West, Refugee Lands and being out of that 16.205 acre tract of land described in a deed to **Stratford Lakes LLC**, of record in Instrument Number 201107060083179, of the Franklin County Deed Records, Auditor's Parcel number 530-137748 and more particularly described as follows:

Beginning at a 3/4"x 36" Iron Pin with a 3" aluminum cap in a standard ODOT monument box to be set in the pavement at the intersection of the centerline construction of Refugee Road, and centerline construction of Gender Road, being STA 112+30.93 Refugee Road and equaling STA 216+59.94 Gender Road, as shown on the Centerline Plat of FRA-222 (Gender Road) and recorded in Plat Book 117, Page 72, of the Plat Records of Franklin County;

Thence along the said centerline construction of Gender Road, North 04° 32' 42" East, 605.06 feet to a point being at centerline construction STA 222+65.00;

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Thence leaving said centerline construction of Gender Road, South 85° 27' 18" East, 61.74 feet, to a point being on the existing east L/A right of way line of Gender Road conveyed to the City of Columbus, of record in Official Record Volume 10744, Page I15, of the Franklin County Deed Records, being at centerline construction STA 222+65.00, 61.74 feet RT. said point being the **True Point of Beginning** for the parcel herein described;

Thence along the said existing east L/A right of way line of Gender Road conveyed to the City of Columbus, of record in Official Record Volume 10744, Page I15, of the Franklin County Deed Records, North 06° 22' 19" East, 135.07 feet, to a point being at centerline construction STA 225+53.60, 85.00 feet RT;

Thence crossing through said grantor's 16.205 acre tract, South 00° 05' 32" East, 135.44 feet to a point being at centerline construction STA 222+65.00, 77.00 feet RT;

Thence across the said 16.205 acre tract, North 85° 27' 18" West, 15.26 feet to the **True Point of Beginning**;

Containing 0.024 acres, more or less, subject to legal highways and other easements of record.

Basis of Bearing: The bearings herein were determined by GPS observation of Franklin County Geodetic Survey (FCGS) Monument Numbers 9918 and 2272 as shown on a Franklin County Engineer's Office Centerline Survey Plat (Drawing Number 0117-03). The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011 Adjustment) in which the bearing from FCGS 9918 to FCGS 2272 is North 04° 26' 51" East.

Basis of Stationing: The stationing referenced herein is from the plans known as "FRA-222-GENDER AT REFUGEE" on file with the Ohio Department of Transportation, District 6, and the City of Columbus, Ohio.

Prior Instrument References as of the date of this survey was prepared, Franklin County Recorder's, Instrument Number 201107060083179.

All Iron Pins Set are 3/4" dia. by 36" long with 3" Aluminum ID Cap stamped WILLIS S7996.

The description is based on a survey made by Patrick D. Leighty, PS No. 8467, and reviewed and approved by me Todd D. Willis, PS No. 7996 May 2014.

Todd D. Willis, PS No. 7996

Date