

**EXHIBIT A**

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Rev. 08/12

Ver. Date 5/10/17

PID 101097

**PARCEL 1-SL1  
FRA-33-8.78  
PERPETUAL EASEMENT FOR THE CONSTRUCTION AND  
MAINTENANCE OF SLOPES**

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 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, Franklin County, City of Columbus, Quarter Section 4, Township 1, Range 19, and conveyed to The City of Columbus Ohio, as recorded in Deed Book 381, Page 386, Deed Book 310, Page 341, and Deed Book 314, Page 615, lying on the left side of the centerline of existing right of way of US-33, and more particularly described as follows:

Commencing in a point in a curve in the existing westerly right of way line of US-33, said point being 60.00 feet left of Station 459+57.79, and being the POINT OF BEGINNING for the parcel of land herein described;

Thence, North 56° 38' 51" West a distance of 23.88 feet to a point 79.08 feet left of Station 459+73.69;

Thence, North 12° 02' 04" West a distance of 501.19 feet to a point 85.00 feet left of Station 464+85.93;

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Thence, North 15° 07' 21" East a distance of 40.35 feet to a point in the existing westerly right of way line of US-33, said point being 66.58 feet left of Station 465+21.83;

Thence, in the existing westerly right of way line of US-33, South 16° 25' 59" East a distance of 85.81 feet to a point 60.00 feet left of Station 464+36.28;

Thence, in the existing westerly right of way line of US-33, South 12° 02' 04" East a distance of 364.88 feet to a point 60.00 feet left of Station 460+71.39;

Thence, in the existing westerly right of way line of US-33, in the arc of a curve to the right, said curve having an arc length of 104.09 feet, a radius of 656.78 feet, a delta of 9° 04' 50", a chord bearing South 7° 29' 39" East, and a chord length of 103.98 feet to the POINT OF BEGINNING and containing 0.2942 acre of land, more or less, none of which falls within present roadway occupied. The above described parcel is located within Franklin County Auditor's Parcel Number 580-198700-00.

The Basis of Bearings is Geodetic North of the Ohio State Plane Coordinate System, South Zone, NAD83 (2011) as determined from GPS observations with a bearing of South 78° 50' 24" West between Franklin County Engineer Monuments FCGS 5531 and FCGS 5532.

This description was prepared by Amy Bernicken (Ohio Professional Surveyor Number 8571) of National Engineering & Architectural Services, Inc. and is based on field surveys, centerline and boundary monument locations performed and certified by Burgess & Niple, delivered in October, 2016.

National Engineering & Architectural Services, Inc.

\_\_\_\_\_  
Amy Bernicken, P.S. 8571

\_\_\_\_\_  
Date

The location of all existing survey monuments and determination of centerlines, right of ways, and boundary lines as referenced herein were located in the field and boundaries resolved in September, 2016 by Burgess & Niple, under the direct supervision of William C. LeRoy, Ohio Professional Surveyor Number 7664.

Burgess & Niple

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William C. LeRoy, P.S. 7664

\_\_\_\_\_  
Date

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PID 101097

**PARCEL 1-SL2  
FRA-33-8.78  
PERPETUAL EASEMENT FOR THE CONSTRUCTION AND  
MAINTENANCE OF SLOPES**

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 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, Franklin County, City of Columbus, Quarter Section 1, Township 1, Range 19, and conveyed to The City of Columbus Ohio, as recorded in \_\_\_\_\_, lying on the left side of the centerline of existing right of way of US-33, and more particularly described as follows:

Commencing in a point in the intersection of the existing westerly right of way line of US-33 and the existing northerly right of way line of Fishinger Road, said point being 77.00 feet left of Station 472+17.58, and being the POINT OF BEGINNING for the parcel of land herein described;

Thence, in the existing northerly right of way line of Fishinger Road, South 76° 51' 58" West a distance of 26.04 feet to a point 102.96 feet left of Station 472+15.57;

Thence, North 9° 43' 04" West a distance of 96.61 feet to a point 104.67 feet left of Station 473+12.27;

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Thence, North 4° 16' 53" West a distance of 55.64 feet to a point 100.39 feet left of Station 473+67.64;

Thence, North 82° 19' 19" East a distance of 3.39 feet to a point in the existing westerly right of way line of US-33, said point being 97.00 feet left of Station 473+67.58;

Thence, existing westerly right of way line of US-33, South 16° 17' 45" East a distance of 151.33 feet to the POINT OF BEGINNING and containing 0.0569 acre of land, more or less, none of which falls within present roadway occupied. The above described parcel is located within Franklin County Auditor's Parcel Number 580-19870-00.

The Basis of Bearings is Geodetic North of the Ohio State Plane Coordinate System, South Zone, NAD83 (2011) as determined from GPS observations with a bearing of South 78° 50' 24" West between Franklin County Engineer Monuments FCGS 5531 and FCGS 5532.

This description was prepared by Amy Bernicken (Ohio Professional Surveyor Number 8571) of National Engineering & Architectural Services, Inc. and is based on field surveys, centerline and boundary monument locations performed and certified by Burgess & Niple, delivered in October, 2016.

National Engineering & Architectural Services, Inc.

\_\_\_\_\_  
Amy Bernicken, P.S. 8571

\_\_\_\_\_  
Date

The location of all existing survey monuments and determination of centerlines, right of ways, and boundary lines as referenced herein were located in the field and boundaries resolved in September, 2016 by Burgess & Niple, under the direct supervision of William C. LeRoy, Ohio Professional Surveyor Number 7664.

Burgess & Niple

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William C. LeRoy, P.S. 7664

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Date

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**PARCEL 1-T1  
FRA-33-8.78  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
FOR GRADING  
FOR 12 MONTHS FROM DATE OF ENTRY BY THE  
STATE OF OHIO, DEPARTMENT OF TRANSPORTATION**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, Franklin County, City of Columbus, Quarter Section 4, Township 1, Range 19, and conveyed to The City of Columbus Ohio, as recorded in Deed Book 381, Page 386, Deed Book 310, Page 341, and Deed Book 314, Page 615, lying on the left side of the centerline of existing right of way of U.S. 33 (Riverside Drive), and more particularly described as follows:

Commencing in a point in a proposed slope easement, said point being 85.00 feet left of Station 461+00.00, and also being the POINT OF BEGINNING for the parcel of land herein described;

Thence, South 77° 57' 56" West a distance of 4.00 feet to a point 89.00 feet left of Station 461+00.00;

Thence, North 12° 02' 04" West a distance of 385.93 feet to a point 89.00 feet left of Station 464+85.93;

Thence, North 77° 57' 56" East a distance of 4.00 feet to a point 85.00 feet left of Station 464+85.93;

Thence, in the westerly line of the proposed slope easement, South 12° 02' 04" East a distance of 385.93 to the POINT OF BEGINNING and containing 0.0354 acre of land, more or less. The above described parcel is located within Franklin County Auditor's Parcel Number 580-198700-00.

The Basis of Bearings is Geodetic North of the Ohio State Plane Coordinate System, South Zone, NAD83 (2011) as determined from GPS observations with a bearing of South 78° 50' 24" West between Franklin County Engineer Monuments FCGS 5531 and FCGS 5532.

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This description was prepared by Amy Bernicken (Ohio Professional Surveyor Number 8571) of National Engineering & Architectural Services, Inc. and is based on field surveys, centerline and boundary monument locations performed and certified by Burgess & Niple, delivered in October, 2016.

National Engineering & Architectural Services, Inc.

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Amy Bernicken, P.S. 8571

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Date

The location of all existing survey monuments and determination of centerlines, right of ways, and boundary lines as referenced herein were located in the field and boundaries resolved in September, 2016 by Burgess & Niple, under the direct supervision of William C. LeRoy, Ohio Professional Surveyor Number 7664.

Burgess & Niple

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William C. LeRoy, P.S. 7664

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Date

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Ver. Date 5/10/17

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**PARCEL 1-T2  
FRA-33-8.78  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
FOR GRADING  
FOR 12 MONTHS FROM DATE OF ENTRY BY THE  
STATE OF OHIO, DEPARTMENT OF TRANSPORTATION**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, Franklin County, City of Columbus, Quarter Section 1, Township 1, Range 19, and conveyed to The City of Columbus Ohio, as recorded in Deed Book 381, Page 386, Deed Book 310, Page 341, and Deed Book 314, Page 615, lying on the left side of the centerline of existing right of way of U.S. 33 (Riverside Drive), and more particularly described as follows:

Commencing in a point in the existing westerly right of way line of said U.S.33, said point being 89.95 feet left of Station 475+32.61, and also being the POINT OF BEGINNING for the parcel of land herein described;

Thence, North 31° 22' 47" West a distance of 10.61 feet to a point 94.04 feet left of Station 475+42.40;

Thence, North 03° 15' 39" West a distance of 64.10 feet to a point 87.96 feet left of Station 476+06.21;

Thence, North 00° 24' 37" East a distance of 42.83 to a point 81.18 feet left of Station 476+48.50;

Thence, North 29° 58' 49" East a distance of 10.13 feet to a point in the existing westerly right of way line of U.S. 33, said point being 74.85 feet left of Station 476+56.41;

Thence, the existing westerly right of way line of U.S. 33, South 00° 24' 37" West a distance of 51.48 feet to a point 83.00 feet left of Station 476+05.58;

Thence, the existing westerly right of way line of U.S. 33, South 03° 15' 39" East a distance of 73.30 feet to the POINT OF BEGINNING and containing 0.0133 of land, more or less. The above described parcel is located within Franklin County Auditor's Parcel Number 580-198700-00.

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The Basis of Bearings is Geodetic North of the Ohio State Plane Coordinate System, South Zone, NAD83 (2011) as determined from GPS observations with a bearing of South 78° 50' 24" West between Franklin County Engineer Monuments FCGS 5531 and FCGS 5532.

This description was prepared by Amy Bernicken (Ohio Professional Surveyor Number 8571) of National Engineering & Architectural Services, Inc. and is based on field surveys, centerline and boundary monument locations performed and certified by Burgess & Niple, delivered in October, 2016.

National Engineering & Architectural Services, Inc.

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Amy Bernicken, P.S. 8571

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Date

The location of all existing survey monuments and determination of centerlines, right of ways, and boundary lines as referenced herein were located in the field and boundaries resolved in September, 2016 by Burgess & Niple, under the direct supervision of William C. LeRoy, Ohio Professional Surveyor Number 7664.

Burgess & Niple

\_\_\_\_\_  
William C. LeRoy, P.S. 7664

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Date



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Ver. Date 5/10/17

PID 101097

**PARCEL 1-T3  
FRA-33-8.78  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
FOR GRADING & DRIVE RECONSTRUCTION  
FOR 12 MONTHS FROM DATE OF ENTRY BY THE  
STATE OF OHIO, DEPARTMENT OF TRANSPORTATION**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, Franklin County, City of Columbus, Quarter Section 4, Township 1, Range 19, and conveyed to The City of Columbus Ohio, as recorded in Deed Book 381, Page 386, Deed Book 310, Page 341, and Deed Book 314, Page 615, lying on the left side of the centerline of existing right of way of U.S. 33 (Riverside Drive), and more particularly described as follows:

Commencing in a point in the existing westerly right of way line of said U.S. 33, said point being 60.00 feet left of Station 455+43.57, and also being the POINT OF BEGINNING for the parcel of land herein described;

Thence, North 06° 56' 34" West a distance of 60.01 to a point 78.29 feet left of Station 456+00.72;

Thence, North 01° 43' 13" East a distance of 56.01 feet to a point 87.12 feet left of Station 456+56.03;

Thence, North 30° 35' 17" East a distance of 80.12 feet to a point in the existing westerly right of way line of said U.S. 33, said point being 60.00 feet left of Station 457+31.41;

Thence, in the existing westerly right of way line of said U.S. 33, South 10° 47' 56" West a distance of 187.85 feet to the POINT OF BEGINNING and containing 0.0643 of land, more or less. The above described parcel is located within Franklin County Auditor's Parcel Number 580-198700-00.

The Basis of Bearings is Geodetic North of the Ohio State Plane Coordinate System, South Zone, NAD83 (2011) as determined from GPS observations with a bearing of South 78° 50' 24" West between Franklin County Engineer Monuments FCGS 5531 and FCGS 5532.

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Date