

EXHIBIT A

Page 1 of 3

LPA RX 875 SL

Rev. 08/12

Ver. Date 09/09/2015

PID 90406

**PARCEL 10-SL
FRA/DEL-LAZELLE ROAD
PERPETUAL EASEMENT FOR THE CONSTRUCTION AND
MAINTENANCE OF SLOPES IN THE NAME AND FOR THE USE OF THE
CITY OF COLUMBUS, DELAWARE 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 Delaware, City of Columbus, being located in Farm Lot 1 and Farm Lot 8, ¼ Township 3, Township 3 North, Range 18 West, United States Military Lands, and being a part of that 20.318 acre parcel described in a deed to **CASTO LAZELLE LIMITED**, of record in Deed Book 648, page 305, all records referenced herein are on file at the Office of the Recorder for Delaware County, Ohio, being a parcel of land lying on the left side of the proposed centerline of construction for Lazelle Road, as shown on the centerline plat of record in Plat Cabinet ____, Slide ____, and being further bounded and described as follows:

Commencing for reference at Franklin County Monument "FCGS 2225", said point being the southwest corner of said Farm Lot 1 and the southeast corner of said Farm Lot 8, said point being on the south line of said Quarter-Township 3, being the line between Delaware County and Franklin County, said point being at Lazelle Road proposed centerline of construction Station 89+68.41;

EXHIBIT A

Page 2 of 3

LPA RX 875 SL

Rev. 08/12

Thence **North 02 degrees 30 minutes 54 seconds East**, along the west line of said Farm Lot 1, being the east line of said Farm Lot 8, a distance of **50.00 feet** to an iron pin set on the existing north right-of-way line for Lazelle Road, as established by that 0.618 acre right-of-way parcel described in a deed to City of Columbus, of record in Deed Book 648, page 288, being on the south line of the grantor's land, said iron pin set being 50.00 feet left of Lazelle Road proposed centerline of construction Station 89+68.17, and said point being the **TRUE POINT OF BEGINNING** for the herein described slope easement;

Thence **North 87 degrees 12 minutes 45 seconds West**, along the existing north right-of-way line for said Lazelle Road, along the south line of the grantor's land, a distance of **377.06 feet** to a point on the west line of the grantor's land, being on the east line of that 20.318 acre parcel described in a deed to Casto Lazelle Limited, of record in Deed Book 648, page 305, said point being 50.00 feet left of Lazelle Road proposed centerline of construction Station 85+91.11;

Thence **North 01 degree 35 minutes 17 seconds East**, along the west line of the grantor's land, along the east line of said 20.318 acre parcel, a distance of **5.00 feet** to a point, said point being 55.00 feet left of Lazelle Road proposed centerline of construction Station 85+91.11;

Thence across the grantor's land along the following eleven (11) described courses:

1. **North 88 degrees 04 minutes 27 seconds East**, a distance of **60.67 feet** to a point, said point being 55.91 feet left of Lazelle Road proposed centerline of construction Station 86+51.67;
2. **North 04 degrees 00 minutes 25 seconds East**, a distance of **8.55 feet** to a point, said point being 64.46 feet left of Lazelle Road proposed centerline of construction Station 86+51.85;
3. **South 88 degrees 37 minutes 36 seconds East**, a distance of **38.13 feet** to a point, said point being 65.40 feet left of Lazelle Road proposed centerline of construction Station 86+89.97;
4. **South 54 degrees 38 minutes 27 seconds East**, a distance of **10.75 feet** to a point, said point being 59.61 feet left of Lazelle Road proposed centerline of construction Station 86+99.03;
5. **North 66 degrees 34 minutes 45 seconds East**, a distance of **14.33 feet** to a point, said point being 65.94 feet left of Lazelle Road proposed centerline of construction Station 87+11.88;
6. **South 88 degrees 37 minutes 36 seconds East**, a distance of **44.54 feet** to a point, said point being 67.04 feet left of Lazelle Road proposed centerline of construction Station 87+56.41;
7. **South 80 degrees 34 minutes 31 seconds East**, a distance of **94.13 feet** to a point; said point being 56.16 feet left of Lazelle Road proposed centerline of construction Station 88+49.91
8. **North 88 degrees 43 minutes 41 seconds East**, a distance of **54.22 feet** to a point, said point being 60.00 feet left of Lazelle Road proposed centerline of construction Station 89+04.00
9. **South 87 degrees 12 minutes 45 seconds East**, a distance of **40.67 feet** to a point, said point being 60.00 feet left of Lazelle Road proposed centerline of construction Station 89+44.67;

EXHIBIT A

10. **North 82 degrees 47 minutes 43 seconds East**, a distance of **58.30 feet** (passing at a distance of 23.80 feet the east line of said Farm Lot 8, being the west line of said Farm Lot 1) to a point, said point being 70.57 feet left of Lazelle Road proposed centerline of construction Station 90+01.12;
11. **South 86 degrees 25 minutes 36 seconds East**, a distance of **74.22 feet** to the east line of the grantor's land, being the west line of that parcel described in a deed to Consolidated Rail Corporation, of record in Deed Book 424, pages 241 and 247, said point being 70.57 feet left of Lazelle Road proposed centerline of construction Station 90+75.34;

Thence **South 02 degrees 51 minutes 09 seconds East**, along the east line of the grantor's land and along the west line of said Consolidated Rail Corporation parcel, a distance of **13.15 feet** to an iron pin set on the proposed north right-of-way line for said Lazelle Road, said iron pin set being 57.50 feet left of Lazelle Road proposed centerline of construction Station 90+76.82;

Thence **North 86 degrees 25 minutes 36 seconds West**, across the grantor's land and along the proposed north right-of-way line for said Lazelle Road, a distance of **109.47 feet** to an iron pin set on the west line of said Farm Lot 1, being the east line of said Farm Lot 8, said iron pin set being 57.51 feet left of Lazelle Road proposed centerline of construction Station 89+68.14;

Thence **South 02 degrees 30 minutes 54 seconds West**, across the grantor's land, along the west line of said Farm Lot 1, being the east line of said Farm Lot 8, and along the proposed north right-of-way line for said Lazelle Road, a distance of **7.51 feet** to the **TRUE POINT OF BEGINNING** for the herein described slope easement;

The above described slope easement contains a total area of **0.125 acres** within Delaware County Auditor's parcel number 318-343-01-070-002.

Iron pins set are 5/8 inch diameter by 30 inch long rebar with caps stamped "R/W STRUCTUREPOINT".

The bearings described herein are based on the bearing of South 86 degrees 25 minutes 36 seconds East between Franklin County Monuments "FCGS 2225" and "FCGS 2226", as established utilizing a field traverse.

The above described slope easement was prepared under the direct supervision of Brian P. Bingham, Registered Professional Surveyor No. 8438 on September 9, 2015, is based on a survey of the premises completed by Columbus Engineering Consultants, Inc., and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.

Brian P. Bingham, PS
Registered Professional Surveyor No. 8438

Date