

EXHIBIT A

Page 1 of 2

LPA RX 877 S

Rev. 06/09

Ver. Date 12/29/2014

PID 85017

**PARCEL 8-SW
FRA-CR122-6.22
PERPETUAL EASEMENT TO CONSTRUCT AND MAINTAIN A SEWER
IN THE NAME AND FOR THE USE OF THE
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

A perpetual easement for the construction and maintenance of a sewer in, upon and over the within described real estate. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (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 City of Columbus, County of Franklin, State of Ohio, and in Section 25, Township 5 North, Range 22 West, Refugee Lands, being part of a tract in the name of U.S. BIR, Inc., an Ohio Corporation (hereinafter known as the "Grantor") as recorded in Instrument Number 200010230214007 of said county records.

Being a parcel of land lying on the left side of the centerline of right of way of Alum Creek Drive as shown on the centerline plat of FRA-CR122-6.22 as recorded in Plat Book _____, Page _____ of the records of Franklin County and being further described as follows:

Commencing, for reference, at an iron pin (set) at the southwesterly corner of dedicated Alum Creek Drive, as shown on Dedication of Alum Creek Drive and Winslow Drive, as recorded in Plat Book 25, Page 114, said corner being on the westerly existing right of way line of Alum Creek Drive, 45.00 feet left of station 214+73.46;

Thence, South 86 degrees 14 minutes 56 seconds East, along the grantor's northerly property line and the southerly property line of a tract in the name of Tzemach Tzedek, LLC, as recorded in Instrument Numbers 201006080070901, 201005110057924, 201004270050391, 200501130008692, 200501130008689 and 200501103008685, a distance of 3.53 feet to an iron pin (set), 47.72 feet left of station 214+75.72, said pin (set) also being the **Point of Beginning** of the easement herein described;

Thence, South 36 degrees 05 minutes 47 seconds East, leaving said property line, a distance of 80.84 feet to an iron pin (set) on the northerly existing railroad right of way line of Pennsylvania Lines, LLC, a Delaware Limited Liability Company, as recorded in Instrument Number 200212180325195 and Court Record 3714, Page 214, said pin (set) being 47.23 feet left of station 62+43.34;

Thence, South 71 degrees 49 minutes 06 seconds West, along said railroad right of way line, a distance of 34.89 feet to a point 80.53 feet left of station 62+53.74;

EXHIBIT A

Page 2 of 2

LPA RX 877 S

Rev. 06/09

Thence, North 35 degrees 31 minutes 32 seconds West, leaving said railroad right of way line, a distance of 97.01 feet to a point on the grantor's northerly property line and the southerly property line of said Tzemach Tzedek, LLC tract, said point being 80.00 feet left of station 215+02.56;

Thence, South 86 degrees 14 minutes 56 seconds East, along said property line, a distance of 41.98 feet to the **Point of Beginning**.

The above described area contains 0.0670 acres, of which the present road occupies 0.0000 acres, and is contained within Franklin County Auditor's Permanent Parcel No. 010-112384.

The bearings for this description are based on the bearing between Franklin County Engineer's Stations "FRANK33" and "FRANK43" being South 26 degrees 38 minutes 00 seconds East, as measured using GPS methods and the Ohio State Plane Coordinate System, South Zone, NAD83 (2007 Adjustment).

All iron pins set are 5/8" x 30" rebar with cap stamped "GPD GROUP".

This description was prepared and reviewed under the supervision of Steven L. Mullaney, Professional Surveyor No. 7900 from a survey conducted for the City of Columbus, Ohio in June, 2012.

Glaus, Pyle, Schomer, Burns & DeHaven, Inc.
dba GPD Group

Steven L. Mullaney, P.S.
Professional Surveyor No. 7900

Date