

EXHIBIT A

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LPA RX 879 CH

Rev. 06/09

Ver. Date 3/17/14

PID 90382

**PARCEL 2-CH
FRA-SCIOTO TRAIL/FIFTH AVENUE CONNECTOR
PERPETUAL EASEMENT TO CONSTRUCT AND MAINTAIN A CHANNEL
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 perpetual watercourse, ditch, channel or other drainage facility upon 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, located in Virginia Military Survey 530 being part of Lot 4C of the Subdivision of Lot 4 of Scioto Park Subdivision (Plat Book 46, Page 66), being part lands conveyed to Quarry Apartments I, LLC. (hereinafter known as the "Grantor") by Inst. No. 200202150043136 of said county records:

Being a parcel of land lying on the left side of the centerline of right of way of West Fifth Avenue as part of the FRA-Scioto Trail/Fifth Avenue Connector Centerline Plat recorded in Plat Book____, Page____ of the records of Summit County and being bounded and described as follows:

Beginning at a railroad spike found at the intersection of the centerline of right of way of West Fifth Ave. with the centerline of right of way of McKinley Ave., said intersection point and railroad spike found being at Sta. 0+00.00 of the centerline of right of way of West Fifth Ave. and Sta. 5+00.00 of the centerline of right of way of McKinley Ave.; thence North 53 Degrees 51 Minutes 35 Seconds East along the centerline of right of way of said West Fifth Ave., a distance of 64.08 feet to a point being at Sta. 00+64.08 of the centerline of right of way of West Fifth Ave.; thence North 36 Degrees 08 Minutes 25 Seconds West, a distance of 40.00 feet to a point on the northwesterly right of way line of said West Fifth Ave. and the Grantor's southeasterly line, said point being witnessed by a ¾" iron pipe found bearing North 66 Degrees 00 Minutes 02 Seconds East, a distance of 0.10 feet; said point also being 40.00 feet left of Sta. 00+64.08 of the centerline of right of way of said West Fifth Ave. and also being the TRUE PLACE OF BEGINNING for the parcel hereinafter described, thence clockwise along the following seven (7) courses and distances;

1. Thence, southwest along the northwesterly right of way line of West Fifth Avenue along a tangential curve to the right having a radius of **25.00 feet**, a central angle of **89 Degrees 11 Minutes 43 Seconds**, a chord bearing **North 81 Degrees 32 Minutes 33 Seconds West**, a chord

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distance of **35.11 feet**, an arc length of **38.92 feet** to a $\frac{3}{4}$ " iron pipe being 64.65 feet left of Sta. 00+39.09 of the centerline of right of way of West Fifth Ave.;

2. Thence **North 36 Degrees 56 Minutes 42 Seconds West**, a distance of **13.26 feet** to a point being 77.90 feet left of Sta. 00+38.90 of the centerline of the right of way of West Fifth Ave.;
3. Thence, **South 87 Degrees 44 Minutes 28 Seconds East**, a distance of **48.70 feet** to a point 47.66 feet left of Sta. 00+77.07 of the centerline of right of way of West Fifth Ave.;
4. Thence **North 52 Degrees 17 Minutes 36 Seconds East**, a distance of **120.66 feet** to a point being 50.96 feet left of Sta. 1+97.68 of the centerline of right of way of West Fifth Ave.;
5. Thence **North 55 Degrees 17 Minutes 56 Seconds East**, a distance of **91.95 feet** to a point 48.65 feet left of Sta. 2+89.61 of the centerline of right of way of West Fifth Ave.;
6. Thence **South 36 Degrees 22 Minutes 00 Seconds East**, a distance of **8.65 feet** to a point being 40.00 feet left of Sta. 2+89.64 of the centerline of right of way of West Fifth Ave.;
7. Thence **South 53 Degrees 51 Minutes 35 Seconds West**, a distance of **225.56 feet** to the **True Place of Beginning**;

The above described tract contains 0.0632 acres (2,753.2 Sq. Ft.), more or less, and subject to all easements, restrictions and covenants of record.

The above described area is contained within Franklin County Parcel Number 010-254307.

Bearings are based on the centerline of Fifth Avenue, east of Riverside Drive, being South 86 degrees 46 minutes 08 seconds East, as derived from Grid North, Ohio State Plane Coordinate System, South Zone, NAD83(CORS96) as resolved by GPS Observations using the Ohio Department of Transportation's VRS Network.

The stationing for West Fifth Avenue is based on City of Columbus Plan D-2519 (West Fifth Avenue Extension), on file with Division of Design & Construction, Department of Public Service, City of Columbus.

This description was prepared and reviewed under the supervision of Steven L. Mullaney, Professional Surveyor No. 7900 from a survey completed in July 2012.

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

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