

EXHIBIT A

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LPA RX 875 SL

Rev. 08/12

Ver. Date 09/09/2015

PID 90406

**PARCEL 11-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 Franklin, City of Columbus, being located in ¼ Township 2, Township 2 North, Range 18 West, United States Military Lands, and being a part of that 14.971 acre parcel described in a deed to **SPRINGBURN APARTMENTS, INC, AN OHIO CORPORATION**, of record in Instrument Number 200807110107025, all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, being a parcel of land lying on the right side of the proposed centerline of construction for Lazelle Road, as shown on the centerline plat of record in Plat Book ____, Page ____, and being further bounded and described as follows:

Commencing for reference at a point on the existing centerline of right-of-way for Flint Road, being the northeast corner of the grantor's land, and being the southeast corner of that 0.368 acre right-of-way parcel described in a deed to City of Columbus, of record in Official Record 7472 A-04, said point being 40.00 feet right of Lazelle Road proposed centerline of construction Station 91+08.24;

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Thence **North 86 degrees 25 minutes 36 seconds West**, along the north line of the grantor's land and along the south line of said 0.368 acre right-of-way parcel, a distance of **36.23 feet** to an iron pin set on the existing south right-of-way line for Lazelle Road, as established by said 0.368 acre right-of-way parcel, said iron pin set being 40.00 feet right of Lazelle Road proposed centerline of construction Station 90+72.01, and said iron pin set being the **TRUE POINT OF BEGINNING** for the herein described slope easement;

Thence across the grantor's land along the following fourteen (14) described courses:

1. **South 35 degrees 02 minutes 12 seconds East**, along the proposed south right-of-way line for said Lazelle Road, a distance of **16.82 feet** to an iron pin set on the existing west right-of-way line for Flint Road, said iron pin set being 53.14 feet right of Lazelle Road proposed centerline of construction Station 90+82.51;
2. **South 02 degrees 49 minutes 18 seconds East**, along the existing west right-of-way line for said Flint Road, a distance of **321.00 feet** to a point, said point being 27.04 feet left of Flint Road proposed centerline of construction Station 425+24.03;
3. **North 43 degrees 02 minutes 03 seconds West**, a distance of **31.91 feet** to a point, said point being 47.64 feet left of Flint Road proposed centerline of construction Station 425+48.39;
4. **North 06 degrees 40 minutes 44 seconds East**, a distance of **50.41 feet** to a point, said point being 39.32 feet left of Flint Road proposed centerline of construction Station 425+98.11;
5. **North 03 degrees 56 minutes 03 seconds West**, a distance of **66.36 feet** to a point, said point being 40.61 feet left of Flint Road proposed centerline of construction Station 426+64.46;
6. **North 05 degrees 33 minutes 14 seconds East**, a distance of **35.01 feet** to a point, said point being 35.51 feet left of Flint Road proposed centerline of construction Station 426+99.10;
7. **North 16 degrees 37 minutes 50 seconds West**, a distance of **52.02 feet** to a point, said point being 150.28 feet right of Lazelle Road proposed centerline of construction Station 90+72.38;
8. **North 06 degrees 17 minutes 52 seconds West**, a distance of **92.02 feet** to a point, said point being 59.63 feet right of Lazelle Road proposed centerline of construction Station 90+56.61;
9. **North 75 degrees 03 minutes 07 seconds West**, a distance of **19.11 feet** to a point, said point being 55.86 feet right of Lazelle Road proposed centerline of construction Station 90+37.87;
10. **North 85 degrees 46 minutes 18 seconds West**, a distance of **106.94 feet** to a point, said point being 54.12 feet right of Lazelle Road proposed centerline of construction Station 89+30.19;
11. **South 40 degrees 08 minutes 38 seconds West**, a distance of **12.40 feet** to a point, said point being 63.98 feet right of Lazelle Road proposed centerline of construction Station 89+22.67;

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- 12. **North 88 degrees 45 minutes 12 seconds West**, a distance of **36.00 feet** to a point, said point being 64.95 feet right of Lazelle Road proposed centerline of construction Station 88+86.68;
- 13. **North 17 degrees 11 minutes 20 seconds West**, a distance of **17.08 feet** to a point, said point being 48.90 feet right of Lazelle Road proposed centerline of construction Station 88+80.84;
- 14. **North 83 degrees 12 minutes 33 seconds West**, a distance of **127.43 feet** to a point on the existing south right-of-way line for said Lazelle Road, being the north line of the grantor's land, said point being 40.00 feet right of Lazelle Road proposed centerline of construction Station 87+53.73;

Thence **South 87 degrees 12 minutes 45 seconds East**, along the existing south right-of-way line for said Lazelle Road and along the north line of the grantor's land, a distance of **214.41 feet** to a point, said point being 40.00 feet right of Lazelle Road proposed centerline of construction Station 89+68.69;

Thence **South 86 degrees 25 minutes 36 seconds East**, continuing along the existing south right-of-way line for said Lazelle Road and continuing along the north line of the grantor's land, a distance of **103.33 feet** to the **TRUE POINT OF BEGINNING** for the herein described slope easement.

The above described slope easement contains a total area of **0.213 acres** within Franklin County Auditor's parcel number 610-200940.

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.

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

The above described slope easement was prepared under the direct supervision of Brian P. Bingham, Registered Professional Surveyor No. 8438 on March 18, 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