

EXHIBIT A

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LPA RX 871 SH

Rev. 06/09

Ver. Date 12-30-15

PID 95606

**PARCEL 7-SH
FRA - LAZELLE ROAD - PHASE A
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the City Of Columbus, Franklin County, Ohio, its successors and assigns forever.

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (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, located in Section 2, Township 2, Range 18, of the United States Military Lands, being part of Lot 50 of the Partition Plat of the Scioto Land Company, Deed Book "A" page 194, destroyed by fire, as demonstrated in Survey Plat Book 3 pages 136 & 137 (on file in the Franklin County Engineers Office). Descriptions of said partition lots are recorded in Deed Book "A" pages 7 & 14. Also being part of the common area of the 0.725 acre tract declared as to The Lazelle Road Building Condominium in Official Record 08465 H-14, as demonstrated in Condominium Plat Book 36 page 53 and being described as follows:

Being a parcel of land lying north of and adjacent to the north existing right-of-way line of Lazelle Road East, as described in Plat Book 64 page 6 and more particularly described as follows:

Commencing at a monument found (FCGS 5027 Reset) at the intersection of the centerline of existing right-of-way of Flint Road and the centerline of existing right-of-way of Lazelle Road, being at centerline station 91+03.76;

Thence North 86°25'36" West, along the centerline of existing right-of-way of Lazelle Road, a distance of 135.35 feet to a monument found (FCGS 2225), being at centerline station 89+68.41;

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Thence continuing along said centerline North $87^{\circ}12'45''$ West, a distance of 963.42 feet to a point of deflection $00^{\circ}03'20''$ to the right, being at centerline station 80+04.99;

Thence continuing along said centerline North $87^{\circ}09'24''$ West, a distance of 154.81 feet to a point of tangent, said point being at centerline station 78+50.18;

Thence continuing along said centerline, Lazelle Road turning into Lazelle Road East at the intersection with Lazelle Road, with a curve to the left, having a radius 600.00 feet, a central angle of $39^{\circ}51'07''$, an arc length of 417.33 feet, being subtended by a chord bearing of South $72^{\circ}55'02''$ West and a chord distance of 408.97 feet to a point on the curve, said point being at centerline station 74+32.85;

Thence leaving said centerline North $37^{\circ}00'31''$ West a distance of 61.05 feet to an iron pin set on the existing right-of-way for Lazelle Road East, being 61.05 feet left of centerline station 74+32.85, and being the **Point of Beginning** for the herein described parcel;

Thence along said existing right-of-way with a curve to the right, having a radius 163.43 feet, a central angle of $0^{\circ}48'03''$, an arc length of 2.28 feet, being subtended by a chord bearing of South $34^{\circ}45'44''$ East and a chord distance of 2.28 feet to point, said point being 58.77 feet left of centerline station 74+32.77;

Thence continuing along said existing right-of-way with a curve to the right, having a radius 20.00 feet, a central angle of $85^{\circ}36'39''$, an arc length of 29.88 feet, to a point of reverse curve, being subtended by a chord bearing of South $08^{\circ}26'37''$ West and a chord distance of 27.18 feet to point, said point being 40.00 feet left of centerline station 74+14.60;

Thence continuing along said existing right-of-way with a curve to the left, having a radius 640.00 feet, a central angle of $04^{\circ}49'57''$, an arc length of 53.98 feet, being subtended by a chord bearing of South $48^{\circ}49'58''$ West and a chord distance of 53.96 feet to point of curvature, being 40.00 feet left of centerline station 73+64.00;

Thence continuing along said existing right-of-way South $46^{\circ}24'59''$ West, a distance of 145.70 feet to a point of tangent, being 40.00 feet left of centerline station 72+18.29;

Thence continuing along said existing right-of-way with a curve to the right, having a radius 435.00 feet, a central angle of $07^{\circ}52'09''$, an arc length of 59.74 feet, being subtended by a chord bearing of South $50^{\circ}21'04''$ West and a chord distance of 59.70 feet to point at the south corner of said The Lazelle Road Building Condominium tract, also being the southeast corner of a tract of land conveyed to 111 Lazelle Road East, LLC. in Instrument Number 200603020040089, being 40.00 feet left of centerline station 71+53.06;

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Thence North 02°51'58" East along the west property line of said The Lazelle Road Building Condominium tract, also being the east property line of said 111 Lazelle Road East, LLC. tract, a distance of 9.00 feet to an iron pin set, being 47.00 feet left of centerline station 71+59.29;

Thence crossing said The Lazelle Road Building Condominium tract with a curve to the left, having a radius 428.00 feet, a central angle of 07°07'03", an arc length of 53.17 feet, being subtended by a chord bearing of North 49°58'31" East and a chord distance of 53.13 feet to an iron pin set, being 47.00 feet left of centerline station 72+18.29;

Thence continuing across said tract South 43°35'01" East, a distance of 5.00 feet to an iron pin set, being 42.00 feet left of centerline station 72+18.29;

Thence continuing across said tract North 46°24'59" East, a distance of 145.70 feet to an iron pin set at a point of curvature, being 42.00 feet left of centerline station 73+64.00;

Thence continuing across said tract with a curve to the right, having a radius 642.00 feet, a central angle of 04°50'40", an arc length of 54.28 feet, being subtended by a chord bearing of North 48°50'20" East and a chord distance of 54.27 feet to an iron pin set on a point of reverse curvature, being 42.00 feet left of centerline station 74+14.73;

Thence continuing across said tract with a curve to the left, having a radius 20.00 feet, a central angle of 86°25'25", an arc length of 30.17 feet, being subtended by a chord bearing of North 08°02'57" East and a chord distance of 27.39 feet to the **Point of Beginning**.

Containing 0.019 acre, more or less, within the common area interest of Franklin County Auditor's Parcel Numbers 610-206485, 610-206486, 610-206487, and 610-206488.

All references herein are to records in the Recorders' Office, Franklin County, Ohio.

The basis of bearings for this description is based on the bearing of South 86°25'36" East for the centerline of Lazelle Road as established by the Franklin County Engineers office between monuments "FCGS 2225" and "FCGS 2226".

All pins set are 3/4 inch rebar, 30 inches long, with a plastic cap stamped "CEC, INC.".

All stations and offsets referred to herein are measured from the centerline of existing right-of-way of Lazelle Road and Lazelle Road East as shown upon the right of way plan FRA-LAZELLE ROAD-PHASE A on file with the City of Columbus, Ohio.

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This description was prepared under the direction of Daniel J. Hornyak, Registered Professional Surveyor Number 7963, and based upon a field survey of property monumentation found, the centerline of existing roadway, and recorded deed descriptions and plats. The said survey was performed by Columbus Engineering Consultants, Inc., and is not a complete boundary survey of properties involved in the development of the right-of-way plans known as FRA-LAZELLE ROAD-PHASE A.

Daniel J. Hornyak Date
Registered Professional Surveyor No. 7963