

EXHIBIT A

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LPA RX 883 U

Rev. 09/12

Ver. Date 08/31/2015

PID 85017

**PARCEL 14-U
FRA-CR122-6.22
PERPETUAL EASEMENT FOR UTILITY PURPOSES
IN THE NAME AND FOR THE USE OF THE
CITY OF COLUMBUS, DEPARTMENT OF POWER AND WATER (POWER)**

A perpetual easement for the construction and maintenance of power lines, poles, guy wires and any other necessary structure used to provide electrical service 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 MABC Properties, LLC, an Ohio Limited Liability Company (hereinafter known as the "Grantor") as recorded in Instrument Numbers 201301290015923, 201301290015922, 201301290015921, 201301290015920, 201301290015919, 201301290015914, 201301290015915, 20110303003091, 200904060047843, 200705310094086, Official Record 8603, Page D03 and Deed Book 3739, Page 837 of said county records.

Being a parcel of land lying on the right 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 a railroad spike (set) at the southeasterly corner of dedicated Alum Creek Drive, as shown on Resubdivision of All of Lots 1 and 2 of Southeast Industrial Park (P.B. 42, Pg. 40) as recorded in Plat Book 116, Page 45, said corner also being a deflection point in the centerline of right of way of Alum Creek Drive, at station 255+92.70;

Thence, North 37 degrees 00 minutes 56 seconds West, along the centerline of right of way of Alum Creek Drive, a distance of 309.33 feet to the grantor's southwesterly corner and the northwesterly corner of a tract in the name of The All American Cablevision Company, an Ohio Corporation, as recorded in Deed Book 3358, Page 588 and Deed Book 2747, Page 447, said corner being at station 229+02.04;

Thence, North 52 degrees 58 minutes 04 seconds East, along the grantor's southerly property line and the northerly property line of said Cablevision tract, a distance of 57.00 feet to an iron pin (set) 57.00 feet right of station 229+02.05 and the **Point of Beginning** of the easement herein described;

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Thence, leaving said property line, North 37 degrees 00 minutes 56 seconds West, a distance of 15.00 feet to a point 57.00 feet right of station 229+17.05;

Thence, North 52 degrees 58 minutes 04 seconds East, a distance of 109.97 feet to a point 166.97 feet right of station 229+17.09;

Thence, South 37 degrees 01 minutes 56 seconds East, a distance of 15.00 feet to a point on the southerly line of said MABC Properties, LLC tract, 166.98 feet right of station 229+02.09;

Thence, along said property line, South 52 degrees 58 minutes 04 seconds West, a distance of 109.98 to the **Point of Beginning**.

The above described area contains 0.0379 acres, of which the present road occupies 0.000 acres, and is contained within Franklin County Auditor's Permanent Parcel No. 010-181473.

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