

EXHIBIT A

Page 1 of 3

LPA RX 879 CH

Rev. 06/09

Ver. Date 3/17/14

PID 90382

**PARCEL 1-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), as conveyed to Runaway Bay II Apartments, LLC. (hereinafter known as the "Grantor") by Instrument No. 200811040162417 of said county records:

Being a parcel of land lying on the right 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 360.00 feet to a point being at Sta. 03+60.00 of the centerline of right of way of West Fifth Ave.; thence South 36 Degrees 08 Minutes 25 Seconds East, a distance of 40.00 feet to a point on the southeasterly right of way line of said West Fifth Ave. and the Grantor's northwesterly line, said point being 40.00 feet right of Sta. 03+60.00 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 nine (9) courses and distances;

EXHIBIT A

1. Thence **South 36 Degrees 08 Minutes 25 Seconds East** a distance of **22.00 feet** to a point being 62.00 feet right of Sta. 3+60.00 of the centerline of right of way of West Fifth Ave.;
2. Thence **South 53 Degrees 51 Minutes 36 Seconds West** a distance of **40.98 feet** to a point being 62 feet right of Sta. 3+19.02 of the centerline of right of way of West Fifth Ave.;
3. Thence **South 68 Degrees 47 Minutes 48 Seconds West** a distance of **19.40 feet** to a point 57.00 feet right of Sta. 3+00.28 of the centerline of West Fifth Ave.;
4. Thence **South 53 Degrees 51 Minutes 35 Seconds W** a distance of **233.53 feet** to a point being 57.00 feet right of Sta. 0+66.75 of the centerline of right of way of West Fifth Ave.;
5. Thence **South 35 Degrees 01 Minutes 15 Seconds West** a distance of **17.75 feet** to a point being 62.73 feet right of Sta. 00+49.95 of the centerline of right of way of West Fifth Ave.;
6. Thence **South 04 Degrees 33 Minutes 20 Seconds West** a distance of **12.70 feet** to a point being 72.36 feet right of Sta. 00+41.67 of the centerline of right of way of West Fifth Ave.;
7. Thence northeast along a tangential curve to the left having a radius of **35.00 feet**, a central angle of **75 Degrees 31 Minutes 21 Seconds**, a chord bearing **North 10 Degrees 14 Minutes 31 Seconds East**, a chord distance of **42.87 feet**, an arc length of **46.13 feet** to a 5/8 inch by 30 inch rebar with cap "GPD" set being 42.79 feet right of Sta. 00+72.70 of the centerline of right of way of West Fifth Ave.;
8. Thence **North 48 Degrees 00 Minutes 11 Seconds East** a distance of **27.38 feet** to a 5/8 inch by 30 inch rebar with cap "GPD" set being 40.00 feet right of Sta. 00+99.93 of the centerline of right of way of West Fifth Ave.;
9. Thence **North 53 Degrees 51 Minutes 35 Seconds East** a distance of **260.07 feet** to the **TRUE PLACE OF BEGINNING**;

The above described tract contains 0.1246 acres (5429.7 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 010-138775.

EXHIBIT A

Page 3 of 3

LPA RX 879 CH

Rev. 06/09

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