

EXHIBIT A

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LPA RX 879 CH

Rev. 06/09

Ver. Date 3/17/14

PID 90382

**PARCEL 6-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 4 of Scioto Park Subdivision (Plat Book 43, Page 108), and being part of lands conveyed to the McKinley Avenue Limited Partnership (hereinafter known as the "Grantor") by Volume 27582, Page B10 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 Franklin 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 Avenue, said railroad spike 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 Avenue; thence North 53 Degrees 51 Minutes 35 Seconds East, along said centerline of right of way, a distance of 514.52 feet to a point at Sta. 5+14.52 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 3/4 inch pipe found on the northwesterly existing right of way line of said West Fifth Ave. and the Grantor's southwesterly corner, said pipe being 40.00 feet left of Sta. 5+14.52 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 five (5) courses and distances;

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1. Thence **North 36 Degrees 15 Minutes 49 Seconds West**, leaving said existing right of way line along the grantor's westerly line, a distance of **4.00 feet** to a point 44.00 feet left of Sta. 5+14.51 of the centerline of right of way of West Fifth Ave.;
2. Thence **North 48 Degrees 47 Minutes 28 Seconds East**, a distance of **135.92 feet** to a point 48.18 feet left of Sta. 6+59.37 of the centerline of right of way of West Fifth Ave.;
3. Thence **South 44 Degrees 13 Minutes 26 Seconds East**, a distance of **8.19 feet** to a point on the northwesterly existing right of way line of West Fifth Ave., said point being 40.00 feet left of Sta. 6+58.97 of the centerline of right of way of West Fifth Ave.;
4. Thence southwest along a non-tangential curve to the right having a radius of **460.00 feet**, a central angle of **10 Degrees 38 Minutes 14 Seconds**, a chord bearing **South 48 Degrees 32 Minutes 28 Seconds West**, a chord distance of **85.28 feet**, an arc length of **85.40 feet** to a point 40.00 feet left of Sta. 5+66.14 of the centerline of right of way of West Fifth Ave.;
5. Thence **South 53 Degrees 51 Minutes 35 Seconds West**, a distance of **51.62 feet** to the **TRUE PLACE OF BEGINNING**.

The above described tract contains 0.0263 acres (1,145.9 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 010-196187.

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