

EXHIBIT A

Page 1 of 2

LPA RX 879 CH

Rev. 06/09

Ver. Date 4/10/14

PID 90382

**PARCEL 7-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 3 of Scioto Park Subdivision (Plat Book 43, Page 108), and part of Lot 4C of the Subdivision of Lot 4 of Scioto Park Subdivision (Plat Book 46, Page 66), and being part of lands conveyed to MDB Lakeshore Holdings, LLC. (hereinafter known as the "Grantor") by Instrument No. 201309270164694 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 Franklin County and being bounded and described as follows:

Beginning at a mag nail set at the proposed location of a 1 inch rebar in a monument box to be set during construction marking the intersection of the centerline of right of way of West Fifth Ave. with the centerline of right of way of Lake Shore Drive, said mag nail set being at Sta. 20+15.10 of the centerline of right of way of West Fifth Ave. and Sta. 2+07.18 of the centerline of right of way of Lake Shore Dr.; thence South 48 Degrees 55 Minutes 06 Seconds West, along said centerline of right of way, a distance of 50.00 feet to a 1 inch rebar in a monument box set at a point of curvature at Sta. 19+65.10 of the centerline of right of way of West Fifth Ave.; thence continuing along said centerline of right of way and with a tangential curve to the right having a radius of 500.00 feet, a central angle of 27 Degrees 10 Minutes 31 Seconds, a chord bearing South 62 Degrees 30 Minutes 21 Seconds West, a chord distance of 234.93 feet, an arc length of 237.15 feet to a point at Sta. 17+27.95 of the centerline of right of way of West Fifth Ave.; thence South 13 Degrees 54 Minutes 23 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 northerly line, said point being 40.00 feet right of Sta. 17+27.95 of the centerline of right of way of said West Fifth

EXHIBIT A

Ave. and also being the **TRUE PLACE OF BEGINNING** for the parcel hereinafter described, thence clockwise along the following four (4) courses and distances;

1. Thence **South 13 Degrees 54 Minutes 23 Seconds East**, leaving said existing right of way line, a distance of **10.00 feet** to a point 50.00 feet right of Sta. 17+27.95 of the centerline of right of way of West Fifth Ave.;
2. Thence southwest along a non-tangential curve to the right having a radius of **550.00 feet**, a central angle of **06 Degrees 48 Minutes 22 Seconds**, a chord bearing **South 79 Degrees 29 Minutes 48 Seconds West**, a chord distance of **65.30 feet**, an arc length of **65.33 feet** to a point 50.00 feet right of Sta. 16+68.55 of the centerline of right of way of West Fifth Ave.;
3. Thence **North 07 Degrees 06 Minutes 02 Seconds West**, a distance of **10.00 feet** to a point on said existing right of way line, said point being 40.00 feet right of Sta. 16+68.55 of the centerline of right of way of West Fifth Ave.;
4. Thence, northeast along a non-tangential curve to the left having a radius of **540.00 feet**, a central angle of **06 Degrees 48 Minutes 22 Seconds**, a chord bearing **North 79 Degrees 29 Minutes 48 Seconds East**, a distance of **64.11 feet**, an arc length of **64.15 feet** to the **TRUE PLACE OF BEGINNING**.

The above described tract contains 0.0149 acres (647.4 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 010-183734.

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