

**EXHIBIT A**

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LPA RX 883 U

Rev. 09/12

Ver. Date 08/12/2014

PID 85017

**PARCEL 15-U1  
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).

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**[Surveyor's description of the premises follows]**

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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 Lot 1 of Resubdivision of Lots 1 and 2 of Southeast Industrial Park (P.B. 42, Page 40), as recorded in Plat Book 116, Page 46, said lot being in the name of Columbus Industrial Owner II, LLC (hereinafter known as the "Grantor") as recorded in Instrument Number 201207270108087 of said county records.

Being a parcel of land lying on the left 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 1 inch iron pipe (found) at the southeasterly corner of said Lot 1, said corner being on the northerly line of a tract in the name of The Board of Education of the City School District of Columbus, Ohio, as recorded in Deed Book 2120, Page 448, said corner also being 60.00 feet left of station 226+43.87;

Thence, North 37 degrees 00 minutes 56 seconds West, along the westerly existing right of way line of Alum Creek drive and the grantor's easterly property line, a distance of 201.78 feet to a point 60.00 feet left of station 228+45.65;

Thence, South 52 degrees 59 minutes 04 seconds West, leaving said line, a distance of 10.00 feet to a point on an existing easement as shown in Plat Book 42, Page 40, said point being 70.00 feet left of station 228+45.65, and the **Point of Beginning** of the easement herein described;

Thence, South 52 degrees 59 minutes 04 seconds West, leaving said existing easement line, a distance of 10.00 feet to a point 80.00 feet left of station 228+45.65;

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Thence, North 37 degrees 00 minutes 56 seconds West, a distance of 10.00 feet to a point 80.00 feet left of station 228+55.65;

Thence, North 52 degrees 59 minutes 04 seconds East, a distance of 10.00 feet to a point on said existing easement line, 70.00 feet left of station 228+55.65;

Thence, South 37 degrees 00 minutes 56 seconds East, along said existing easement line, a distance of 10.00 feet to the **Point of Beginning**.

The above described area contains 0.0023 acres, of which the present road occupies 0.0000 acres, and is contained within Franklin County Auditor's Permanent Parcel No. 010-292612.

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

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Steven L. Mullaney, P.S.  
Professional Surveyor No. 7900

Date