

**EXHIBIT A**

Page 1 of 2

LPA RX 883 U

Rev. 09/12

Ver. Date 12/29/2014

PID 85017

**PARCEL 13-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 The All American Cablevision Company, an Ohio Corporation (hereinafter known as the "Grantor") as recorded in Deed Book 3358, Page 588 and Deed Book 2747, Page 447 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 225+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 259.31 feet to the grantor's southwesterly corner and the northwesterly corner of a tract in the name of the City of Columbus, as recorded in Official Record 3381, Page 134 and Instrument Number 199907290192176, at station 228+52.02;

Thence, North 52 degrees 58 minutes 04 seconds East, along the grantor's southerly line and the northerly line of said City of Columbus tract, a distance of 55.00 feet to an iron pin (set) 55.00 feet right of station 228+52.03, and the **Point of Beginning** of the easement herein described;

Thence, North 37 degrees 00 minutes 56 seconds West, leaving said property line across the grantor's tract, a distance of 50.02 feet to an iron pin (set) on the grantor's northerly property line and the southerly property line of a tract in the name of MABC Properties, LLC, an Ohio Limited Liability Company, as

**EXHIBIT A**

LPA RX 883 U

Rev. 09/12

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, said pin (set) being 55.00 feet right of station 229+02.05;

Thence, leaving said property line across the grantor's tract, the following three (3) calls:

1. South 87 degrees 50 minutes 28 seconds East, a distance of 49.02 feet to a point 95.00 feet right of station 228+71.09;
2. North 52 degrees 59 minutes 04 seconds East, a distance of 25.00 feet to a point 120.00 feet right of station 228+71.09;
3. South 37 degrees 00 minutes 56 seconds East, a distance of 19.04 feet to a point on the grantor's southerly property line and the northerly property line of said City of Columbus tract, 120.00 feet right of station 228+52.05;

Thence, South 52 degrees 58 minutes 04 seconds West, along said property line, a distance of 65.00 feet to the **Point of Beginning**.

The above described area contains 0.0433 acres, of which the present road occupies 0.0000 acres, and is contained within Franklin County Auditor's Permanent Parcel No. 010-013550.

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