

EXHIBIT A

Page 1 of 3

LPA RX 879 CH

Rev. 06/09

Ver. Date 4/10/14

PID 90382

**PARCEL 8-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 part of Lot 4B of the Subdivision of Lot 4 of Scioto Park Subdivision (Plat Book 46, Page 66), being part lands conveyed to Quarry Apartments I, LLC. (hereinafter known as the "Grantor") by Inst. #201210160155326 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 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 48.50 feet to a point at Sta. 19+66.51 of the centerline of right of way of West Fifth Ave.; thence North 41 Degrees 04 Minutes 54 Seconds West, a distance of 40.05 feet to a point on the northwesterly existing right of way line of said West Fifth Ave. and the Grantor's southeasterly line, said point being 40.05 feet left of Sta. 19+66.51 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 fourteen (14) courses and distances;

1. Thence, along said existing right of way line, southwest along a non-tangential curve to the right having a radius of **20.00 feet**, a central angle of **04 Degrees 02 Minutes 44 Seconds**, a chord bearing **South 46 Degrees 54 Minutes 03 Seconds West**, a chord distance of **1.41 feet**, an arc

EXHIBIT A

- length of **1.41 feet** to a point 40.00 feet left of Sta. 19+65.10 of the centerline of right of way of West Fifth Ave.;
2. Thence, southwest along a tangential curve to the right having a radius of **460.00 feet**, a central angle of **38 Degrees 03 Minutes 43 Seconds**, a chord bearing **South 67 Degrees 56 Minutes 57 Seconds West**, a chord distance of **299.99 feet**, an arc length of **305.58 feet** to a point 40.00 feet left of Sta. 16+32.94 of the centerline of right of way of West Fifth Ave.;
 3. Thence, southwest along a tangential curve to the left having a radius of **540.00 feet**, a central angle of **05 Degrees 55 Minutes 19 Seconds**, a chord bearing **South 84 Degrees 01 Minutes 10 Seconds West**, a chord distance of **55.79 feet**, an arc length of **55.81 feet** to the grantor's southwesterly corner, said corner being 40.00 feet left of Sta. 15+81.27 of the centerline of right of way of West Fifth Ave.;
 4. Thence **North 85 Degrees 42 Minutes 05 Seconds West**, along the grantor's southwesterly line, a distance of **20.27 feet** to a point 45.00 feet left of Sta. 15+63.16 of the centerline of right of way of West Fifth Ave.;
 5. Thence northeast along a non-tangential curve to the right having a radius of **545.00 feet**, a central angle of **07 Degrees 59 Minutes 48 Seconds**, a chord bearing **North 82 Degrees 58 Minutes 56 Seconds East**, a chord distance of **76.00 feet**, an arc length of **76.07 feet** to a point 45.00 feet left of Sta. 16+32.94 of the centerline of right of way of West Fifth Ave.;
 6. Thence northeast along a tangential curve to the left having a radius of **455.00 feet**, a central angle of **07 Degrees 49 Minutes 15 Seconds**, a chord bearing **North 83 Degrees 04 Minutes 11 Seconds East**, a chord distance of **62.06 feet**, an arc length of **62.11 feet** to a point 45.00 feet left of Sta. 17+01.19 of the centerline of right of way of West Fifth Ave.;
 7. Thence **North 32 Degrees 07 Minutes 10 Seconds East**, a distance of **12.41 feet** to a point 54.00 feet left of Sta. 17+10.67 of the centerline of right of way of West Fifth Ave.;
 8. Thence northeast along a non-tangential curve to the left having a radius of **446.00 feet**, a central angle of **30 Degrees 26 Minutes 57 Seconds**, a chord bearing **North 62 Degrees 50 Minutes 54 Seconds East**, a chord distance of **234.24 feet**, an arc length of **237.02 feet** to a point 54.11 feet left of Sta. 19+75.17 of the centerline of right of way of West Fifth Ave.;
 9. Thence **North 18 Degrees 31 Minutes 00 Seconds West**, a distance of **11.89 feet** to a point 65.09 feet left of Sta. 19+79.73 of the centerline of right of way of West Fifth Ave.;
 10. Thence **North 49 Degrees 09 Minutes 06 Seconds East**, a distance of **5.36 feet** to a point on the northwesterly existing right of way line of Lakeshore Drive, said point being 65.07 feet left of Sta. 19+85.10 of the centerline of right of way of West Fifth Ave.;

EXHIBIT A

Page 3 of 3

LPA RX 879 CH

Rev. 06/09

11. Thence **South 41 Degrees 04 Minutes 54 Seconds East**, along said existing right of way line, a distance of **5.07 feet** to a point 60.00 feet left of Sta. 19+85.10 of the centerline of right of way of West Fifth Ave.;
12. Thence southwest along a tangential curve to the right having a radius of **20.00 feet**, a central angle of **49 Degrees 10 Minutes 35 Seconds**, a chord bearing **South 16 Degrees 29 Minutes 37 Seconds East**, a chord distance of **16.64 feet**, an arc length of **17.17 feet** to a point 44.87 feet left of Sta. 19+78.17 of the centerline of right of way of West Fifth Ave.;
13. Thence **South 34 Degrees 29 Minutes 14 Seconds West**, leaving said existing right of way line, a distance of **6.64 feet** to a point 43.21 feet left of Sta. 19+71.74 of the centerline of right of way of West Fifth Ave.;
14. Thence **South 17 Degrees 46 Minutes 55 Seconds West**, a distance of **6.11 feet** to the **TRUE PLACE OF BEGINNING**.

The above described tract contains 0.0968 acres (4,217.6 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 010-238625.

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