

EXHIBIT A

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Rev. 06/09

Ver. Date 02/02/2015

PID 94931

**PARCEL 9-S
CLEVELAND AVE & SCHROCK RD IMPROVEMENTS
PERPETUAL EASEMENT TO CONSTRUCT AND MAINTAIN A SEWER**

A perpetual easement for the construction and maintenance of a sewer 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 State of Ohio, County of Franklin, City of Columbus, lying in Quarter Township 1, Township 2, Range 18 of the United States Military Lands, and being on, over, and across the 0.5367 acre tract conveyed to Perfect Image Investments, LLC by deed of record in Instrument Number 200906300095161, (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and being described as follows:

BEGINNING at the southeasterly corner of said 0.5367 acre tract, a northeasterly corner of the 3.589 acre tract conveyed to Flags Columbus Partners LP by deed of record in Instrument Number 201001140005274, and in the westerly limited access right-of-way line of Cleveland Avenue as shown on the right-of-way plans FRA-270-18.32N on file with the Ohio Department of Transportation, District 6, Delaware, Ohio, also being the westerly line of Parcel 6059-WL conveyed as a highway easement to the State of Ohio by deed of record in Deed Book 2625, Page 41;

thence across said 0.5367 acre tract, the following courses:

North 10° 45' 45" West, a distance of 42.29 feet, to a point;

North 03° 18' 46" East, a distance of 62.10 feet, to a point;

South 86° 41' 14" East, a distance of 22.39 feet, to the easterly line thereof, on the westerly limited access right-of-way line of Cleveland, and the westerly line of said Parcel 6059-WL;

thence with said easterly line, said westerly limited access right-of-way line, and said westerly line, the following courses:

South 07° 50' 17" West, a distance of 52.97 feet, to a point;

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South 12° 15' 53" West, a distance of 50.94 feet, to the ***POINT OF BEGINNING***, containing 0.036 acre, more or less, from Auditor's Parcel Number 010-198720.

The bearings herein are based on the Ohio State Plane Coordinate System, South Zone per NAD 83 (1986 adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments FRANK 85 and WEST 17. The portion of the centerline of Schrock Road, having a bearing of North 78° 31' 16" East is designated the "basis of bearing" for the survey.

This description was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Registered Surveyor Number 8485 in November and December 2011, January 2012, and March 2013.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Joshua M. Meyer
Professional Surveyor No. 8485

Date