

EXHIBIT A

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LPA RX 877 S

Rev. 06/09

Ver. Date 3/17/14

PID 90382

**PARCEL 5-S
FRA-SCIOTO TRAIL/FIFTH AVENUE CONNECTOR
PERPETUAL EASEMENT TO CONSTRUCT AND MAINTAIN A SEWER
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 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 City of Columbus, County of Franklin, State of Ohio, located in Virginia Military Survey 530 being 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 the Runaway Bay II Apartments, LLC. (hereinafter known as the "Grantor") by Instrument No. 200811040162417 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 railroad spike found at the intersection of the centerline of right of way of West Fifth Ave. with the centerline of right of way of McKinley Avenue, said railroad spike being at Sta. 0+00.00 of the centerline of right of way of West Fifth Ave. and Sta. 5+00.00 of the centerline of right of way of McKinley Ave.; thence North 53 Degrees 51 Minutes 35 Seconds East, along said centerline of right of way, a distance of 566.14 feet to a 1 inch rebar in a monument box set at a point of curvature at Sta. 5+66.14 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 left having a radius of 500.00 feet, a central angle of 13 Degrees 19 Minutes 02 Seconds, a chord bearing North 47 Degrees 12 Minutes 04 Seconds East, a distance of 115.95 feet, an arc length of 116.22 feet to a point at Sta. 6+82.36 of the centerline of right of way of West Fifth Ave.; thence South 49 Degrees 27 Minutes 27 Seconds East, a distance of 40.00 feet to a point on the southeasterly existing right of way line of said West Fifth Ave. and the Grantor's westerly line, said point being 40.00 feet right of Sta. 6+82.36 of the centerline of right of way of said West Fifth Ave. and also being the **TRUE PLACE OF BEGINNING** for the

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parcel hereinafter described, thence clockwise along the following four (4) courses and distances;

1. Thence **North 44 Degrees 13 Minutes 26 Seconds East**, leaving said existing right of way line, a distance of **8.84 feet** to a point 48.84 feet right of Sta. 6+81.62 of the centerline of right of way of West Fifth Ave.;
2. Thence **South 45 Degrees 19 Minutes 04 Seconds West**, a distance of **20.00 feet** to a point 47.53 feet right of Sta. 6+63.41 of the centerline of right of way of West Fifth Ave.;
3. Thence **North 44 Degrees 13 Minutes 26 Seconds West**, a distance of **7.54 feet** to a point on the northeasterly existing right of way line of West Fifth Ave., said point being 40.00 feet right of Sta. 6+63.79 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 **02 Degrees 07 Minutes 40 Seconds**, a chord bearing **North 41 Degrees 36 Minutes 23 Seconds East**, a chord distance of **20.05 feet**, an arc length of **20.05 feet** to the **TRUE PLACE OF BEGINNING**.

The above described tract contains 0.0037 acres (162.6 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 010-138775.

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