

EXHIBIT A

Page 1 of 3

RX 276 S

Rev. 06/09

Ver. Date 03/05/18

PID

**PARCEL 11-S
STATE ROUTE 317-SHOOK ROAD-PHASE II
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]

Situate in the State of Ohio, County of Franklin, City of Columbus, located in Section 36, Township 4, Range 22, Congress Lands, and being part of the 87.146 acre tract conveyed to ICON DP WH Columbus Owner Pool 3 Midwest, LLC by deed of record in Instrument Number 201503250036962 records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows;

Being a parcel of land lying on the left side of the Centerline of Right-of-Way of State Route 317, as delineated upon the State Route 317-Shook Road-Phase II Right-of-Way Plan on file with the City of Columbus (2873-E);

Beginning for Reference at the Franklin County Geodetic Survey Monument 9930 found at the intersection of the centerline of right-of-way of State Route 317 (London-Groveport Road) and Shook Road, being the south quarter corner of Section 36, Township 4, Range 22 and the north quarter corner of Section 1, Township 3, Range 22, being the southeasterly corner of said 87.146 acre tract and the northeasterly corner of the 10 acre tract conveyed to The Columbus Regional Airport Authority by deed of record in Instrument Number 20080819; said monument being at S.R. 317 Centerline Right-of-Way station 163+33.66, and Shook Road Centerline Right-of-Way station 10+00.00;

Thence North 85 deg. 51 min. 04 sec. West, a distance of 601.25 feet along said existing centerline of right-of-way of State Route 317, the common line of said Sections 36 and 1, and the common line of said 87.146 and 10 acre tracts to a point at the common corner of said 10 acre tract and the 47.4103 acre tract conveyed to Gordo, LLC, by deed of record in Instrument Number 200602140029278;

EXHIBIT A

Thence continuing North 85 deg. 51 min. 04 sec. West, a distance of 32.41 feet along said existing centerline of right-of-way of State Route 317, the common line of said Sections 36 and 1, and the common line of said 87.146 and 47.4103 acre tracts to a point at State Route 317 Centerline Right-of-Way station 157+00.00;

Thence North 04 deg. 08 min. 56 sec. East, a distance of 60.00 feet across said State Route 317 and said 87.146 acre tract to a point in the existing northerly right-of-way line of State Route 317 as established by a Highway Easement of record in Deed Book 2068, Page 118, being 60.00 feet left of State Route 317 Centerline Right-of-Way station 157+00.00; said point being the **Point of True Beginning** of the herein described parcel;

Thence the following two (2) courses and distances along said existing northerly right-of-way line of State Route 317 and across said 87.146 acre tract;

1. Thence North 85 deg. 51 min. 04 sec. West, a distance of 170.91 feet to a point being 60.00 feet left of State Route 317 Centerline Right-of-Way station 155+29.09;
2. Thence North 82 deg. 30 min. 09 sec. West, a distance of 181.08 feet to a point being 70.58 feet left of State Route 317 Centerline Right-of-Way station 153+48.32;

Thence the following five (5) courses and distances across said 87.146 acre tract;

1. Thence North 37 deg. 11 min. 45 sec. West, a distance of 61.38 feet to a point being 116.66 feet left of State Route 317 Centerline Right-of-Way station 153+07.77;
2. Thence North 52 deg. 48 min. 15 sec. East, a distance of 25.00 feet to a point being 133.18 feet left of State Route 317 Centerline Right-of-Way station 153+26.54;
3. Thence South 37 deg. 11 min. 45 sec. East, a distance of 83.09 feet to a point being 70.80 feet left of State Route 317 Centerline Right-of-Way station 153+81.42;
4. Thence South 83 deg. 57 min. 04 sec. East, a distance of 168.68 feet to a point being 65.21 feet left of State Route 317 Centerline Right-of-Way station 155+50.01;
5. Thence South 83 deg. 51 min. 48 sec. East, a distance of 150.08 feet to the **Point of True Beginning** of the herein described parcel, containing 0.068 acres, more or less, of which 0.000 acres lies within the existing Present Road Occupied.

Of the above described area, 0.068 acres are contained within Franklin County Auditor's Parcel 495-286103-00.

EXHIBIT A

Page 3 of 3

RX 276 S

Rev. 06/09

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (NSRS 2007), as established from a GPS survey in 2017 and are based on the bearing of North 03 deg. 37 min. 38 sec. East for the centerline of Shook Road, as determined by occupying Franklin County Geodetic Control Monuments "FCGS 9930" and "FCGS 9927".

All iron pins set are 5/8 inches in diameter rebar by 30 inches long with a yellow plastic cap stamped STANTEC.

This description was prepared by Steven E. Rader, registered surveyor 7191, and is based upon a field survey for the City of Columbus in 2017, by Stantec Consulting Services, Inc., under the direction of said surveyor.

Instrument reference as of the date this survey was prepared: Instrument Number 201503250036962, of the Recorder's Office, Franklin County, Ohio.

STANTEC CONSULTING SERVICES INC.

Registered Surveyor No. 7191

Date