EASEMENT

To Columbus and Southern Ohio Electric Company for all Electric Services underground.
D.B. 3413 Page 625. and D.B. 3393 Page 288

NOTE: All buildings are 2 Story Brick and Aluminum unless otherwise indicated.

THE EASEMENT OF RECORD IN D.B. 3169 P.G. 442 DOES NOT APPLY TO SUBJECT TRACT.

EXHIBIT A

DESCRIPTION OF
A 11.302 ACRE TRACT
NORTH OF STATE ROUTE 161 AND ON THE
EAST SIDE OF FOREST HILLS BOULEVARD
IN COLUMBUS, OHIO

Situate in the State of Ohio, County of Franklin, City of Columbus, being part of Quarter Township 3, Township 2, Range 17, United States Military Lands and containing 11.302 acres of land more or less, 11.102 acres of 11.302 acre tract being all of that tract of land conveyed to the Palisades of Forest Hills, an Ohio Limited Partnership by deed of record in Deed Book 3387, page 275, and 0.200 acres of said 11.302 acre tract being part of that original 9.325 acre tract of land conveyed to said The Palisades of Forest Hills, an Ohio Limited Partnership, by deed of record in Deed Book 3392, page 714, all being of record in the Recorder's Office, Franklin County, Ohio, said 11.302 acres of land being more particularly described as follows:

Beginning at the southwesterly corner of said 11.102 acre tract, the easterly line of Forest Hills Boulevard (60 feet in width) as the same is shown and delineated upon the recorded plat of the Dedication of Forest Hills Boulevard of record in Plat Book 43, page 95, the northwesterly corner of that 14.950 acre tract of land conveyed to John C. Colman (et al [7] tr.) by deed of record in Deed Book 3202, page 90, all being of record in the Recordier's Office, Franklin County, Ohio.

Thence with the westerly line of said 11.102 acre tract, the easterly line of said Forest Hills Boulevaird the following five (5) courses and distances:

(1) N 01° 01' 47" W, a distance of 162.79 feet to a point of curvature;

(2) With a curve to the right having a radius of 320.00 feet, a central angle of 32° 26' 34", the chord to which bears N 15° 11' 30" E, a chord distance of 178.78 feet to a point of tangency;

(3) N 31° 24' 47" E a distance of 201.02 feet to a point of curvature;

(4) With a curve to the left having a radius of 430.00 feet, a central angle of 32° 00' 00", the chord to which bears N 15° 24' 46" E, a chord distance of 237.05 feet to a point of tangency;

(5) N 00° 35' 13" W, a distance of 10.17 feet to a point in the northwesterly cornerr of said 11.102 acre tract, the southwesterly corner of that 8.661 acre tract conveyed to Candlelite Buillders, Inc. by deed of record in Deed Book 3745, page 4880, Recorder's Office, Franklin County, Ohio;

Thence N 89° 24' 47" E, with the northerly line of said 11.102 acre tract, the southerly line of saaid 8.661 acre tract, a distance of 186.07 feet to the southeasterly ccorner of said 1.09 acre tract;

Thence N 00° 35' 13" W, with a weesterly line of said 8.661 acre tract, leaving the northerly line of ssaid 11.102 acre tract, passing into that said original 9.325 acre tract, a distance of 30.00 feet to a southwesterly corner of said 8.6661 acre tract;

Thence N 89° 24' 47" E, parallel with and 30.00 feet northerly from (as measured at right angles) thee southerly line of said original 9.325 acre tract, the northerly liine of said 11.102 acre tract, with a southerly line of said 8.661 acre tract, a distance of 290.00 feet to a southeasterly corner of saaid 8.661 acre tract;

Thence S 00° 35' 13" E, with an eeasterly line of said 8.661 acre tract, a distance of 30.00 feet to a ssoutheasterly corner of said 8.661 acre tract, the northerly line of saiid 11.102 acre tract;

Thence N 89° 24' 47" E, with the northerly line of said 11.102 acre tract, the southerly line of saaid 8.661 acre tract, a distance of 455.71 feet to a northeasterly corrner of said 11.102 acre tract, the southeasterly corner of said 8.6661 acre tract, the northwesterly corner of that 6.850 acre tract off land conveyed to Ponderosa Village Apartments by deed of record in Deeed Book 3692, page 814, Recorder's Office, Franklin County, Ohio;

Thence S 18° 11' 33" E, with an eeasterly line of said 11.102 acre tract, the westerly line of said 6.8500 acre tract, a distance of 83.74 feet to the southeasterly corner of ssaid 11.102 acre tract, a northeasterly corner of that 14.497 acre trract of land conveyed to James E. and Janice M. Thomas by deed of reecord in Deed Book 3783, page 720, Recorder's Office, Franklin Countty, Ohio;

Thence S 89° 24' 47" W, with a southerly line of said 11.102 acre tract, the northerly line of said 14.497 acre tract, a distance of 255.82 feet to a point;

Thence with an easterly line of said 11.102 acre tract, the westerly line of said 14.497 acre tract the following three (3) courses and distances:

(1) S 57° 40' 07" W, a distance of 275.29 feet to a point;

(2) S 09° 29' 58" W, a distance of 237.00 feet to a point;

(3) S 01° 01' 47" E, a distance of 317.83 feet to the southeasterly corner of said 11.102 acre tract, a southwesterly corner of said 14.497 acre tract, the northerly line of said 14.950 acre tract;

Thence with the southerly line of said 11.102 acre tract and the northerly line of said 14.950 acre tract the following three (3) courses and distances:

(1) N 76° 58' 36" W, a distance of 53.86 feet to a point of curvature;

(2) With a curve to the left having a radius of 815.00 feet, the central angle of 14° 03' 11", the chord to which bears N 84° 00' 12" W, a chord distance of 199.40 feet to a point of tangency;

(3) S 88° 58' 13" W, a distance of 396.93 feet to the southwesterly corner of said 11.102 acre tract, the northwesterly corner of said 14.950 acre tract, the easterly right-of-way line of said Forest Hills Boulevard, the point of beginning and containing 11.302 acres of land, more or less.

TO: First American Title Insurance Company, LCL Equities and Tenntru Co., Inc., Trustee

The undersigned Registered Public Surveyor, Larry W. Pennington, hereby certifies that (a) that certain plat of survey and the property description set forth thereon are true and correct and were prepared from an actual on-the-ground survey of the real property 11.302 acre tract located at Forest Hills Boulevard and Foxworth Drive; (b) such survey was conducted by the Surveyor or under his supervision; (c) all monuments shown thereon actually exist and the location, size and type of material thereof are correctly shown; (d) except as shown thereon, there are no encroachments onto the Property or protrusions therefrom, there are improvements on the Property as shown thereon, there are no visible easements or rights-of-way on the Property, and there are no visible discrepancies, conflicts, shortages in area, or boundary line conflicts; (e) the size, location and type of improvements are as shown thereon and all are located within the boundaries of the Property and set back from the Property lines the distance indicated; (f) the distance from the nearest intersecting street or road is as shown; (g) the Property has access to and from a public roadway; (h) all recorded easements have been correctly platted thereon with applicable recording data; (i) the Property has access to gas, electric, water, sewer and telephone utilities and the location and size of such utilities are correctly shown thereon on the Property; (j) the boundaries, dimensions and other details shown thereon are true and correct; (k) the Property is not located on a 100-Year Flood Plain, in a flood way, in an identified "flood prone area," as defined by the U.S. Department of Housing and Urban Development, pursuant to the Flood Disaster Protection Act of 1973, as amended, or an area identified by the Federal Emergency Management Agency as an area having special flood hazards;

Executed this 2nd day of March, 1988.

R. D. ZANDE & ASSOCIATES, LIMITED

By: Larry W. Pennington
Larry W. Pennington

Registered Public Surveyor No. 6096

Address: 1237 Dublin Road
Columbus, OH 43215

LEGEND

STORM SEWER — St —
SANITARY SEWER — Sa —
WATER LINE — W — Hyd. — VALVE — W —

SURVEY OF
11.302 ACRE TRACT
PT. QTR. TWP. 3, TWP. 2,
R-17, U.S.M. LANDS
CITY OF COLUMBUS, FRANKLIN CO. OHIO

PREPARED BY

r.d. zande and associates, limited
consulting engineers

SCALE 1" = 30'

Date:

The Undersigned hereby certifies to: TennTruCo, Inc. Trustee & Ticor Title Insurance Company, that the attached plat of survey correctly shows the location of all buildings, structures and other improvements situated on the premises; and that except as shown, there are no visible easements or rights-of-way across said premises or any other easements or rights-of-way of which the undersigned has been advised, no party walls, no encroachments on adjoining premises, streets or alleys by any of said buildings, structures or other improvements, and no encroachments on said premises by buildings, structures or other improvements, situated on adjoining premises.

R.D. ZANDE & ASSOCIATES, LTD

BY: Larry W. Pennington
Registered Surveyor No. 6096

Revised 8-8-75 to add C.S.O.E. Co. Easement
REVISED 4-1-80 TO ADD PARKING LOT
REVISED MAY 26, 1983 REVISED 2/29/88 As-Built