

EXHIBIT A

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Rev. 06/09

Ver. Date 02/02/2015

PID 94931

**PARCEL 12-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, being on, over, and across the tract conveyed to Speedway Superamerica LLC by deed of record in Instrument Number 200206040137320, (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and being described as follows:

BEGINNING, FOR REFERENCE, at a 3/4 inch solid iron pin in a monument box found marking the intersection of the centerline of construction 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 with the original centerline of Schrock Road;

thence South 03° 27' 14" West, with said centerline of construction, a distance of 15.57 feet, to the centerline of survey of Schrock Road, as shown on the right-of-way plan FRA-710-1.57;

thence South 78° 31' 16" West, with said centerline, a distance of 208.15 feet, to a point;

thence North 11° 28' 44" West, across said Schrock Road, a distance of 15.00 feet, to said original centerline, the southwesterly corner of the 0.363 acre tract conveyed as Parcel No. 3-WD to Franklin County by deed of record in 3355, Page 272, and the southeasterly corner of the 68.455 acre tract conveyed to Board of Park Commissioners of the Columbus and Franklin County Metropolitan Park District by deed of record in Deed Book 2561, Page 266;

thence North 03° 28' 43" East, with the easterly line of said 68.455 acre tract and the westerly line of said 0.363 acre tract, a distance of 41.40 feet, to the corner common to said Speedway Superamerica tract and said 0.363 acre tract in the existing right-of-way of Schrock Road;

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thence North 03° 28' 43" East, with the line common to said Speedway Superamerica tract and said 68.455 acre tract, a distance of 17.73 feet, to the **TRUE POINT OF BEGINNING**;

thence North 03° 28' 43" East, continuing with said common line, a distance of 7.98 feet, to a point;

thence across said Speedway Superamerica tract, the following courses:

North 73° 40' 00" East, a distance of 95.33 feet, to a point;

North 71° 14' 20" East, a distance of 38.58 feet, to a point on a curve;

with the arc of a curve to the right, having a central angle of 42° 03' 04", a radius of 24.83 feet, an arc length of 18.23 feet, a chord bearing of South 51° 43' 21" West and chord distance of 17.82 feet, to a point of tangency;

South 72° 28' 56" West, a distance of 120.07 feet, to the **TRUE POINT OF BEGINNING**, containing 0.019 acre, more or less, from Auditor's Parcel Number 010-208645.

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.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

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