

EXHIBIT A

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RX 250 WD

Rev. 06/09

Ver. Date 02/02/2015

PID 94931

**PARCEL 34-WD
CLEVELAND AVE & SCHROCK RD IMPROVEMENTS
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (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 out of Lot 1 as shown on the plat entitled "Schrock Hill Centre" of record in Plat Book 62, Page 99 and the 0.5306 acre tract conveyed to The McGlaughlin Oil Co. by deed of record in Official Record 16307I13, (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and being described as follows:

BEGINNING, FOR REFERENCE, at the northwesterly corner of said Lot 1, the northwesterly corner of the tract conveyed to Lola Behrends by deed of record in Instrument Number 201311140191193, and in the southerly right-of-way line of Schrock Road as shown on said "Schrock Hill Centre";

thence North 78° 31' 16" East, with said southerly right-of-way line, the northerly line of said Behrends tract, the northerly line of the 0.8102 acre tract conveyed to Flying Pig Auto Wash, LLC by deed of record in Instrument Number 200911300171073, and the northerly line of said 0.5306 acre tract, a distance of 208.87 feet, to an iron pin set, being the ***TRUE POINT OF BEGINNING***;

thence North 78° 31' 16" East, continuing with said southerly right-of-way line and the northerly line of said 0.5306 acre tract, a distance of 11.13 feet, to an iron pin set at a point of curvature;

thence with said northerly line and with the westerly right-of-way line of Schrock Hill Court as shown on said "Schrock Hill Centre", with the arc of a curve to the right, having a central angle of 90° 00' 00", a radius of 20.00 feet, an arc length of 31.42 feet, a chord bearing of South 56° 28' 44" East and chord distance of 28.28 feet, to an iron pin set;

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thence North 68° 45' 30" West, across said 0.5306 acre tract, a distance of 37.00 feet, to the *TRUE POINT OF BEGINNING*, containing 0.005 acre, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

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