

EXHIBIT A

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Rev. 07/09

Ver. Date 01/23/2017

PID 95570

**PARCEL 26-T
FRA-SR317-10.63
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
DRIVEWAY IMPROVEMENTS & GRADING
FOR 36 MONTHS FROM DATE OF ENTRY BY THE
THE CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in south half of section 49, Sections 28, Township 12, Range 21 Refugee lands within the city of Columbus, County of Franklin, and the State of Ohio and being part of a 2.457 acre tract described to PEP BOYS - MANNY, MOE & JACK OF DELAWARE, INC. in Official Record 28450J16 (all records are on file at the Recorder's Office, Franklin County, Ohio), said parcel being more fully described as follows:

Commencing at a standard highway monument set at the intersection of the centerline of survey of State Route 317 (Hamilton Road) and centerline of survey of Refugee Road (County Route 14), said monument being the southeasterly corner of Half Section 50, Section 28, Township 12, Range 21, Refugee lands. Also being the southwesterly corner of Half Section 49, Section 28, Township 12, Range 21, Refugee lands. Also being on the northerly line of the northwest quarter of Section 4, Township 11 Range 21, Congress Lands East of the Scioto. Also being on the northerly line of Madison Township and the southerly line of Truro Township. Said Monument having a station of 210+00.00 back 10+00.00 ahead as shown in FRA-SR317-10.63 Right of way plans prepared by ms consultants, inc. for the city of Columbus, Franklin County, Ohio;

Thence North 4° 22' 11" East, following the centerline of survey for S.R. 317 (Hamilton Rd.) for a distance of 1233.11 feet to station 22+33.11;

Thence South 85° 37' 49" East leaving the centerline of S.R. 317(Hamilton Rd.) 75.00 feet to a point in the easterly Right of Way line of said S.R. 317, said point also being the northwesterly corner of a 1.040 acre tract as described to JOHN A. AND DAVID S. SCHOEDINGER in Deed Volume 3609 Page 7, and the southwesterly corner of said 2.457 acre PEP BOYS-MANNY, MOE & JACK OF DELAWARE, INC tract, and being the **True Place of Beginning** of the parcel here in described;

Thence North 4° 22' 11" East along the along the easterly Right of Way line of said S.R. 317, and the westerly line of said 2.457 acre PEP BOYS-MANNY, MOE & JACK OF DELAWARE, INC tract, for a distance of 235.06 feet to a point;

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Thence North 27° 7' 42" East continuing along the easterly Right of Way line of said S.R. 317, westerly line of said 2.457 acre PEP BOYS-MANNY, MOE & JACK OF DELAWARE, INC tract, for a distance of 13.48 feet to a point;

Thence across the said 2.457 acre PEP BOYS-MANNY, MOE & JACK OF DELAWARE, INC tract, on the following four courses:

South 4° 17' 26" West a distance of 172.87 feet to a point;

South 88° 8' 44" East a distance of 30.33 feet to a point;

South 14° 27' 54" East a distance of 50.74 feet to a point;

South 1° 47' 16" West a distance of 27.96 feet to a point, in the northerly line of said 1.040 acre JOHN A. AND DAVID S. SCHOEDINGER tract, and the southerly line of said 2.457 acre PEP BOYS-MANNY, MOE & JACK OF DELAWARE, INC tract,

Thence North 85° 37' 46" West along the northerly line of said 1.040 acre JOHN A. AND DAVID S. SCHOEDINGER tract, and the southerly line of said 2.457 acre PEP BOYS-MANNY, MOE & JACK OF DELAWARE, INC tract, for a distance of 53.40 feet to the **True Point of Beginning**, and containing within said bounds 4446 square feet or 0.1021 acres of land, more or less in Franklin County Auditor Parcel Number 010-018919-00.

All iron pin(s) set in the description above are 5/8" x 30" rebar with a yellow plastic cap stamped "MS CONS INC".

The bearings for this description are based on the Ohio State Plane Coordinate System, South Zone, North American Datum 1983 (2011). With an established bearing of N 4° 22' 11" E between a monument set at the intersection of Refugee Rd. (C.R. 14) and Hamilton Rd. (S.R. 317) at Sta. 10+00.00 as shown in FRA-SR317-10.63 right of way plans prepared by ms consultants, inc. for the City of Columbus, Franklin County, Ohio and a monument set at the intersection of Groves Rd. and Hamilton Rd. (S.R. 317) Sta. 63+52.59 as shown in said right of way plans with a distance of 5352.59' between them. The above description was prepared by ms consultants, inc. from an actual field survey (2014-2017) and existing records.

JAMES P. VILLACRES
Professional Surveyor No. 7912