

EXHIBIT A

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Rev. 06/09

Ver. Date 02/02/2015

PID 94931

**PARCEL 13-CH
CLEVELAND AVE & SCHROCK RD IMPROVEMENTS
PERPETUAL EASEMENT TO CONSTRUCT AND MAINTAIN A CHANNEL**

A perpetual easement for the construction and maintenance of a perpetual watercourse, ditch, channel or other drainage facility upon 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, Township of Sharon, lying in Quarter Township 1, Township 2, Range 18 of the United States Military Lands, being out 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, (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 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 said 68.455 acre tract;

thence North 03° 28' 43" East, with the easterly line of said 68.455 acre tract, the westerly line of said 0.363 acre tract, and the westerly line of the tract conveyed to Speedway Superamerica LLC by deed of record in Instrument Number 200206040137320, a distance of 54.84 feet, to a point;

thence across said 68.455 acre tract, the following courses:

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South 72° 28' 56" West, a distance of 4.56 feet, to a point;

South 78° 31' 16" West, a distance of 60.00 feet, to the **TRUE POINT OF BEGINNING**;

South 78° 31' 16" West, a distance of 250.00 feet, to a point;

South 76° 50' 11" West, a distance of 85.04 feet, to a point;

South 78° 31' 16" West, a distance of 255.00 feet, to a point;

North 67° 12' 41" East, a distance of 50.99 feet, to a point;

North 76° 48' 10" East, a distance of 500.22 feet, to a point;

North 72° 48' 38" East, a distance of 40.20 feet, to a point;

South 11° 28' 44" East, a distance of 26.50 feet, to the **TRUE POINT OF BEGINNING**, containing 0.215 acre, more or less, from Auditor's Parcel Number 252-001139.

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.

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