

EXHIBIT A

Page 1 of 2

RX 270 SH

Rev. 06/09

Ver. Date 02/02/2015

PID 94931

**PARCEL 13-SH
CLEVELAND AVE & SCHROCK RD IMPROVEMENTS
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the State of Ohio, Department of Transportation, its successors and assigns forever.

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, 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 and the 1.85 acre tract conveyed to Board of Park Commissioners of the Columbus and Franklin County Metropolitan Park District by deed of record in Deed Book 2641, Page 545, (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 and the westerly line of said 0.363 acre tract, a distance of 31.05 feet, to an iron pin set in the existing right-of-way of Schrock Road, being ***TRUE POINT OF BEGINNING***;

EXHIBIT A

RX 270 SH

South 78° 31' 16" West, across said 68.455 acre tract with said existing northerly right-of-way line (passing 5/8 inch iron rebars in concrete found at 48.35 feet and at 548.33 feet), a total distance of 1004.55 feet, to a 5/8 inch iron rebar in concrete found;

thence across said 1.85 and 68.455 acre tracts, the following courses:

North 11° 28' 44" West, a distance of 9.53 feet, to an iron pin set;

North 76° 50' 11" East, a distance of 356.30 feet, to an iron pin set;

North 78° 31' 16" East, a distance of 255.00 feet, to an iron pin set;

North 76° 50' 11" East, a distance of 85.04 feet, to an iron pin set;

North 78° 31' 16" East, a distance of 310.00 feet, to an iron pin set;

North 72° 28' 56" East, a distance of 4.56 feet, to an iron pin set in an easterly line of said 68.455 acre tract and the westerly line of the tract conveyed to Speedway Superamerica LLC by deed of record in Instrument Number 200206040137320;

thence South 03° 28' 43" West, with said easterly line, said westerly line, and the westerly line of said 0.363 acre tract (passing a 3/4 inch iron pipe with a "6579" cap found at 13.37 feet), a distance of 23.79 feet, to the **TRUE POINT OF BEGINNING**, containing 0.440 acre, more or less.

Of the above described 0.440 acre, 0.030 acre is from Auditor's Parcel Number 252-000008 and 0.410 acre is 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.

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