

EXHIBIT A

Page 1 of 3

RX 252 WL

Rev. 06/09

Ver. Date 11/02/2015

PID 94931

**PARCEL 12-WL
CLEVELAND AVE & SCHROCK RD IMPROVEMENTS
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
INCLUDING LIMITATION OF ACCESS**

Grantor/Owner, his heirs, executors, administrators, successors and assigns forever, are hereby divested of any and all abutter's rights, including access rights in, over and to the within described real estate, including such rights with respect to any highway facility constructed thereon (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 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 Deed Book 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 a 3/4 inch iron pipe found at the

EXHIBIT A

Page 2 of 3

RX 252 WL

Rev. 06/09

corner common to said Speedway Superamerica tract and said 0.363 acre tract in the existing right-of-way of Schrock Road, being the ***TRUE POINT OF BEGINNING***;

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 an iron pin set;

thence across said Speedway Superamerica tract, the following courses:

North 72° 28' 56" East, a distance of 120.07 feet, to an iron pin set at a point of curvature;

with the arc of a curve to the left, having a central angle of 69° 47' 29", a radius of 24.83 feet, an arc length of 30.25 feet, a chord bearing of North 37° 51' 08" East and chord distance of 28.41 feet, to an iron pin set at a point of tangency;

North 03° 13' 21" East, a distance of 75.51 feet, to an iron pin set;

North 04° 48' 49" East, a distance of 45.12 feet, to an iron pin set in the northerly line thereof and a southerly line of said 68.455 acre tract;

thence North 78° 30' 52" East, with the line common to said Speedway Superamerica tract and said 68.455 acre tract, a distance of 35.64 feet, to a 3/4 inch iron pipe with a "6579" cap found at a northeasterly corner of said Speedway Superamerica tract;

thence with the perimeter of said Speedway Superamerica tract and the existing right-of-way line of Cleveland Avenue and Schrock Road, the following courses:

South 03° 37' 13" West, a distance of 132.21 feet, to a point of curvature;

with the arc of a curve to the right, having a central angle of 74° 54' 04", a radius of 50.00 feet, an arc length of 65.36 feet, a chord bearing of South 41° 04' 15" West and chord distance of 60.81 feet, to a point of tangency;

South 78° 31' 16" West, a distance of 130.29 feet, to the ***TRUE POINT OF BEGINNING***, containing 0.206 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.

EXHIBIT A

RX 252 WL

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.

A handwritten signature in blue ink, appearing to read "J.M. Meyer".

11-2-2015

Joshua M. Meyer
Professional Surveyor No. 8485

Date

JMM:sg
12WL 0_206 ac SpeedwaySuperamerica 20130183.doc

0-98-D
split
0.206 acre
outlot
(010)
208645

