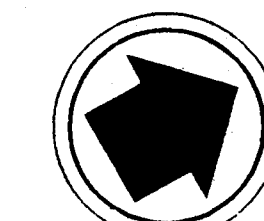


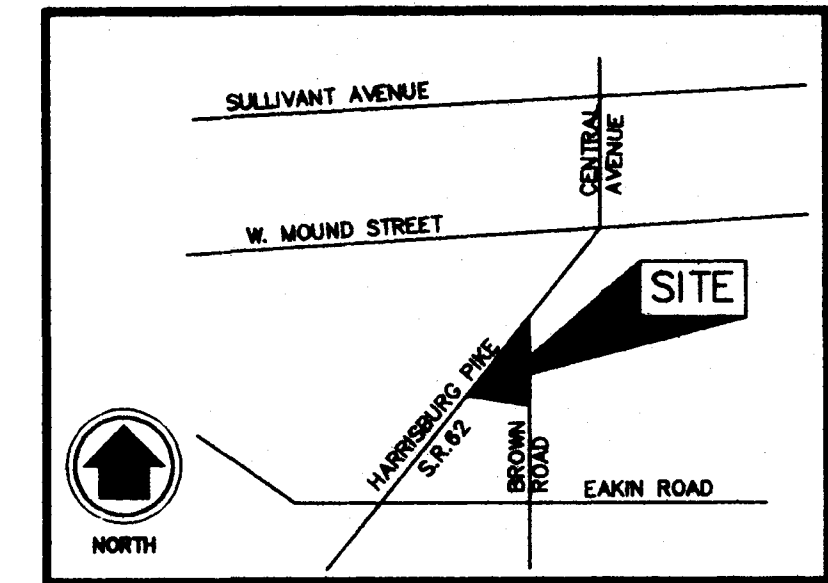
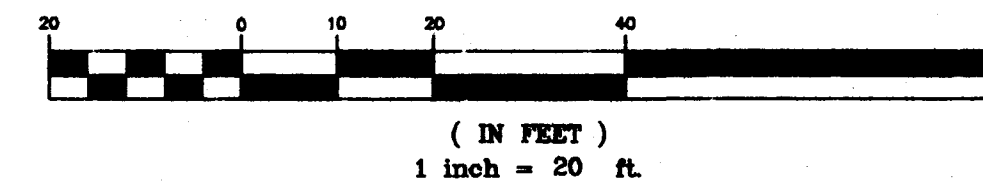
Bearings herein are based on North 31° 57' 00" East for Harrisburg Pike as shown in the referenced deed of record in Deed Volume 3549, Page 124.

Iron pins set consist of 1" (O.D.) iron pipe, 30" long with a plastic cap inscribed "M-E Companies/S-6872."

This description was prepared by M-E Companies, Inc., Civil engineering Group, based on an actual field survey of this premises.



NORTH
GRAPHIC SCALE



LOCATION MAP

LATITUDE = 39°56'34" NORTH
LONGITUDE = 83°02'15" WEST

DESCRIPTION

Situated in the State of Ohio, County of Franklin, Township of Franklin, being a part of Virginia Military Survey No. 422, being all of that 0.57 acre tract (0.575 acres by survey) as described in a deed to Bonded Oil Company, of record in Deed Volume 3549, Page 124 and all of that 0.247 acre tract as described in a deed to Atlantis Properties, of record in Official Records Volume 11908, Page B06, and all of that 0.125 acre tract (0.121 acre by survey) as described in a deed to Corey A. Geog. of record in instrument No. 199903190069171, all references to records herein are to those located in the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning at an iron pin found at the intersection of the easterly right-of-way line of Harrisburg Pike (60 feet in width) and the westerly right-of-way line of Brown Road (40 feet in width), said iron pin being located at the most northerly corner of said 0.247 acre tract;

Thence South 4° 39' 17" West, along the westerly right-of-way line of Brown Road, a distance of 193.86 feet to an iron pin found at the southeasterly corner of said 0.247 acre tract in the northerly line of said 0.57 acre tract;

Thence North 83° 47' 17" East, along said northerly line, a distance of 20.36 feet to a P.K. Nail set in the centerline of Brown Road at the northeasterly corner of said 0.57 acre tract;

Thence South 4° 39' 17" West along the centerline of Brown Road, a distance of 157.30 feet to a P.K. Nail set at the northeasterly corner of a 0.25 acre tract as described in a deed to Terrance L. Buzzard, of record in Official Record Volume 28145, Page J 17;

Thence North 79° 10' 27" West, along the northerly line of said 0.25 acre tract, a distance of 116.96 feet to an iron pin found at the northeasterly corner of said 0.125 acre tract and the northwesterly corner of said 0.25 acre tract;

Thence South 10°49'33" West, along the easterly line of said 0.125 acre tract and the westerly line of said 0.25 acre tract, a distance of 46.21 feet to a point at the southeasterly of said 0.80 acre tract and the northeasterly corner of a tract of land described in a deed to Corey A. Geog. of record in Official Records Volume 31688, Page D05;

Thence South 79°10'27" East, along the southerly line of said 0.125 acre tract and the northerly line of said Geog tract, passing an iron pin found in the easterly right-of-way line of Harrisburg Pike at a distance of 90.70 feet, a total distance of 122.86 feet to a P.K. Nail set in the centerline of Harrisburg Pike;

Thence North 31° 57' 00" East, along the centerline of Harrisburg Pike, a distance of 163.42 feet to a P.K. Nail set at the northwesterly corner of said 0.57 acre tract;

Thence North 83° 49' 17" East, along the northerly line of said 0.57 acre tract, a distance of 38.14 feet to an iron pin set in the easterly right-of-way line of Harrisburg Pike at the southwesterly corner of said 0.247 acre tract;

Thence North 31° 57' 00" East, along the easterly right-of-way line of Harrisburg Pike, a distance of 242.05 feet to the place of beginning and containing 0.943 acre of land.

CERTIFICATION

TO: Speedway Superamerica LLC

I hereby certify that the foregoing map was prepared from an actual survey of the premises made under my supervision; that the same shows the location of the boundaries, and all improvements thereon; that the dimensions of the improvements and the location thereof with respect to the boundaries are shown; that there are no encroachments by improvements appurtenant to adjoining premises upon subject premises, nor from subject premises unless shown on the plat; and that any easements apparent from a visual inspection are delineated thereon.

The foregoing survey may be used by Lawyers Title Insurance Company for the purpose of deleting the standard exception appearing in the title policy regarding the survey.

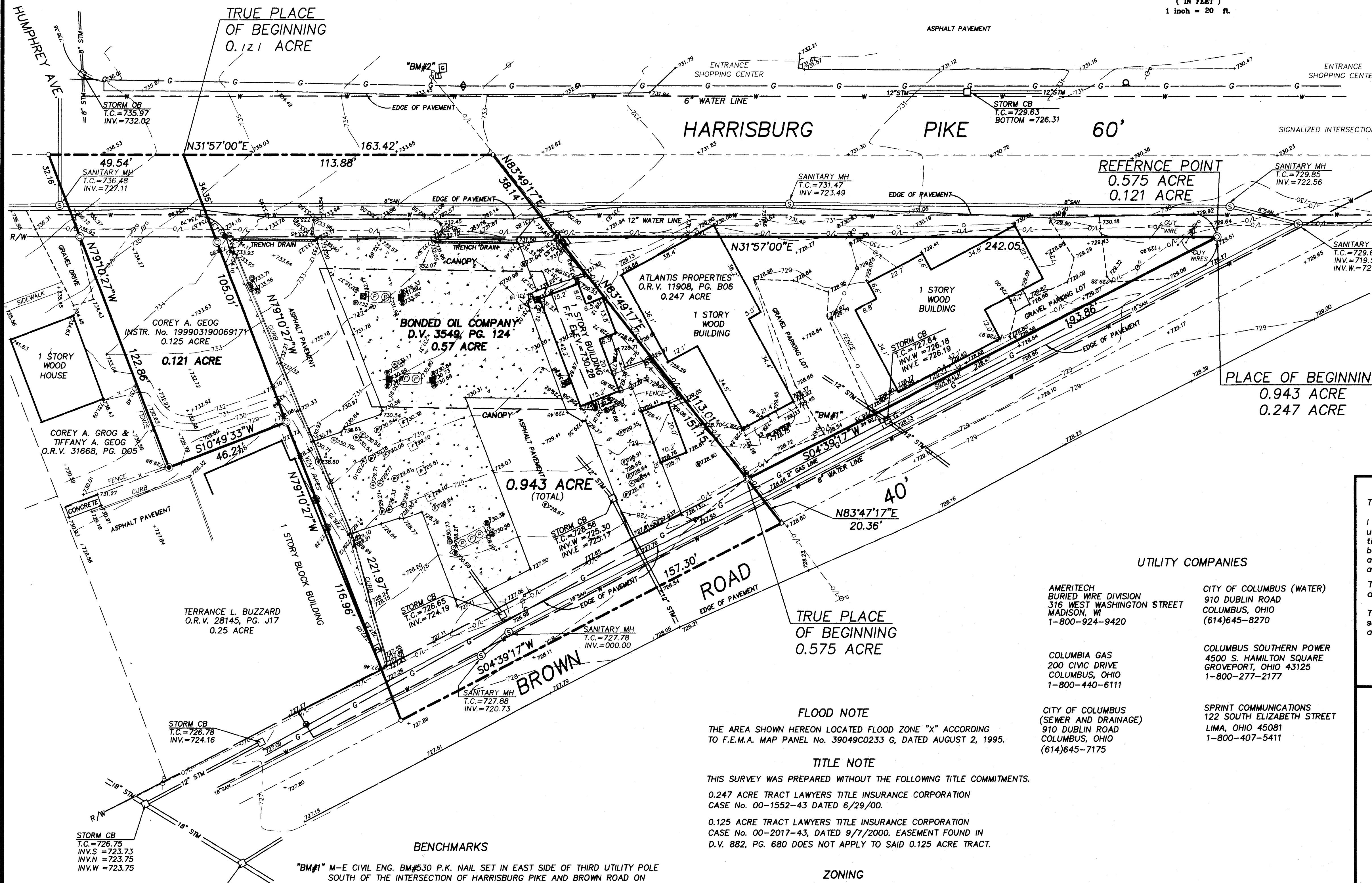
This survey was made in accordance with the minimum standard requirements for land surveys in the State of Ohio and meets all requirements with regards to minimum angle, distance and closure for this class of survey.

David L. Chiesa 11/1/00
Licensed Surveyor Date



LEGEND

- STORM SEWER INLET
- ⊙ SANITARY MANHOLE
- W — WATERLINE
- S — SANITARY SEWER
- 15" STM STORM SEWER
- G — GAS LINE
- IRON PIN FOUND
- ⊙ IRON PIN SET
- BOLLARD
- ⊙ LIGHT POLE
- ⊙ UTILITY POLE
- ⊙ GAS METER
- ⊙ SIGN
- O — OVERHEAD UTILITY LINES
- SEWER CLEAN-OUT
- ⊙ TRAFFIC BOX
- ⊙ GAS PUMP
- ⊙ COLUMN
- ⊙ ELECTRIC METER
- ⊙ TRAFFIC LIGHT POLE
- ⊙ TELEPHONE PAD
- ⊙ AIR PUMP
- ⊙ TELEPHONE BOOTH
- ⊙ P.K. NAIL SET
- ⊙ FIRE HYDRANT
- ⊙ FUEL CAP COVER
- ⊙ GAS LINE MARKER



HARRISBURG PIKE 60'

REFERENCE POINT
0.575 ACRE
0.121 ACRE

PLACE OF BEGINNING
0.943 ACRE
0.247 ACRE

0.943 ACRE (TOTAL)

TRUE PLACE OF BEGINNING
0.575 ACRE

UTILITY COMPANIES

- AMERITECH BURIED WIRE DIVISION
316 WEST WASHINGTON STREET
MADISON, WI
1-800-924-9420
- CITY OF COLUMBUS (WATER)
910 DUBLIN ROAD
COLUMBUS, OHIO
(614)645-8270
- COLUMBIA GAS
200 CIVIC DRIVE
COLUMBUS, OHIO
1-800-440-6111
- CITY OF COLUMBUS (SEWER AND DRAINAGE)
910 DUBLIN ROAD
COLUMBUS, OHIO
(614)645-7175
- COLUMBUS SOUTHERN POWER
4500 S. HAMILTON SQUARE
GROVEPORT, OHIO 43125
1-800-277-2177
- SPRINT COMMUNICATIONS
122 SOUTH ELIZABETH STREET
LIMA, OHIO 45081
1-800-407-5411

FLOOD NOTE
THE AREA SHOWN HEREON LOCATED FLOOD ZONE "X" ACCORDING TO F.E.M.A. MAP PANEL No. 39049C0233 G, DATED AUGUST 2, 1995.

TITLE NOTE
THIS SURVEY WAS PREPARED WITHOUT THE FOLLOWING TITLE COMMITMENTS.
0.247 ACRE TRACT LAWYERS TITLE INSURANCE CORPORATION CASE No. 00-1552-43 DATED 6/29/00.
0.125 ACRE TRACT LAWYERS TITLE INSURANCE CORPORATION CASE No. 00-2017-43, DATED 9/7/2000. EASEMENT FOUND IN D.V. 882, PG. 680 DOES NOT APPLY TO SAID 0.125 ACRE TRACT.

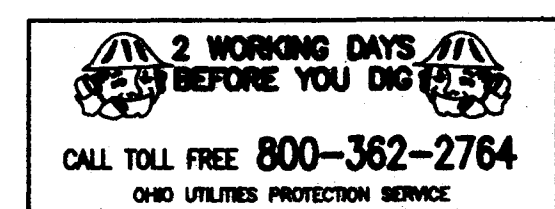
ZONING
SITE ZONED NC NEIGHBORHOOD COMMERCIAL DISTRICT

SETBACKS
FRONT SETBACK 30 FEET HARRISBURG PIKE
FRONT SETBACK 20 FEET BROWN ROAD
SIDE YARD SETBACK 15 FEET
REAR YARD SETBACK 20 FEET

UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATED BY A COMBINING RECORDS AND LOCATIONS OF ABOVE GROUND FEATURES AND SHOULD BE VERIFIED AT THE TIME OF CONSTRUCTION.

BENCHMARKS
"BM#1" M-E CIVIL ENG. BM#530 P.K. NAIL SET IN EAST SIDE OF THIRD UTILITY POLE SOUTH OF THE INTERSECTION OF HARRISBURG PIKE AND BROWN ROAD ON THE WEST SIDE OF BROWN ROAD.
ELEV.=729.18 (NGVD 29)

"BM#2" M-E CIVIL ENG. BM#531 P.K. NAIL SET IN EAST SIDE OF UTILITY POLE AT THE SOUTHEAST CORNER OF CENTRAL POINT PLAZA, 250' SOUTH OF THE INTERSECTION OF HARRISBURG PIKE AND BROWN ROAD ON THE WEST SIDE OF HARRISBURG PIKE 5.5' WEST OF THE WEST EDGE OF PAVEMENT.
ELEV.=734.10 (NGVD 29)



FIELD	PM	DRAWN
AK	DC	DC
SCALE	HORIZ. 1"=20' VERT.	
JOB	00-271	
DATE	OCTOBER 2000	
SHEET NO.	1/1	

ARCHITECT SURVEY
SPEEDWAY STATION

715 BROWN ROAD
FRANKLIN TOWNSHIP
FRANKLIN COUNTY OHIO

UNIT NO. 1076

11-76-00
Chiesa