

LOCATION MAP
 LATITUDE = 40°01'10" NORTH
 LONGITUDE = 82°53'30" WEST

DESCRIPTION OF 0.230 ACRE
 Situated in the State of Ohio, County of Franklin, City of Gahanna, being 0.230 acre of that 6.030 acre tract as described in a deed to Frederick E. Jones, Jr., of record in Deed Volume 3786, Page 688 and being part of Reserve "A" as shown and delineated upon the plat "Royal Manor" a subdivision of record in Plat Book 33, Pages 64 and 65, all records referenced herein being to those located in the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning FOR REFERENCE at a point at the centerline intersection of Agler Road and Stygler Road; thence North 86°18'45" West, along the centerline of Agler Road, a distance of 190.00 feet to a point; thence North 03°59'55" East, a distance of 40.00 feet to an iron pin found in the northerly right-of-way line of Agler Road, at the southwesterly corner of a 0.717 acre tract as described in a deed to Frederick E. Jones, of record in Official Records Volume 21264, Page J10 and the TRUE PLACE OF BEGINNING;

Thence North 86°18'45" West, along said northerly right-of-way line, a distance of 50.00 feet to an iron pin set;

Thence North 03°59'55" East, through said 6.030 acre tract and Reserve "A", a distance of 200.00 feet to a p.k. nail set;

Thence South 86°18'45" East, continuing through said 6.030 acre tract and Reserve "A", a distance of 50.00 feet to a p.k. nail set at the northwesterly corner of said 0.717 acre tract;

Thence South 03°59'55" West, along the westerly line of said 0.717 acre tract, a distance of 200.00 feet to the TRUE PLACE OF BEGINNING and containing 0.230 acre of land.

Bearings herein are based on North 86°18'45" West for Agler Road as shown on the plat "Royal Manor" a subdivision of record in Plat Book 33, Pages 64 and 65.

DESCRIPTION OF 0.717 ACRE (BY OTHERS) 0.687 ACRE (CALCULATED)
 Situated in the City of Gahanna, County of Franklin and State of Ohio and being the south part of Reserve "A" of "ROYAL MANOR" as the plat of same is shown of record in Plat Book 33, Pages 64 and 65, Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

Beginning, for reference, at the intersection of the centerline of Agler Road (eighty feet in width), with Stygler Road (eighty feet in width); thence N03°59'55"E, with the centerline of said Stygler Road, a distance of 58.68 feet to a point; thence N86°00'05"W, a distance of 40.00 feet to a pony spike in the easterly line of said Reserve "A", the same being the westerly line of said Stygler Road, said point also being the true point of beginning;

Thence, from said true point of beginning, southwestwardly, with the boundary of said Reserve "A", the same being the arc of a curve to the right having a radius of 20.00 feet, a central angle of 89°41'20" and a chord that bears S48°50'35"W, a chord distance of 28.21 feet to a 3/4-inch (I.D.) iron pin at the point of tangency in the southerly line of said Reserve "A", said iron pin also being in the northerly line of said Agler Road;

Thence N86°18'45"W, with the southerly line of said Reserve "A" and with the northerly line of said Agler Road, a distance of 130.11 feet to a 3/4-inch iron pin;

Thence N03°59'55"E, crossing said Reserve "A" distance of 200.00 feet to a P.K. nail;

Thence S86°18'45"E, crossing said Reserve "A", a distance of 150.00 feet to a 3/4-inch iron pin in the easterly line of Reserve "A", said iron pin being in the westerly line of Stygler Road;

Thence S03°59'55"W, with the easterly line of said Reserve "A" and with the westerly line of said Stygler Road, a distance of 190.11 feet to the true point of beginning and containing 0.717 acre of land, more or less.

CERTIFICATION

TO: Speedway Superamerica LLC and Lawyers Title Insurance Corporation

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. Chesa 11/20/01
 Licensed Surveyor Date



LEGEND

| | | | | | |
|---------|-------------------|-----|---------------|-----|-----------------------|
| □ | STORM SEWER INLET | ○ | LIGHT POLE | ⊞ | ELECTRIC METER |
| ○ | SANITARY MANHOLE | ⊞ | TREE/SIZE | —T— | UNDERGROUND TELEPHONE |
| —W— | WATERLINE | ⊞ | HC RAMP | ⊞ | TELEPHONE BOOTH |
| 8" SAN | SANITARY SEWER | —T— | SIGN | ⊞ | FIRE HYDRANT |
| 15" STM | STORM SEWER | ⊞ | AIR PUMP | ⊞ | FUEL CAP COVER |
| —G— | GAS LINE | ⊞ | GAS PUMP | ⊞ | WELL |
| ⊞ | IRON PIN FOUND | ⊞ | COLUMN | ⊞ | TRAFFIC LIGHT POLE |
| ⊞ | IRON PIN SET | ⊞ | STORM MANHOLE | ⊞ | TRAFFIC CONTROL BOX |
| ⊞ | BOLLARD | ⊞ | P.K. NAIL SET | ⊞ | TELEPHONE BOX |
| ⊞ | WATER VALVE | ⊞ | CLEAN-OUT | ⊞ | TRAFFIC LIGHT POLE |
| ⊞ | GAS LINE MARKER | | | | |

| | | |
|-----------|------------------------|-------|
| FIELD | PM | DRAWN |
| AK | DC | DC |
| SCALE | HORIZ. 1"=20' VERT. | |
| JOB | 01-478 | |
| DATE | NOVEMBER 2001 | |
| SHEET NO. | 1/1 | |

ARCHITECT SURVEY
SPEEDWAY STATION

376 AGLER ROAD
 GAHANNA, OHIO
 FRANKLIN COUNTY

UNIT NO. 5118

FREDERICK E. JONES JR.
 D.V. 3786, PG. 668
 TRACT I
 6.030 ACRES

FREDERICK E. JONES JR.
 O.R.V. 21264, PG. J10
 0.717 ACRE (DEED)
 0.687 ACRE (CALCULATED)
 1 STORY BUILDING
 F.F. ELEV.=820.50

UTILITY COMPANIES

TELEPHONE
 AMERITECK
 BIURED CABLE DIVISON
 150 E. GAY STREET
 COLUMBUS, OHIO 43215
 (614) 223-6985

GAS
 COLUMBIA GAS OF OHIO
 1600 DUBLIN ROAD
 COLUMBUS, OHIO 43215
 (614) 280-7372

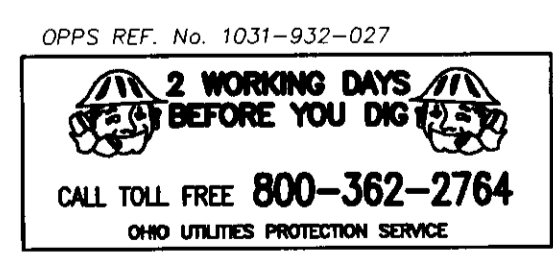
STORM, WATER AND SANITARY SEWERS
 CITY OF GAHANNA
 200 SO. HAMILTON RD
 GAHANNA, OHIO 43230-2996
 (614) 337-4381

ELECTRIC
 AMERICAN ELECTRIC POWER
 215 N. FRONT STREET
 COLUMBUS, OHIO 43215
 (614) 464-7397

ZONING
 CITY OF GAHANNA
 200 SO. HAMILTON RD
 GAHANNA, OHIO 43230-2996
 (614) 471-1906

SETBACKS
 FRONT SETBACK 40 FEET
 SIDE YARD SETBACK 10 FEET
 REAR YARD SETBACK 10 FEET

ZONING
 BOTH PROPERTIES ZONED CC COMMUNITY COMMERCIAL



REV.12/14/01



ROYAL MANOR
 P.B. 33, PGS. 64 & 65
 RESERVE "A"

0.230 AC.

0.917 ACRE (TOTAL)

TRUE PLACE OF BEGINNING

TRUE PLACE OF BEGINNING

RECEIVED
 MAR 08 2004
 Franklin County Engineering
 Dean C. Rimmer

AGLER ROAD 80'

REFERENCE POINT

FLOOD NOTE

THE AREA SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" ACCORDING TO F.E.M.A. MAP PANEL No. 39049C0169 G, DATED AUGUST 2, 1995.

TITLE NOTES

THIS SURVEY WAS PREPARED WITH LAWYERS TITLE INSURANCE CORPORATION COMMITMENT No. L156058ND, DATED NOVEMBER 23, 2001.

THE FOLLOWING ARE EASEMENTS THAT DO NOT APPLY TO THE SITE SHOWN HEREON: DEED VOLUME 2556, PAGE 698; DEED VOLUME 2674, PAGE 264; DEED VOLUME 2683, PAGE 595; DEED VOLUME 2663, PAGE 177.

EASEMENT FOUND IN MISC. VOLUME 6, PAGE 161 IS A BLANKET EASEMENT DOES APPLY. RESERVATION OF EASEMENTS FOUND IN DEED VOL. 3786, PAGE 668 DOES APPLY. EASEMENT FOUND IN LEASE VOLUME 164, PAGE 522 DOES APPLY AND IS PLOTTED.

BENCH MARKS

FRANKLIN COUNTY BENCH MARK No. "NE1 2000" ALUMINUM PLUG IN THE TOP OF A CONCRETE WALL ON THE NORTH SIDE OF S.R. 62 BRIDGE OVER BIG WALNUT CREEK WEST OF MILL STREET.
 ELEV.=798.86 (NAVD 88)

M-E BM #672 CUT "X" ON NORTH BOLT OF FIRST FIRE HYDRANT NORTH OF AGLER ROAD ON THE WEST SIDE OF STYGLER ROAD.
 ELEV.=821.29

M-E BM #673 CUT SQUARE ON THE SOUTH SIDE OF CONCRETE LIGHT BASE LOCATED NORTH OF SPEEDWAY BUILDING WEST SIDE OF STYGLER ROAD IN PARKING LOT.
 ELEV.=820.14

UTILITY NOTE

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