

### VICINITY MAP

FIDELITY NATIONAL TITLE INSURANCE COMPANY  
REFERENCE NO. 12-43604, EFFECTIVE DATE FEBRUARY 24, 2012

10. OIL AND GAS LEASE BY AND BETWEEN JOHN KOESTER (LESSOR) AND J.C. SHEARER (LESSEE), FILED FOR RECORD DECEMBER 4, 1896 IN BOOK 9, PAGE 39 OF THE AUGLAIZE COUNTY RECORDS. NOTE: FOR FURTHER CONDITIONS, SEE RECORD. THIS COMPANY HAS MADE NO FURTHER EXAMINATION UNDER THE ABOVE INSTRUMENT.

11. OIL AND GAS LEASE BY AND BETWEEN JOHN B. KOESTER (LESSOR) AND CRYSTAL OIL COMPANY OF MINSTER (LESSEE), FILED FOR RECORD JUNE 24, 1925 IN VOLUME 14, PAGE 570 OF THE AUGLAIZE COUNTY RECORDS. NOTE: FOR FURTHER CONDITIONS, SEE RECORD. THIS COMPANY HAS MADE NO FURTHER EXAMINATION UNDER THE ABOVE INSTRUMENT.

12. RIGHT OF WAY AND COVENANTS BETWEEN BEN SEVERIN, THOMAS J. BENSMAN AND DOROTHY BENSMAN, FILED FOR RECORD AUGUST 25, 1958, IN VOLUME 162, PAGE 531 OF THE AUGLAIZE COUNTY RECORDS. (AS SHOWN ON SURVEY)

13. EASEMENT FOR HIGHWAY PURPOSES TO THE STATE OF OHIO, FILED FOR RECORD DECEMBER 4, 1968, IN VOLUME 198, PAGE 745, OF THE AUGLAIZE COUNTY RECORDS. (AS SHOWN ON SURVEY)

14. EASEMENT TO COLUMBIA GAS TRANSMISSION CORPORATION, FILED FOR RECORD MARCH 1, 1979, IN VOLUME 234, PAGE 815, OF THE AUGLAIZE COUNTY RECORDS. (BLANKET EASEMENT, NOT PLOTTABLE)

15. OIL AND GAS LEASE BY AND BETWEEN THOMAS J. BENSMAN AND DOROTHY A. BENSMAN (LESSOR) AND OHIO OIL & GAS (LESSEE), FILED FOR RECORD MARCH 11, 1981 IN VOLUME 18, PAGE 365 OF THE AUGLAIZE COUNTY RECORDS. NOTE: FOR FURTHER CONDITIONS, SEE RECORD. THIS COMPANY HAS MADE NO FURTHER EXAMINATION UNDER THE ABOVE INSTRUMENT.

ASSIGNMENT OF OIL AND GAS LEASE, FILED FOR RECORD OCTOBER 6, 1981 IN VOLUME 19, PAGE 406 OF THE AUGLAIZE COUNTY RECORDS.  
ASSIGNMENT OF OIL AND GAS LEASE, FILED FOR RECORD OCTOBER 14, 1983 IN VOLUME 19, PAGE 612 OF THE AUGLAIZE COUNTY RECORDS.

16. RESERVATION OF NON-EXCLUSIVE PERPETUAL EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS, FILED FOR RECORD MARCH 18, 1994 IN VOLUME 210, PAGE 366 OF THE AUGLAIZE COUNTY RECORDS. (AS SHOWN ON SURVEY)

#### LEGAL DESCRIPTION OF RECORD:

SITUATE IN THE VILLAGE OF MINSTER (FORMERLY JACKSON TOWNSHIP), AUGLAIZE COUNTY AND STATE OF OHIO:

AND KNOWN AS BEING IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 4 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT AN IRON PIN IN AN AUGLAIZE COUNTY MONUMENT BOX ASSEMBLY AT THE NORTHWEST CORNER OF SAID SECTION 26;

THENCE, SOUTH 00°12'00" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26 AND THE CENTERLINE OF STATE ROUTE 66, A DISTANCE OF 1146.86 FEET TO A RAILROAD SPIKE. SAID POINT BEING THE PLACE OF BEGINNING FOR THE PARCEL TO BE CONVEYED BY THIS INSTRUMENT;

THENCE, CONTINUING, SOUTH 00°12'00" EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 203.16 FEET TO A P.K. NAIL AT THE NORTHWEST CORNER OF A 1.561 ACRE PARCEL OF LAND CONVEYED TO MCDONALD'S CORPORATION BY DEED RECORDED IN O.R. VOLUME 187, PAGE 872;

THENCE, NORTH 88°54'50" EAST, ALONG THE NORTH LINE OF SAID MCDONALD'S CORPORATION'S 1.561 ACRE PARCEL OF LAND, A DISTANCE 340.06 FEET TO A ¾" IRON BAR;

THENCE, NORTH 00°10'10" WEST, ALONG THE EXTENSION OF THE EAST LINE OF SAID MCDONALD'S CORPORATION'S 1.561 ACRE PARCEL OF LAND, A DISTANCE OF 192.21 FEET TO A ¾" IRON BAR; SAID POINT BEING IN THE NORTH LINE OF A 4.027 ACRE PARCEL OF LAND CONVEYED TO EAGLE ENTERPRISES BY DEED RECORDED IN O.R. VOLUME 78, PAGE 682;

THENCE, SOUTH 88°54'53" WEST, ALONG THE NORTH LINE OF SAID EAGLE ENTERPRISES' 4.027 ACRE PARCEL OF LAND, A DISTANCE OF 157.13 FEET TO A ¾" IRON BAR;

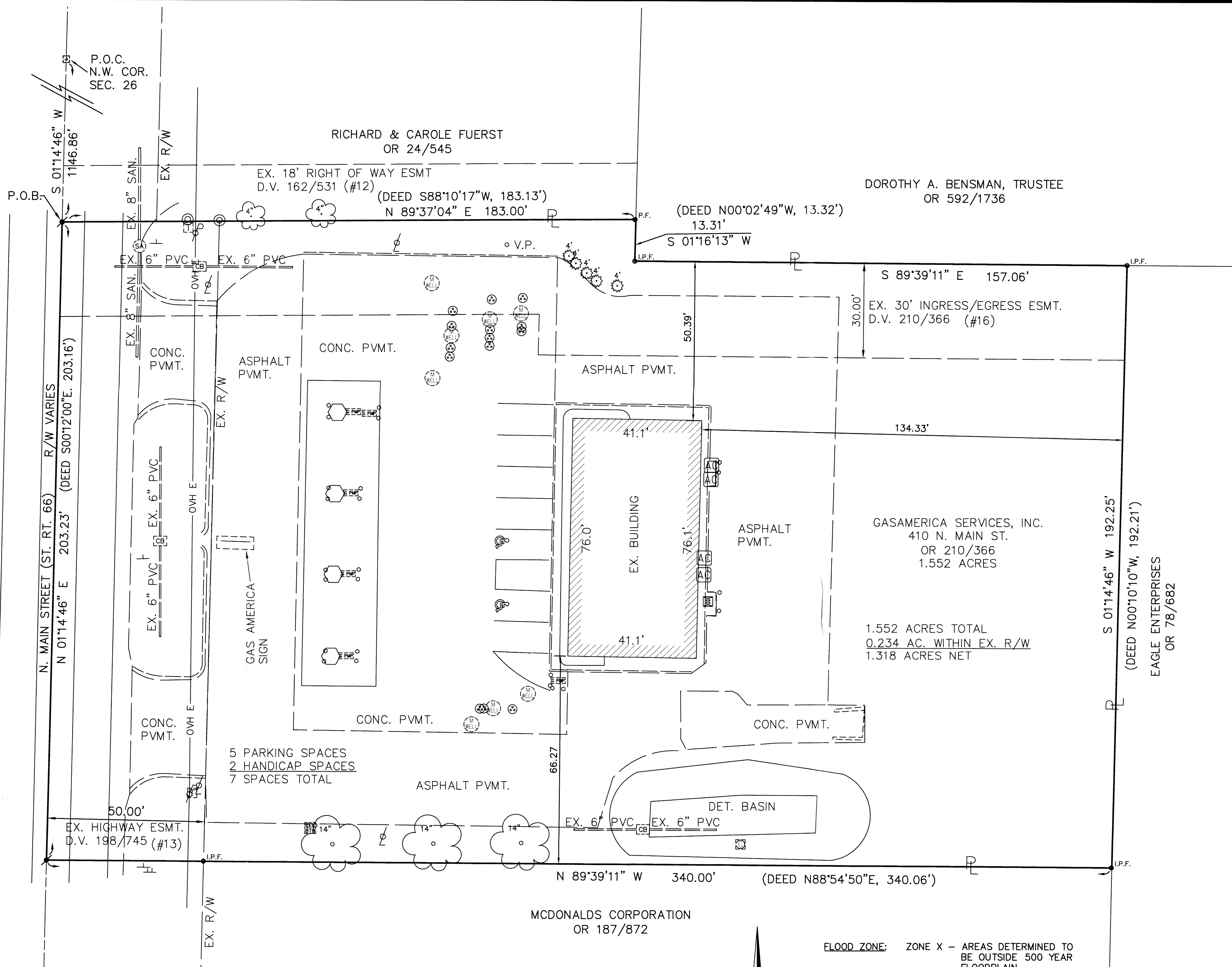
THENCE, NORTH 00°02'49" WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 13.32 FEET TO A POINT;

THENCE, SOUTH 88°10'17" WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 183.13 FEET TO THE PLACE OF BEGINNING. CONTAINING 1.552 ACRES OF LAND MORE OR LESS.

REFERENCE IS MADE TO A SURVEY OF THIS AREA BY GORDON L. GEESLIN, PROFESSIONAL SURVEY 5372, DATED FEBRUARY 17, 1994, ON FILE IN THE COUNTY ENGINEER'S OFFICE.

### LEGEND

- ⊙ I.P.F. IRON PIN FOUND
- ✱ MAG NAIL SET
- ▣ MONUMENT BOX W/IP FOUND
- ⊙ I.P.F. IRON PIPE FOUND
- ⊙ CONCRETE MON. FD.
- ⊙ CONIFEROUS SHRUBS
- ☁ DECIDUOUS TREE
- ⊙ EXISTING UTILITY POLE
- ⊙ EXISTING LIGHT POLE
- ⊙ EXISTING GUY ANCHOR
- ⊙ EXISTING FIRE HYDRANT
- ⊙ EXISTING WATER VALVE
- ⊙ EXISTING WATER MAIN
- ⊙ EXISTING SANITARY CLEAN OUT
- ⊙ EXISTING SANITARY MANHOLE
- ⊙ EXISTING SANITARY
- ⊙ EXISTING ROUND CATCH BASIN
- ⊙ EXISTING CATCH BASIN
- ⊙ EXISTING STORM MANHOLE
- ⊙ EXISTING STORM
- ⊙ EXISTING DOWNSPOUT
- ⊙ EXISTING ELECTRICAL TRANS. PAD
- ⊙ EXISTING ELECTRIC RISER
- ⊙ EXISTING ELECTRIC MANHOLE
- ⊙ EXISTING ELECTRIC METER
- ⊙ EXISTING ELECTRIC LINE
- ⊙ EXISTING OVERHEAD UTILITY LINES
- ⊙ EXISTING TELEPHONE LINE
- ⊙ EXISTING TELEPHONE METER
- ⊙ EXISTING UG TELEPHONE LINE
- ⊙ EXISTING UG CABLE TV LINE
- ⊙ EXISTING GAS PUMP
- ⊙ EXISTING FILL PORT
- ⊙ EXISTING GAS REGULATOR
- ⊙ EXISTING GAS LINE
- ⊙ EXISTING GAS METER
- ⊙ EXISTING GAS VALVE
- ⊙ EXISTING FENCE
- ⊙ EXISTING WALL
- ⊙ EXISTING POST
- ⊙ EXISTING AIR CONDITIONING UNIT
- ⊙ EXISTING SIGN



#### LEGAL DESCRIPTION PER SURVEY:

BEING A TRACT OF LAND OWNED BY GAS AMERICA SERVICES, INC. AS DESCRIBED IN OFFICIAL RECORD 210, PAGE 366, SITUATE IN THE NORTHWEST QUARTER OF SECTION 26, TOWN 7 SOUTH, RANGE 4 EAST, JACKSON TOWNSHIP, VILLAGE OF MINSTER, AUGLAIZE COUNTY, STATE OF OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT AN IRON PIN IN MONUMENT BOX FOUND AT THE NORTHWEST CORNER OF SECTION 26;

THENCE, SOUTH 01°14'46" WEST, 1146.86 FEET, ALONG THE WEST LINE OF SAID SECTION 26 AND THE CENTERLINE OF STATE ROUTE 66 TO A MAG NAIL SET AND BEING THE PRINCIPAL PLACE OF BEGINNING FOR THE TRACT HEREIN CONVEYED;

THENCE, NORTH 89°37'04" EAST, 183.00 FEET, TO AN IRON PIPE FOUND;

THENCE, SOUTH 01°16'13" WEST, 13.31 FEET, TO AN IRON PIN FOUND;

THENCE, SOUTH 89°39'11" EAST, 157.06 FEET, TO AN IRON PIN FOUND AT THE NORTHWEST CORNER OF A TRACT OF LAND OWNED BY EAGLE ENTERPRISES AS DESCRIBED IN OFFICIAL RECORD 78, PAGE 682;

THENCE, SOUTH 01°14'46" WEST, 192.25 FEET, ALONG THE WEST LINE OF SAID EAGLE ENTERPRISES TRACT TO AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF SAME, ALSO BEING THE NORTHEAST CORNER OF A TRACT OF LAND OWNED BY MCDONALD'S CORPORATION AS DESCRIBED IN OFFICIAL RECORD 187, PAGE 872;

THENCE, NORTH 89°39'11" WEST, 340.00 FEET, ALONG THE NORTH LINE OF SAID MCDONALD'S CORPORATION TRACT TO A MAG NAIL SET ON THE WEST LINE OF SAID SECTION 26 AND THE CENTERLINE OF SAID STATE ROUTE 66;

THENCE, NORTH 01°14'46" EAST, 203.23 FEET, ALONG THE WEST LINE OF SAID SECTION AND THE CENTERLINE OF STATE ROUTE 66 TO THE PRINCIPAL PLACE OF BEGINNING.

CONTAINING 1.552 ACRES MORE OR LESS WITH ALL BEING SUBJECT TO ANY LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

FLOOD\_ZONE: ZONE X - AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN.  
PANEL NO. 39011C 0175C  
EFFECTIVE DATE: SEPTEMBER 6, 1989

SURVEYOR CERTIFICATION  
TO SPEEDWAY LLC, A DELAWARE LIMITED LIABILITY COMPANY,  
GASAMERICA SERVICES, INC. AND FIDELITY NATIONAL TITLE  
INSURANCE COMPANY:

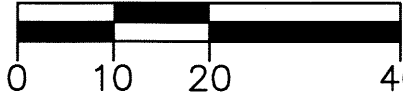
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 8, 9, 11a, 13, 17, AND 22 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 27, 2012.

THE PROPERTY HAS ACCESS TO PUBLIC RIGHT-OF-WAY.

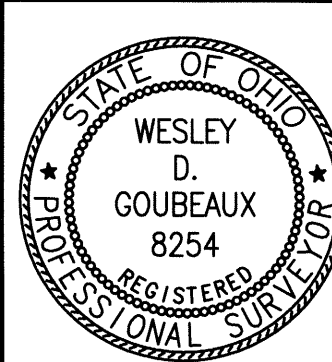
THE BASIS OF BEARING WAS BASED ON NAD 83 CORRS 96 ADJUSTMENT, GEOID 2003, OHIO NORTH ZONE, ODOT VRS CORRS NETWORK

LATITUDE=N40°24'12.9594"  
LONGITUDE=W84°22'34.68"

SCALE IN FEET



Wesley D. Goubeaux, P.S. #8254  
DATE 4-25-2012



SPEEDWAY STORE #8094 (GAS AMERICA #135)  
ALTA/ACSM LAND TITLE SURVEY  
VILLAGE OF MINSTER, OHIO

#### REVISIONS:

FILE NAME  
AUGMIN1203ALTA  
DRAWN BY  
TJT  
CHECKED BY  
WDG  
PROJECT No.  
AUGMIN1203  
DATE  
04-25-2012  
SHEET NUMBER  
1 OF 1

CHOICE  
ONE  
ENGINEERING

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www.choiceengineering.com  
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LOVELAND, OHIO 45140  
(513) 239-8554