

80-04

EXHIBIT "A"
LEGAL DESCRIPTION

MPC Unit #2843/EMC Unit #1203
329 South Main Street & East Patterson Avenue
Bellefontaine, Ohio

A description of real property situated in the City of Bellefontaine, Township of Lake, County of Logan, State of Ohio, and being a part of Lot Number 475 of McColloch's Addition to said city and beginning at the intersection of the north line of East Patterson Avenue (60.00 feet wide) and the east line of South Main Street (80.00 feet wide), said point also being the southwest corner of said Lot Number 475;

Thence North 06° 30' 00" East, 150.00 feet upon the said east line of Main Street (also being the west line of Lot 475) to an iron pin found at the northwest corner of Lot 475;

Thence South 82° 54' 56" East, 221.25 feet upon the north line of Lot 475 to a point in the west line of a 12.00 foot wide alley;

Thence South 06° 30' 00" West, 50.00 feet upon the said west alley line to an iron pin found;

Thence North 82° 54' 56" West, 82.00 feet upon a line parallel with the north line of East Patterson Street to an iron pin found;

Thence South 06° 30' 00" West, 100.00 feet upon a line parallel with the east line of Main Street to a point in the north line of East Patterson Street;

Thence North 82° 54' 56" West, 138.00 feet upon the said north line of East Patterson Street to the point of beginning.

Subject however to all easements, regulations, restrictions, and conditions either recorded or unrecorded.

This new legal description and the attached sketch were prepared from existing surveys and deeds of record and to the best of my knowledge and belief are true and correct as prepared on JUNE 12, 1990.

The bearings utilized in this description are based on a bearing of North 06° 30' 00" West for the centerline of Main Street and are for the purpose of determining interior angles.

Prepared by:

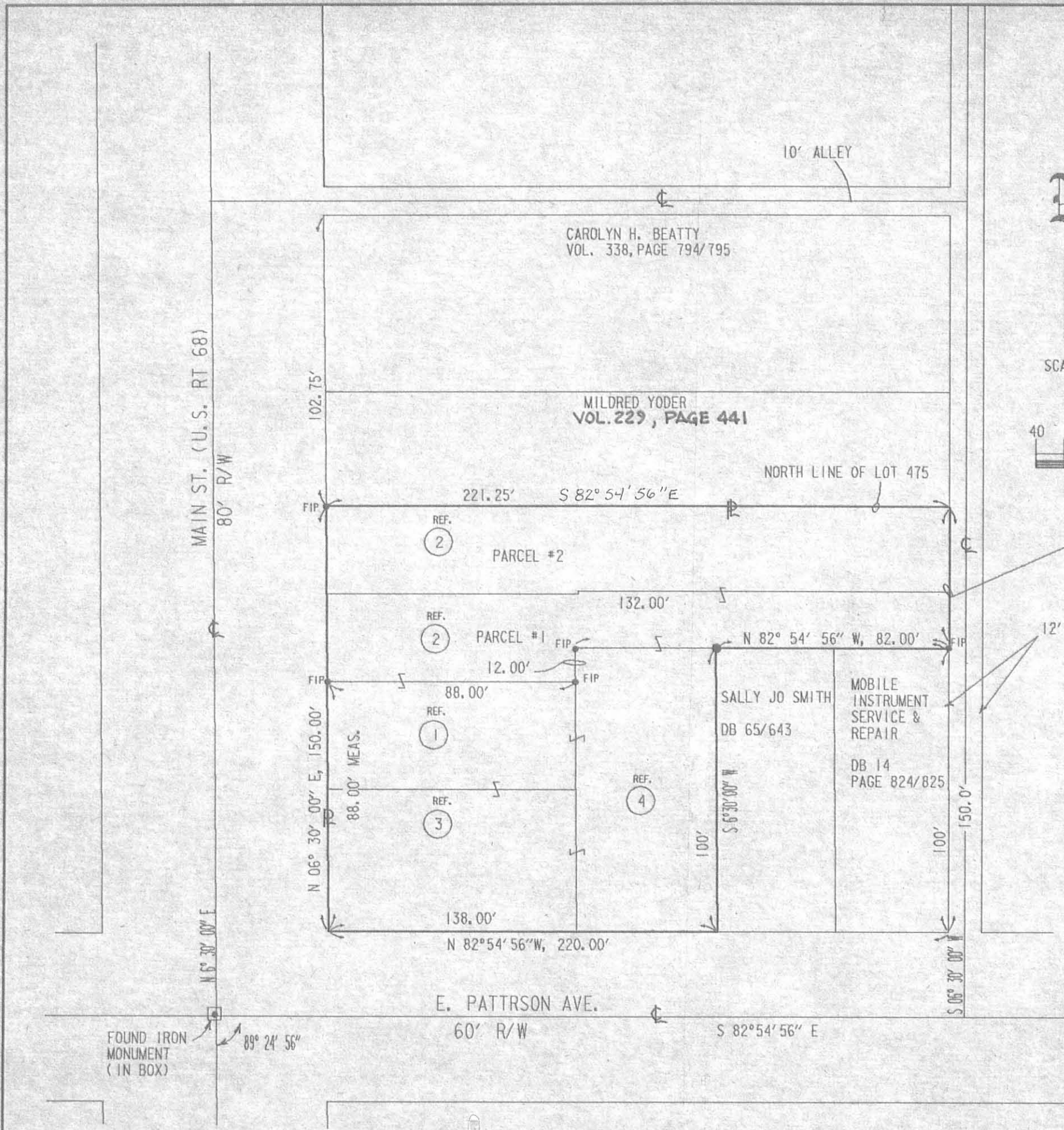
Douglas P. Martin 6-12-90

Douglas P. Martin, P.S.
Ohio Registration No. 7233
Marathon Petroleum Company
539 South Main Street
Findlay, Ohio

/rg:LEGAL.50

INDEXED ON MAP
602 10

80-04



PRIOR DEED REFERENCE

- ① BOYLES TO OHIO OIL CO.
VOL. 200, PAGE 482-483
- ② DOYLE TO OHIO OIL CO.
VOL. 231, PAGE 444
CITY ENGINEER'S MAP #55-1046
- ③ MILLER TO OIL CO.
VOL. 3, PAGE 482
- ④ MCPHERSON TO MARATHON PETROLEUM CO.
VOL. 3, PAGE 827-828
PRIOR DEED VOL. 392, PAGE 426

SURVEY SKETCH
FOR EMRO MARKETING COMPANY

BEING SITUATED IN THE CITY BELLEFONTAINE, TOWNSHIP OF LAKE, COUNTY OF LOGAN, STATE OF OHIO, AND BEING A PART OF LOT 475 (FORMALLY LOT NO. 29 OF McCOLLOCH'S ADDITION TO THE CITY OF BELLEFONTAINE AND BEING A PART OF SECTION 28, TOWNSHIP 4, RANGE 14.

PRESENTLY OWNED BY MARATHON PETROLEUM COMPANY (a.k.a. MARATHON OIL COMPANY) (a.k.a. OHIO OIL COMPANY)

THE COURSES AND THE DISTANCES SHOWN ARE CORRECT AS TO THE LINES OF POSSESSION AND THE LINES OF TITLE. THE BEARINGS ARE UTILIZED TO SHOW PROPERTY AND R/W LINE RELATIONSHIPS AND ARE BASED ON THE LOGAN COUNTY ENGINEER'S OFFICE BEARING OF N 06° 30' 00" E FOR THE CENTERLINE OF MAIN STREET.

THIS SKETCH WAS PREPARED FROM SURVEYS AND DEEDS OF RECORD AND DESCRIBES THE PROPERTY AND LOCATION ASSOCIATED WITH THE MARATHON PETROLEUM COMPANY TO EMRO MARKETING COMPANY TRANSFER AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE AND CORRECT.

PREPARED BY:

Douglas P. Martin
DOUGLAS P. MARTIN P.S.
OHIO REGISTRATION NO. 7233
MARATHON PETROLEUM COMPANY
539 S. MAIN STREET
FINDLAY, OHIO 45840



LEGEND

- IRON PIN SET
- FOUND IRON PIN (F.I.P.)
- ◼ FOUND MONUMENT

INDEXED ON MAP
602 IP

REC'D 11-1-11 5:44 PM OK

LOT CONSOLIDATION SURVEY

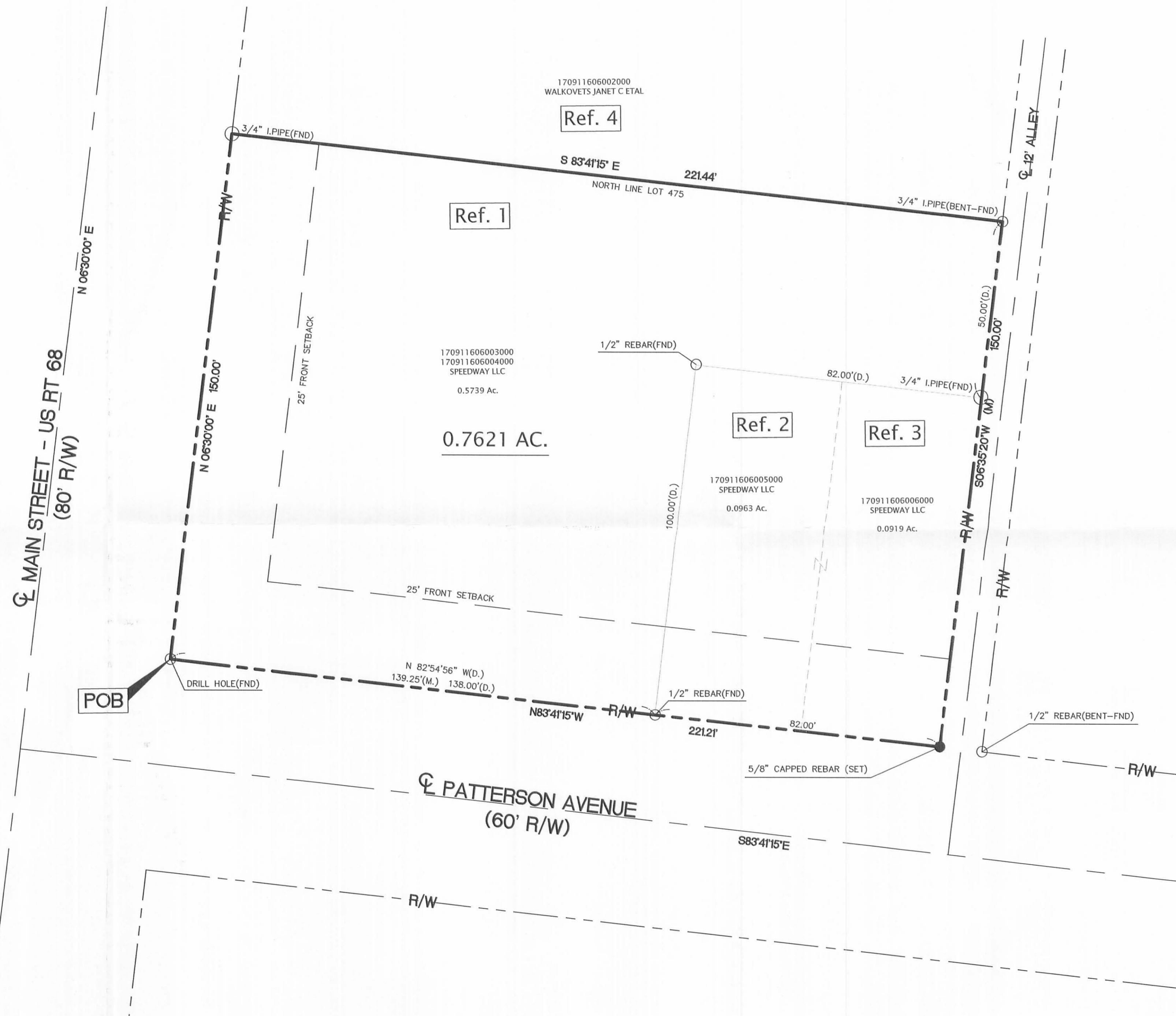
Real property situated in the City of Bellefontaine, Township of Lake, County of Logan, State of Ohio
And being a part of Lot Number 475 of McColloch's Addition (Plat Cabinet A, Slide 5) to the city.

NOTES

ZONING FOR B-2: DOWNTOWN BUSINESS DISTRICT.
FRONT YARD SETBACK:
25' FRONT ALONG MAIN AND PATTERSON
SIDE/REAR YARD SETBACK:
0' SIDE,
0' REAR.
THE TITLE DESCRIPTION HEREON IS FROM
COMMONWEALTH LAND TITLE INSURANCE COMPANY,
REFERENCE NO. 11-42254, DATED 25 AUGUST 2011.

PRIOR DEED REFERENCE

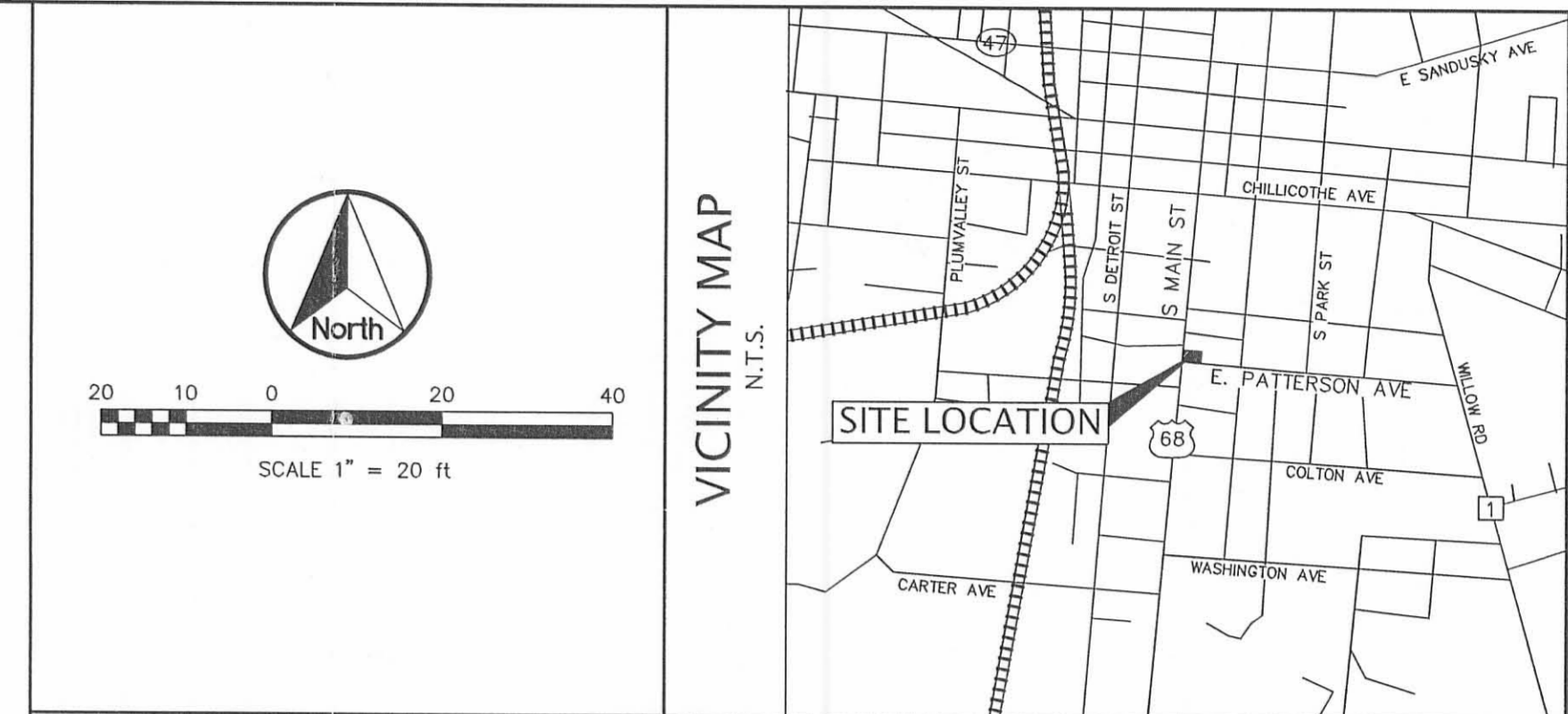
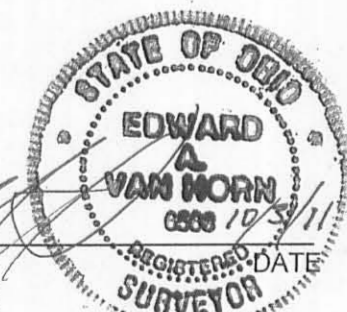
- Ref. 1**
MARATHON PETROLEUM CO
TO EMRO MARKETING COMPANY
OR 110/593
- Ref. 2**
MOBILE INSTRUMENT SERVICE AND REPAIR INC
TO SPEEDWAY SUPERAMERICA LLC
OR 854/498, TRACT I
- Ref. 3**
MOBILE INSTRUMENT SERVICE AND REPAIR INC
TO SPEEDWAY SUPERAMERICA LLC
OR 854/498, TRACT II
- Ref. 4**
BEATTY CAROLYN H
TO WALKOVETS JANET C ETAL
OR 119/708, 0.57 ACRE



THE COURSES AND THE DISTANCES SHOWN ARE CORRECT AS TO THE LINES OF POSSESSION AND THE LINES OF TITLE. THE BEARINGS ARE UTILIZED TO SHOW PROPERTY AND RIGHT OF WAY LINE RELATIONSHIPS AND ARE BASED ON THE LOGAN COUNTY ENGINEER'S OFFICE BEARING N 06° 30' 00\"/>

THIS PLAT WAS PREPARED FROM SURVEYS AND DEEDS OF RECORD AND DESCRIBES THE PROPERTY AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

PREPARED BY:
Edward A. Van Horn
Registered Surveyor #6563



LEGAL DESCRIPTION

PARCEL 1:
Situating in the City of Bellefontaine, Township of Lake, County of Logan, State of Ohio:
And being a part of Lot Number 475 of McColloch's Addition to said city and beginning at the intersection of the North line of East Patterson Avenue (60.00 feet wide) and the east line of South Main Street (80.00 feet wide), said point also being the Southwest corner of said Lot Number 475;
Thence North 06 deg. 30' 00\"/>

The bearings utilized in this description are based on a bearing of North 06 deg. 30' 00\"/>

PARCEL 2:
Situating in the State of Ohio, County of Logan, Township of Lake, City of Bellefontaine:
And being a part of Lot Number Twenty-nine (29) as the same is known and designated on the recorded plat of McColloch's Addition to said City, and now known as new numbering of Lots in said City as Number Four Hundred Seventy-five (475); beginning at a point in the South line of said Lot number 475, 138 feet East of the Northeast corner of Main and Patterson Streets in said City;

Thence East on the north line of said Patterson Street 42 feet;
Thence North on a line parallel with the East line of said Main Street 100 feet;
Thence West on a line parallel with the north line of Patterson Street 42 feet;
Thence South on a line parallel with the East line of said Main Street 100 feet to the beginning.

PARCEL 3:
Situating in the State of Ohio, County of Logan, Township of Lake, City of Bellefontaine:
And being forty (40) feet off the East part of the following described premises:
Beginning at a point in the south line of Lot Number Four Hundred Seventy-five (475) in said City 132 feet East of the East side of South Main Street, and being the Southeast corner of a lot of ground owned by Martha Angel (now owned by John C. Sullivan); Thence with said Sullivan's line North 100 feet to his Northeast corner;
Thence East on a line parallel with the North line of Patterson Street in said City 88 feet to an alley;
Thence South on the West line of said alley 100 feet to the North side of said Patterson Street;
Thence West on the North line of said Patterson Street 88 feet to the place of beginning.

LEGAL DESCRIPTION PROPOSED PARCEL - AS MEASURED
A description of real property situated in the City of Bellefontaine, Township of Lake, County of Logan, State of Ohio, and being a part of Lot Number 475 of McColloch's Addition (Plat Cabinet A, Slide 5) to said city, and being composed of a tract of land containing 0.5739 acres by this survey, conveyed to Emro Marketing Company in Official Record 110/593, a tract of land, containing 0.0963 acres by this survey, conveyed to Speedway SuperAmerica LLC in Official Record 854/498, Tract I and a tract of land, containing 0.0919 acres by this survey, conveyed to Speedway SuperAmerica LLC in Official Record 854/498, Tract II.

Beginning at a drill hole found marking the intersection of the north line of East Patterson Avenue (60.00 feet wide) and the east line of South Main Street (80.00 feet wide), said point also being the southwest corner of said Lot Number 475 and the southwest corner of said tract previously conveyed in Official Record 110/593 of the Logan County Records;
Thence N 06°30'00\"/>

The above description was prepared from existing surveys, deeds of record, and field observations completed by or under the direct supervision of Edward A. Van Horn, Registered Surveyor #6563, on 24 October 2011, for Speedway LLC, by Van Horn Hoover & Associates, Inc., P.O. Box 612, Findlay, OH 45839.

| | | |
|------------------|----------|-------|
| FIELD | CHK | DRAWN |
| CVH | EVH | -J. |
| SCALE | 1" = 20' | |
| JOB | 8320 | |
| DATE | 10-24-11 | |
| SHEET NO. 1 OF 1 | | |

VH VAN HORN, HOOVER & ASSOCIATES, INC.
SURVEYING & ENGINEERING / GPS - GIS CONSULTANTS
P.O. BOX 612 FINDLAY, OHIO 45839
(419) 423-5630
E-MAIL: Info@VanHornHoover.com

LOT CONSOLIDATION SURVEY
329 S. MAIN STREET
CITY OF BELLEFONTAINE
LOGAN COUNTY, OHIO

INDEXED ON MAP
402.38