80-0H

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 $06^{\circ}~30'~00"$ 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 $06^{\circ}~30'~00"$ 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 <u>June 12</u>, 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, P.S.
Ohio Registration No. 7233

Ohio Registration No. 7233 Marathon Petroleum Company

539 South Main Street

Findlay, Ohio

/rg:LEGAL.50

INDEXED ON MAP

10' ALLEY CAROLYN H. BEATTY VOL. 338, PAGE 794/795 SCALE = 1'' = 40'H MILDRED YODER VOL. 229 , PAGE 441 NORTH LINE OF LOT 475 5 221. 25' S 82° 54' 56"E MAIN REF. (2) 50.00' PARCEL #2 132.00 12' ALLEY (2) PARCEL #1 FIP N 82° 54′ 56″ W, 82.00′ 12.00' 88,00 SALLY JO SMITH INSTRUMENT SERVICE & DB 65/643 REPAIR DB 14 PAGE 824/825 (4) REF. STREET. (3) 8 138.00' PREPARED BY: N 82°54′56"W, 220.00° 8 36 DOUGLAS P. MARITIN, OH40 REGISTRATION NO. 7233 MARATHON PETROLEUM COMPANY SINCE SUSTEMBLE OH10 45840 E. PATTRSON AVE. 60' R/W S 82°54′56" E 89° 24′ 56″ FOUND IRON MONUMENT (IN BOX) LEGEND · IRON PIN SET • FOUND IRON PIN (F. I. P.) INDEXED ON MAP **TOUND MONUMENT** 602 IF

PRIOR DEED REFERENCE

- (1) BOYLES TO OHIO OIL CO. VOL. 200, PAGE 482-483
- DOYLE TO OHIO OIL CO. VOL. 231, PAGE 444 CITY ENGINEER'S MAP *55-1046
- MILLER TO OIL CO. VOL. 3, PAGE 482
- 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 DIL COMPANY) (a, k, a, OHIO DIL 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

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.

E OF OH

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| Part of Lut. 475 | | 862 28/ 10A 265 28 721 40A | |
| A-B-C-D All found same as | 017 | 102 Fd 52.1 1/01 | |
| Page 52 This Book - Deer Surry, D is 15" West of West face of concrete | · The last | Consulte Wall Wol 122 Per 35 | 55 |
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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

MARATHON PETROLEUM CO TO EMRO MARKETING COMPANY

OR 110/593

MOBILE INSTRUMENT SERVICE AND REPAIR INC TO SPEEDWAY SUPERAMERICA LLC OR 854/498, TRACT I

MOBILE INSTRUMENT SERVICE AND REPAIR INC

TO SPEEDWAY SUPERAMERICA LLC OR 854/498, TRACT II

UTILIZED TO SHOW PROPERTY AND RIGHT OF WAY LINE RELATIONSHIPS AND ARE BASED ON THE LOGAN COUNTY ENGINEER'S OFFICE BEARING N

THIS PLAT WAS PREPARED FROM SURVEYS AND DEEDS OF RECORD AND

DESCRIBES THE PROPERTY AND IS TRUE AND CORRECT TO THE BEST OF

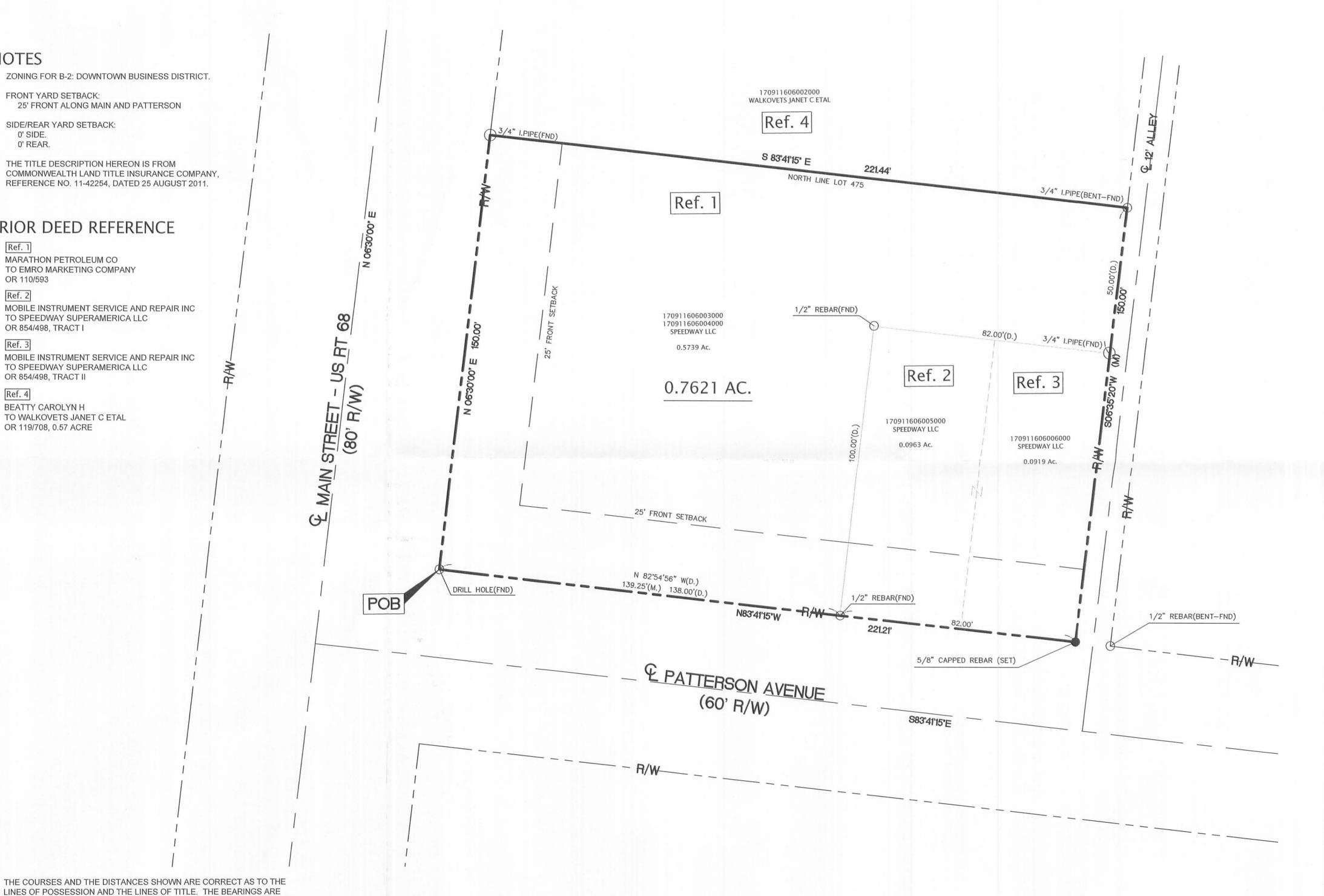
06° 30' 00" E FOR THE CENTERLINE OF MAIN STREET.

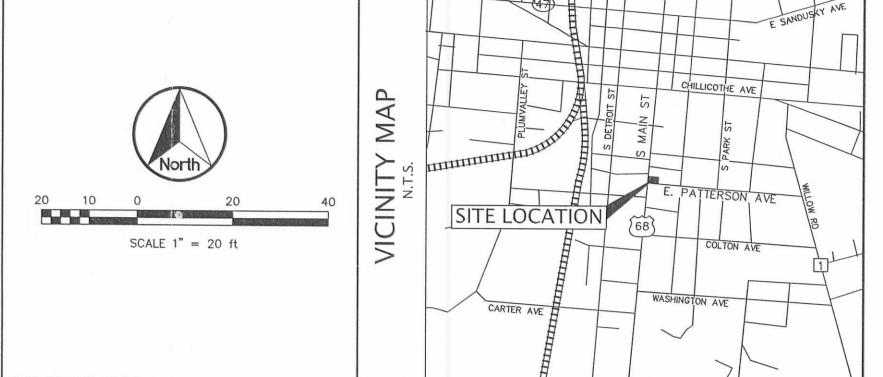
MY KNOWLEDGE.

PREPARED BY

Registered Surveyor #6563

BEATTY CAROLYN H TO WALKOVETS JANET C ETAL OR 119/708, 0.57 ACRE





LEGAL DESCRIPTION

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 deg. 30' 00" East, 150.00 feet upon the said East line of Main Street (also being the west line of Lot 475) to and iron pin found at the

Thence South 82 deg. 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 deg. 30' 00" West, 50.00 feet upon the said west alley line to an iron pin found;

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

The bearings utilized in this description are based on a bearing of North 06 deg. 30' 00" West for the centerline of Main Street and are for the purpose of determining interior angles. This is a new description prepared from existing surveys and deeds of record by Douglas P. Martin, Registered Surveyor Number 7233, on June 12, 1990.

Situated in the State of Ohio, County of Logan, Township of Lake, City of Bellefontaine:

And being 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

Situated 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

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,

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" E upon the said east line of Main Street (also being the west line of Lot 475) a distance of 150.00 feet to an 3/4" iron pipe found at the northwest corner of Lot 475, said point also being the southwest corner of a 0.57 acre tract of land previously conveyed to Janet C. Walkovets et al in Official Record 119/708 of the Logan County Official Records;

Thence leaving said east line of Main Street and along the south line of said 0.57 acre tract of land previously conveyed in Official Record 119/708 of the Logan County Records (also being the north line of Lot 475) S 83°41'15" E a distance of 221.44 feet to a bent 3/4" iron pipe found in the west line of a 12.00

Thence along said west line of the alley S 06°35'20" W a distance of 150.00 feet to a 5/8" capped rebar set on the north right of way line of Patterson Avenue (60' right of way), said point also marking the southeast corner of a tract of land previously conveyed in Official Record 854/498, Tract II of the Logan County

Thence along said north right of way line of Patterson Avenue N 83°41'15" W a distance of 221.21 feet, passing a ½" rebar found marking the southwest corner of part of Lot 475 previously conveyed in Official Record 854/498, Tract I of the Logan County Records, to the point of beginning and containing 0.7621 acres of land, more or less.

The bearing is based on the centerline of Main Street (N 06°30'00" E) and all other bearings are from angles and distances measured in the field and are contained herein for the purpose of determining interior angles.

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 | СНК | DRAWN |
|-------|-----|----------|
| CVH | EVH | -J. |
| SCALE | | 1" = 20' |
| JOB | | 8320 |
| DATE | | 10-24-11 |
| | | |

SHEET NO. 1 OF 1

VAN HORN, HOOVER & ASSOCIATES, INC. URVEYING & 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

