

SURVEYOR NOTES:

1. This survey does not constitute a title search by the surveyor. All information regarding record easements, and other documents that might affect the quality of title to the parcel shown hereon we obtained through a certified title commitment conducted by First American Title Insurance Company National Commercial Services, Commitment Number NCS-1226690-PH1, and bearing an effective date of June 26, 2024 at 7:30 AM.
2. Direct access to the subject parcel is available via Earlwood Drive & Sloan Drive.
3. The utilities shown are located from field survey information and/or existing drawings supplied by client. The surveyor makes no guarantee that the utilities located correspond to all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities located are in the exact location indicated although the surveyor does certify that they are located as accurately as possible from information available.
 - Indiana 611 ticket No: 2403042746, 2403042910, 2403042391, 2403044316, 2403044350, 2403044366.
 - Marking provided by The Underground Detection on 12/28/2023.
4. Parcel is located within Zone "X" (Area of Area of Minimal Flood Hazard) as indicated by the Flood Insurance Rate Map (FIRM) Map Number 18061N1039E, effective date: 1/29/2021 published by the Federal Emergency Management Agency.
5. A zoning report was not provided to the surveyor at the time of this survey.
6. There are no parking spaces on the surveyed property.
7. The surveyed property is at the intersection of N Morton Street & Earlwood Drive to the south, and Sloan Drive & N Morton Street to the north.
8. There was no observed evidence of current earth moving work, building construction or building additions at the time of this survey.
9. U.S. 21 right-of-way plans provided to the surveyor are dated 3/10/2022, proposed street upgrades do not appear to have occurred as of the date of the field work. No evidence of street or sidewalk construction or repairs observed at the time of field survey.

EXHIBIT "A" LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Johnson, State of Indiana, and is described as follows

A Part of the southwest quarter of Section 34, Township 13 North, Range 4 East of the Second Principal Meridian, in Pleasant Township, Johnson County, Indiana, described as follows:

Beginning at a point on the south line of said quarter section that is North 89 degrees 17 minutes East (assumed bearing), 2035.45 feet from the southwest corner thereof, said point also being in the northbound line of U.S. Highway No. 31; thence continuing North 89 degrees 17 minutes East along said south line of said quarter section to a point that is North 89 degrees 17 minutes West, 2970.20 feet from the southeast corner of said quarter section; thence South 89 degrees 17 minutes East, 985.50 feet to a point; thence South 89 degrees 10 minutes 30 seconds West, 867.59 feet to a point in said highway; thence South 16 degrees 14 minutes 14 seconds East with said highway, 1003.05 feet to the Place of Beginning, containing 10,417 acres, more or less, including the right-of-way of u.s. highway no. 31, which contains 1,114 acres, more or less.

SCHEDULE B - PART II

Part One does not contain any easements. Part Two Items 1, 2, and 10-14 are not survey related.

3. Terms, provisions and conditions contained in Lease by and between George and Voula Bekas, Lessor, and American Outdoor Advertising Company, Lessee, dated October 24, 2003 as disclosed by a Sign Location Lease recorded November 8, 2004 as document 2004-032312, and all rights thereunder of and all acts done and suffered thereunder of said lessee or any parties claiming by, through or under said lessee.
- Note: The term of the Lease is fifteen (15) years with right to renew for one (1) additional five (5) year term.
- APPROXIMATE LOCATIONS OF THE LEASE AREAS ARE AS SHOWN HEREON.**
4. Reservation of easement for ingress and egress as contained in Warranty Deed from David W. Dowden and Nancy A. Dowden, husband and wife, to Evans Products Company of the City of Portland recorded January 18, 1973 in Book 196, page 525.
- EASEMENT IS NOT ON, BUT ADJOINS THE SURVEYED PROPERTY AS SHOWN HEREON.**
5. Right-of-Way Easement in favor of City of Franklin, Indiana recorded April 11, 1975 in Book 203, page 594, and the terms and conditions contained therein.
- EASEMENT IS ON THE SURVEYED PROPERTY AS SHOWN HEREON.**
6. Permanent Easement in favor of City of Franklin, Indiana recorded June 30, 1983 in Book 230, page 294, and the terms and conditions contained therein.
- EASEMENT IS ON THE SURVEYED PROPERTY AS SHOWN HEREON.**
7. Permanent extinguishment of all rights and easements of ingress and egress to, from and across the limited access facility known as U.S.R. 31 and as Project U.S-31(41) to and from the land as set out in a deed to the State of Indiana recorded June 21, 1974 in Book 201, page 466, in the Office of the Recorder of Johnson County, Indiana.
- NOT ON, BUT ADJOINS, THE SURVEYED PROPERTY AS SHOWN HEREON.**
8. Permanent extinguishment of all rights and easements of ingress and egress to, from and across the limited access facility known as U.S.R. 31 and as Project U.S-31(41) to and from the land as set out in a deed to the State of Indiana recorded June 24, 1974 in Book 201, page 486, in the Office of the Recorder of Johnson County, Indiana.
- RUNS THROUGH A PORTION OF THE SURVEYED PROPERTY AS SHOWN HEREON.**
- 75 foot right of entry; setback and use restrictions; possible assessments for maintenance and/or reconstruction, and all rights of others entitled to the continued uninterrupted flow of water through the H O Canary 2740 Legal Drain and Powell 2724 Legal Drain, a legal drain established in accordance with I.C. 36-9-27-33.
- DOCUMENT NOT PROVIDED.**

SURVEYOR'S REPORT:

This survey is prepared per title 865, article 1, chapter 12, section 1 through 19 of the Indiana Administrative code (I.A.C.). The locations of the boundary lines and corners as shown hereon are reported to be accurate to the degree of error and uncertainties within the components of the survey as a result of the following:

- Availability and condition of reference monuments.
- Occupation or possession lines.
- Clarity or ambiguity of the record description used and of adjoiners descriptions and the relationship of the lines of the subject tract with adjointer lines.
- The relative positional accuracy of the measurements.

West Line: The west line was re-established by holding the stationing and offsets from Indiana Department of Transportation plans dated 3/1/2022, and being project number 1800082.

North Line: The north line was re-established by holding stationing and offsets of U.S.31 from Indiana Department of Transportation plans dated 3/1/2022, and being project number 1800082, and holding a found 5/8" iron pin on the south right-of-way line of Sloan Drive.

East Line: The east line was re-established by holding a found 5/8" iron pin stamped GRW Engineers at the southwest corner of the adjoining property to the northeast, holding a 5/8" iron pin at the northeast corner of said adjoining property with the deed record distance, and by holding the deed record distance from the southeast section corner.

South Line: The south line was re-established by holding the deed record distance from the southeast section corner, and by holding the stationing and offsets from Indiana Department of Transportation plans dated 3/1/2022, and being project number 1800082.

The relative positional accuracy of the corners of the surveyed property established per this survey is within the requirements for an urban survey 0.07 feet (21 millimeters) plus 50 parts per million as defined by I.A.C. 865.

SURVEYOR'S CERTIFICATION

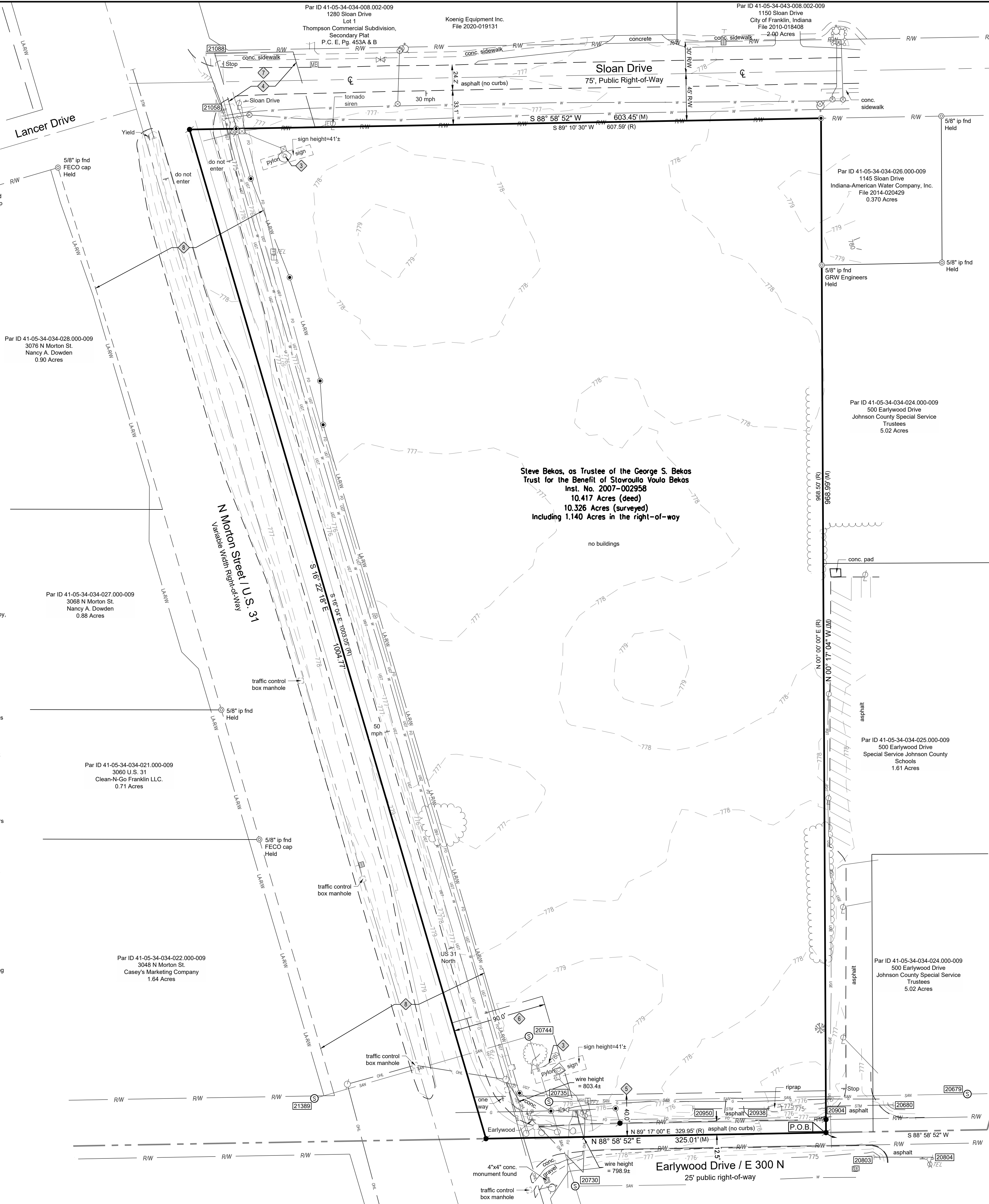
TO: (i) First American Title Insurance Company National Commercial Services (ii) Wawa Midwest, LLC, a Delaware limited liability company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 11(b).

Date of Plat or Map: August 9, 2024

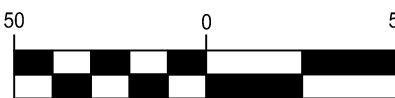
09-06-2024

ROBERT MATKO, P.S.
Indiana Professional Surveyor # LS21500007
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(517) 212-4188














































BASIS OF BEARINGS

NAD 83 (2011), Indiana East zone 1301, derived from GPS Observations adjusted to ground at latitude N39°31'14.02863" and longitude W86°04'27.70189", project height 668.850, with a ground scale factor of 1.00005019372908



TOPOGRAPHIC LEGEND

- | | | | |
|---|------------------------|---|----------------------------------|
|  | Power / Telephone Pole |  | Signal Pole |
|  | Light Pole |  | Signal Box / Traffic Control Box |
|  | Power Pole |  | Electric Meter |
|  | Electric Box (Access) |  | Gas Line Marker |
|  | Gas Valve |  | Fire Hydrant |
|  | Sanitary Manhole |  | Water Valve |
|  | Storm Manhole |  | Water Meter |
|  | Catch Basin |  | Telephone Line Marker |
|  | End Storm Drain |  | Telephone Box |
|  | Structure Number |  | Bollard |
|  | Sign |  | Mail Box |
|  | LA-R/W |  | Limited Access Right-of-Way Line |
|  | R/W |  | Right-of-Way Line |
|  | G |  | Gas Line |
|  | W |  | Water Line |
|  | UGE |  | Underground Electric |
|  | UGT |  | Underground Communications |
|  | OHL |  | Overhead Utility Line |
|  | STM |  | Storm Sewer |
|  | SAN |  | Sanitary Sewer |
|  | FO |  | Fiber-Optic Line |
|  | Tree / Brush Line | | |

SURVEY MONUMENT LEGEND

- - 5/8" Iron Pin Set w/cap CESCO, Inc
- ⊙ - Iron Pin Found as Described
- ▣ - Monument Found as Described
- ⌘ - PK Nail/Mag Nail Found
- - PK Nail/Mag Nail Set
- ⊕ - Benchmark Set
- (R) - Deed Record
- (M) - Measured

BENCHMARK

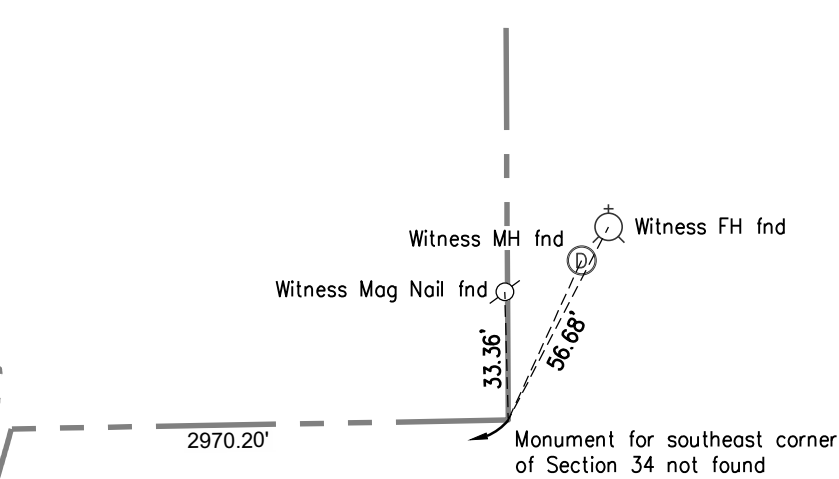
Vertical Datum: NAVD88
derived from GPS Observations

- | | |
|---------|--|
| BM "A": | Benchmark set northeast corner of power pole. South side of Earlwood Dr., east from service entrance to Dodge dealership.
Elevation = 776.83' |
| BM "B": | Chiselled "X" southeast corner of concrete pad for signal pole. Northeast corner of U.S. 31 and Earlwood Dr., intersection, southwest from traffic control box.
Elevation = 779.95' |
| BM "C": | Chiselled "X" on arrow bolt west side of hydrant, south side of Sloan Rd., across the street from the fire station, near the end of the sidewalk.
Elevation = 780.33' |
| BM "D": | Chiselled "X" on bolt west side of hydrant. West from telephone box southeast corner of Sloan Rd. and U.S. 31
Elevation = 778.03' |

Storm Structure Chart

Invert 20680
18° conc. W = 773.81°
Invert 20904
18° conc. E = 774.28°
Invert 20938
15° conc. W = 774.99°
Invert 20950
15° conc. E = 775.22°
Invert 20803
15° conc. E = 773.41°
Invert 20804
15° conc. W = 773.15°
Invert 21058
15° conc. N = 774.65°
Invert 21088
12° cmp E = 774.62°

Sanitary Structure Chart



3601 Rigby Rd., Suite 300
 Miamisburg, OH 45342
 Phone: 937.435.8584 Fax: 888.206.4826

Wawa - Franklin, Indiana

North Morton Street
Southwest Quarter of Section 34, Town 13, Range 4

Wawa

[illegible]

**ALTA / NSPS LAND
TITLE SURVEY**

1 of 1