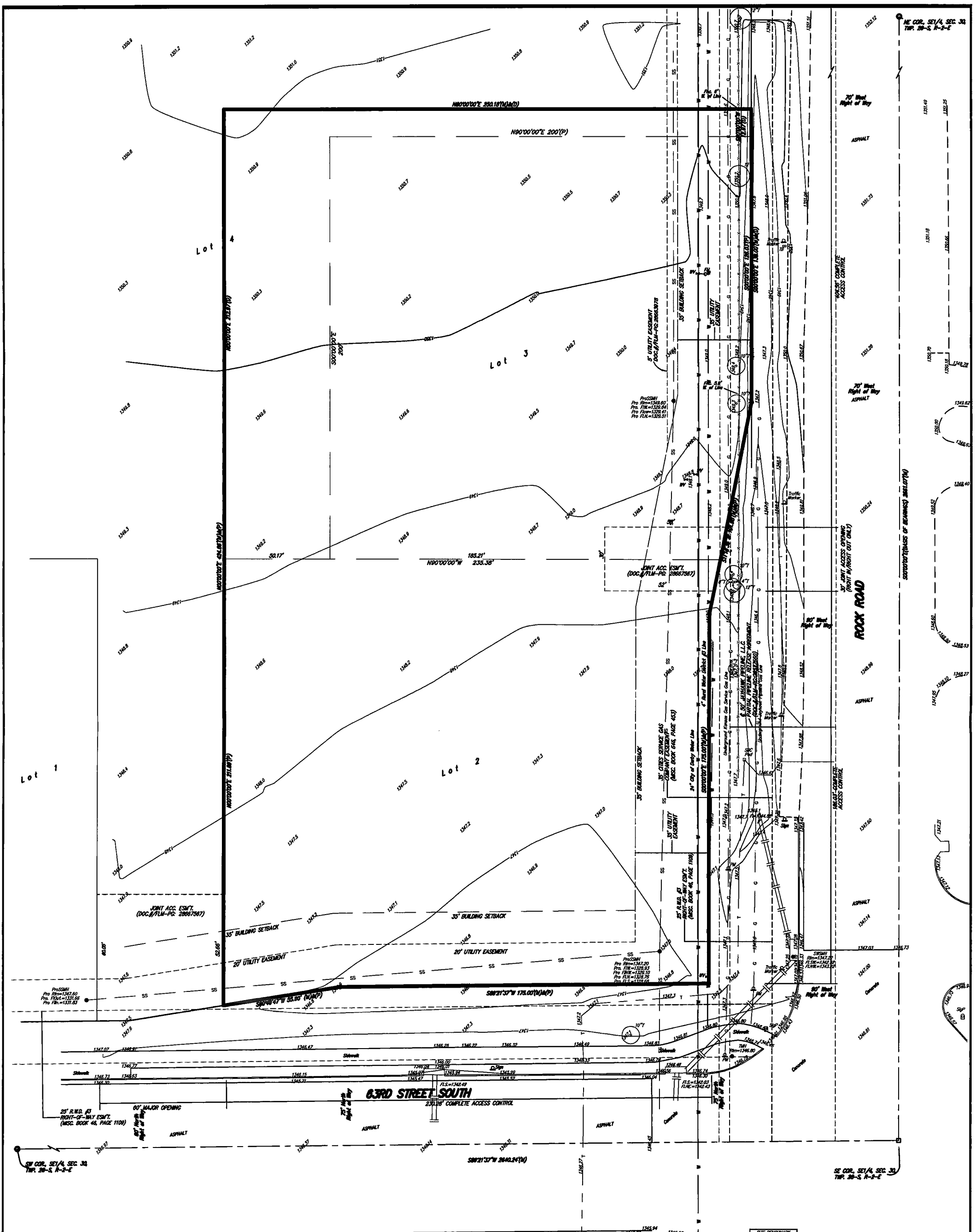

SITE BENCHMARK "d" Chiseled on Top of Curb Elevation=1347.02 (NGVD 29)

SURVEYOR'S CERTIFICATE

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED

QuikTrip West, Incorporated a Kansas corporation
First American Title Insurance Company of Kansas

LEGAL DESCRIPTION

All of Lots 2 and 3, Block A, Anderson Farm Commercial Addition, Derby, Sedgwick County, Kansas TOGETHER WITH that part of Lot 4 in said Block A described as follows: Beginning at the SW corner of said Lot 3, said SW corner also being on the north line of said Lot 2; thence N90°00'00"W along the north line of said Lot 2, 50.17 feet to the NW corner of said Lot 2; thence N00°00'00"E along the westerly extension of the west line of said Lot 2, 212.97 feet to a point 12.97 feet normally distant north of the westerly extension of the north line of said Lot 3; thence N90°00'00"E parallel with the westerly extension of the north line of said Lot 3, 250.18 feet to a point on the east line of said Lot 4; thence S00°00'00"W along the east line of said Lot 4, 12.97 feet to the NE corner of said Lot 3; thence N90°00'00"W along the north line of said Lot 3, 200.00 feet to the NW corner of said Lot 3; thence S00°00'00"W along the west line of said Lot 3, 200.00 feet to the point of beginning.

Subject property contains 96,587.1 square feet or 2.216 Acres.

State of Kansas)
) SS
County of Sedgwick)

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify to the aforesaid parties, that under the supervision of the undersigned, we did on this 17th day of May, 2007, perform a survey of the above described property.

This drawing is a true and correct exhibit of said survey based on actual measurements where the monuments are of the character and occupy the positions as indicated.

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2005, and includes items 1, 2, 3, 4, 5, 7(a), 7(b)1, 7(b)2, 8, 9, 10, 11 and 14 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the state of Kansas, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

This document should contain an original stamped seal and a surveyor's signature in blue ink. If it does not, it is a copy and should be assumed to contain unauthorized alterations. The certification on this document shall not apply to any copies.

Preston A. Stewart #1388 — *Date*

NOTES:

1. The utility locations represented on this survey were compiled by both field observation and information from the various utility companies. If any construction or relocation is planned for this site the various utility companies should be requested to verify their locations in the field prior to final design or construction. Any utilities not shown are due to no response to KANSAS ONE CALL "1-800-DIG-SAFE" ticket no. 7146254.
2. The City of Derby Building Inspection and the Metropolitan Planning Department needs to be contacted to determine if there are any requirements to receive a building permit for subject property.
3. According to scaled location on FEMA FIRM 20173C0336E, effective date February 2, 2007, subject property lies within unshaded Zone X.
4. The existence of underground storage facilities, buried foundations, pipelines, or any other subsurface structure may be present. All visible above ground evidence of underground structure or appurtenances have been shown. Additional subsurface exploration work or detailed record data will be required to further delineate any subsurface conditions not defined by this survey.
5. Title commitment provided to Baughman Company, P.A., by First American Title Insurance Company of Kansas Title commitment no. 859853, effective April 23, 2007.
6. Subject property is presently Zoned "B-3"(General Business).
7. The terms and provisions contained in the document entitled "Declaration of Use Restrictions" recorded as DOC.#/FLM-PG: 28675914 of Official Records.
8. Covenants and restrictions contained in/as DOC.#/FLM-PG: 28667564.
9. The terms and provisions contained in the document entitled "Developer's Agreement to Conditions" recorded as DOC.#/FLM-PG: 28667565 of Official Records.
10. The terms and provisions contained in the document entitled "Cross Lot Drainage Agreement" recorded as DOC.#/FLM-PG: 28667566 of Official Records.
11. The terms and provisions contained in the document entitled "Grant of Cross-Access Easement" recorded DOC.#/FLM-PG:_____ as of Official Records.

20 40

- FH = Fire Hydrant
- Guy = Guy Anchor
- PM = Pipeline Marker
- PP = Power Pole
- SignP = Signal Pole
- Sign = Sign
- ProSSMH=Proposed Sanitary Sewer Manhole (not constructed)
- SWB Ped = Southwestern Bell Pedestal
- SWSMH = Stormwater Sewer Manhole
- TB = Traffic Box
- TMH = Traffic Manhole
- Well = Cased Well
- WV = Water Valve

(c) = Calculated
(D) = Described
(M) = Measured
(P) = Platted

- ● = #4 Baughman Rebar Set
- ○ = #4 Baughman Rebar Found
- ⊡ = #5 Garber Rebar Found
- ◐ = 1/2" Iron Pipe In Thimble Found

G — Gas Line
E — Electric Line
SS — Sanitary Sewer Line
Stormwater Sewer Line
T — Telephone Line
W — Water Line
Fence Line

ALTA/ACSM Land Title Survey
NW. Cor. 63rd St. So. & Rock Road
Derby, Kansas

Baughman Company, P.A. 315 Elle St. Wichita, KS 67211 P 316-262-7271
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECT

REVISIONS		APPROVED	DRAWN
May 24, 2007	PAS	GFS	PAS
Square Footage June 5, 2007	PAS	SCALE 1"=20'	DATE May 21, 200
Zoning			

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