

**DESCRIPTION**

Situated in the Village of Montpelier, County of Williams, State of Ohio, described as follows:

A parcel of land being part of Lots 6, 7, 8 and 9 of the Shady Garden Subdivision and also being part of the Southwest Quarter of Section 6, Township 7 North, Range 3 East, Village of Montpelier, Williams County, Ohio and being more particularly described as follows:

Commencing at a monument box found at the Southwest corner of the Southwest Quarter of Section 6;

Thence North 00 degrees 00 minutes 00 seconds East on the West line of the Southwest Quarter of Section 6, a distance of 178.35 feet to a point;

Thence North 90 degrees 00 minutes 00 seconds East, a distance of 30.00 feet to a 5/8" inch pin found;

Thence South 78 degrees 28 minutes 54 seconds East, a distance of 190.45 feet to a 5/8" inch iron pin found;

Thence South 80 degrees 37 minutes 03 seconds East, a distance of 91.19 feet to a 5/8" x 30" iron pin and reference cap set, being the True Point of Beginning for the parcel herein described;

Thence North 00 degrees 00 minutes 00 seconds East, a distance of 461.46 feet to a 5/8" x 30" iron pin and reference cap set;

Thence North 90 degrees 00 minutes 00 seconds East, a distance of 358.16 feet to a 5/8" x 30" iron pin and a reference cap set;

Thence South 00 degrees 00 minutes 00 seconds West, a distance of 502.81 feet, to a 5/8" x 30" iron pin and reference cap set;

Thence North 86 degrees 16 minutes 13 seconds West, a distance of 178.61 feet to a 5/8" iron pin found;

Thence North 80 degrees 37 minutes 03 seconds West, a distance of 182.37 feet to the True Point of Beginning of the parcel herein described, containing 4.001 acres of land, more or less, excepting therefrom all legal easements, zoning restriction and legal highways of record.

The bearings used herein are for the purpose of describing angles only and are not referenced to true or magnetic North.

Surveyed by Chester A. Miller, Registered Surveyor No. 6691, Surveyor, and recorded in Volume 18R, Page 112 of the Williams County Survey Records in the Office of the Williams County Engineer.

TOGETHER with non-exclusive easement rights created by Cross Easement Agreement recorded in Volume 321 of Deeds, page 382.

Parcel No. 073-060-00-008.001

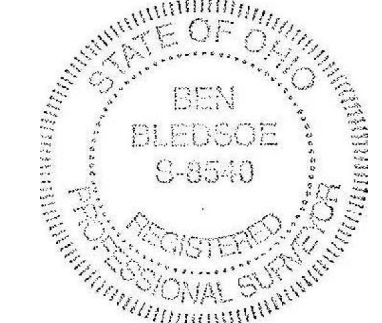
**CERTIFICATION**

To: Spirit SPE Portfolio 2006-3, LLC, a Delaware limited liability company & Spirit Realty Capital, Inc., a Maryland corporation and their respective affiliates, successors and assigns, First American Title Insurance Company and The Matthews Company, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 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, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 13, 14, 16, 17 and 20 of Table A thereof. The fieldwork was completed on June 20, 2017.

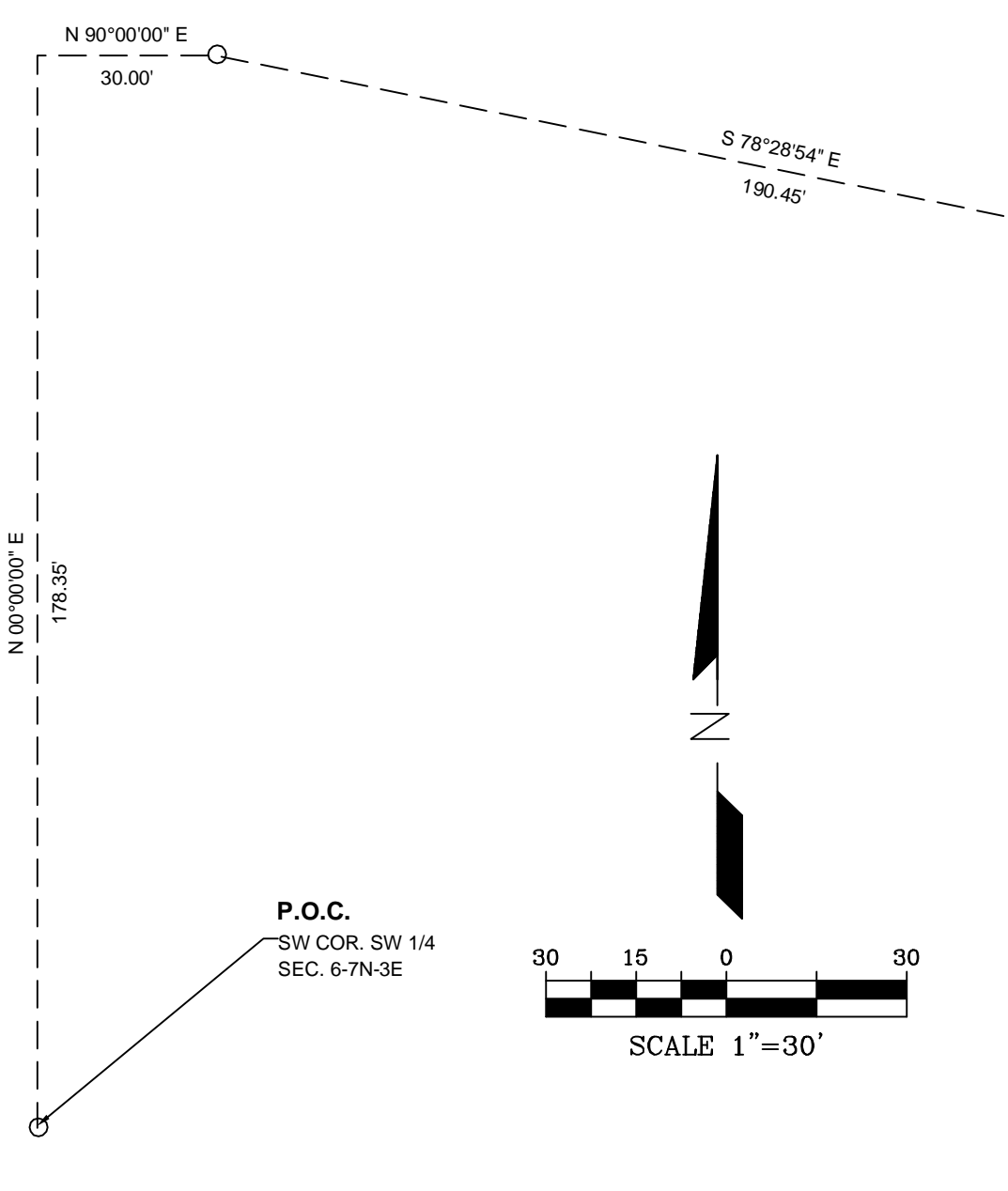
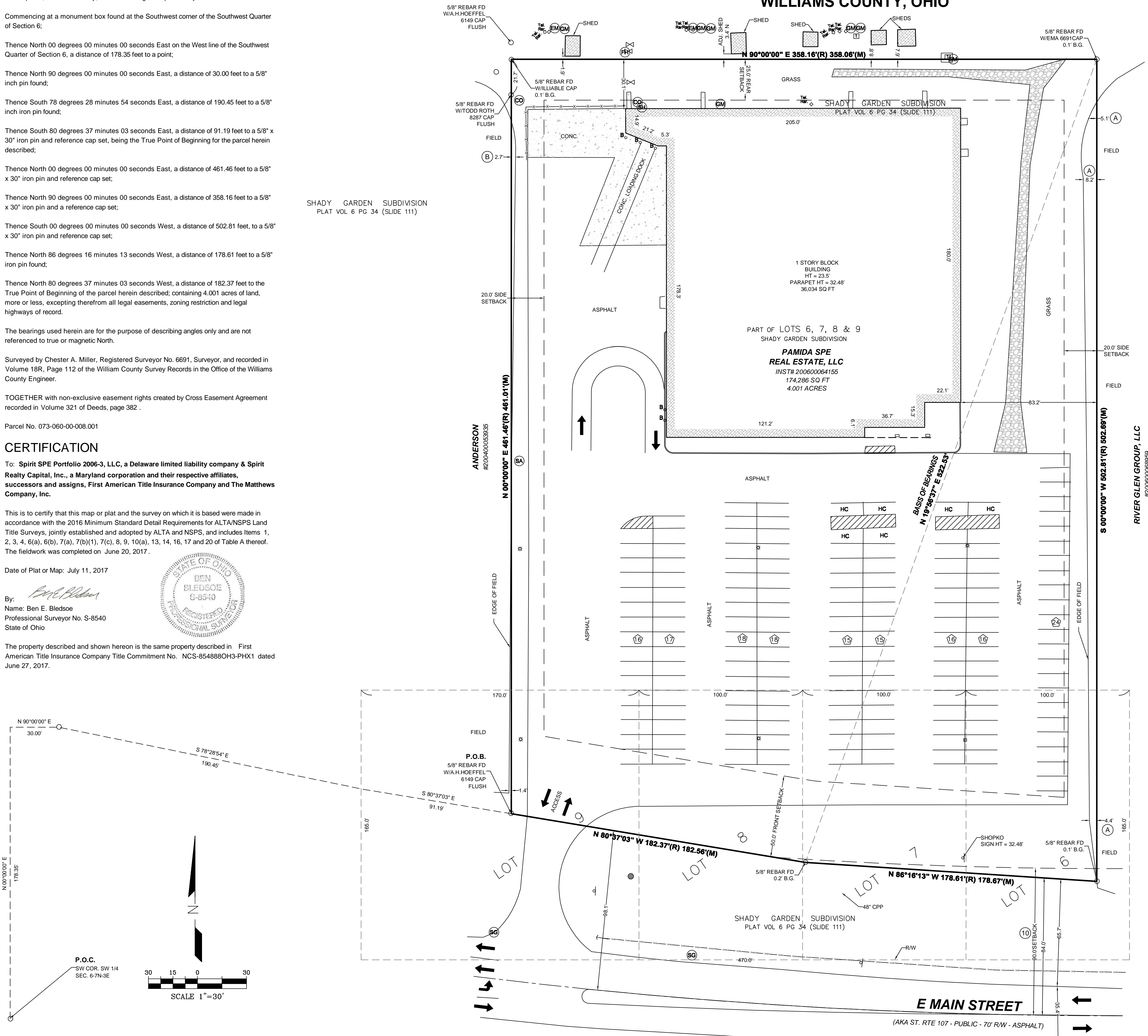
Date of Plat or Map: July 11, 2017

By: *Ben E. Bledsoe*  
Name: Ben E. Bledsoe  
Professional Surveyor No. S-8540  
State of Ohio



The property described and shown hereon is the same property described in First American Title Insurance Company Title Commitment No. NCS-854880H3-PHX1 dated June 27, 2017.

**ALTA / NSPS LAND TITLE SURVEY**  
**A PART OF LOTS 6, 7, 8 AND 9 OF THE SHADY GARDEN SUBDIVISION**  
**ALSO BEING PART OF THE SOUTHWEST QUARTER OF SECTION 6, T7N, R3E**  
**WILLIAMS COUNTY, OHIO**



**EASEMENT NOTES**

- Per First American Title Insurance Company Title Commitment No. NCS-854880H3-PHX1 dated June 27, 2017.
- Restrictions set forth in Warranty Deed recorded August 9, 1999 in Deed Volume 321, Page 380 of Williams County Records. SETBACK CROSSES THE SURVEYED PROPERTY AND AFFECTS AS SHOWN HEREON.
- Cross Easement Agreement recorded August 9, 1999 in Deed Volume 321, Page 382 of Williams County Records. THE SURVEYED PROPERTY IS INCLUDED WITHIN THIS DOCUMENT. BLANKET IN NATURE, NOT SHOWN. CONSTRUCTION EASEMENT LOCATED ON ADJACENT PROPERTY TO WEST, NOT SHOWN.
- Assignment and Assumption of Operating Agreements, recorded February 8, 2006 in Official Record Book 205, Page 1646 of Williams County Records. THE SURVEYED PROPERTY IS INCLUDED WITHIN THIS DOCUMENT. BLANKET IN NATURE, NOT SHOWN.
- Restrictions set forth in Quit-Claim Deed recorded February 8, 2006 in Official Record Book 205, Page 1644 of Williams County Records. NO RESTRICTION NOTED ON DEED, CROSS ACCESS AGREEMENT BLANKET IN NATURE, NOT SHOWN.

**ENCROACHMENT NOTES**

- A. EDGE OF FIELD ALONG EAST LINE.
- B. EDGE OF FIELD ALONG WEST LINE.

**NOTES:**

- PROPERTY IS LOCATED IN FLOOD ZONE "C" (AREAS OF MINIMAL FLOODING - NO SHADING) PER FEMA FLOOD INSURANCE RATE MAP NUMBER 3907850100B, DATED 09/19/97.
- ZONING NOTES: ZONING CLASSIFICATION: PROPERTY IS ZONED C-2 FULL COMMERCIAL DISTRICT (C-2). CURRENT USE AS A RETAIL FACILITY IS ALLOWED. BUILDING SETBACKS: FRONT = 50' SIDE = TWO SIDE YARDS TOTTALING 40', NO ONE SIDE BEING LESS THAN 10' REAR = 25' HEIGHT RESTRICTIONS: MAXIMUM BUILDING HEIGHT = 30' OFF-STREET PARKING REQUIREMENTS: PARKING IS ACCEPTABLE PER COMMENT ON ZONING LETTER DATED 06/19/2017.
- THE ZONING INFORMATION ABOVE WAS PROCURED FROM THE VILLAGE OF MONTEPIELIER, OH ZONING ORDINANCE UPDATED THROUGH 11/13/2016 (AS INTERPRETED BY THE SURVEYOR) AND A ZONING LETTER PROVIDED BY THE VILLAGE OF MONTEPIELIER DATED 09/19/2017.
- PARKING: THERE ARE 161 TOTAL PARKING SPACES ON SITE, 6 OF WHICH ARE DESIGNATED HANDICAP.
- FIELD WORK PERFORMED JUNE 20, 2017.
- ALL 5/8" REBAR SET ARE MARKED WITH ORANGE CAP STAMPED "S-8540" AND ARE FLUSH WITH GROUND UNLESS NOTED OTHERWISE.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THERE IS NO VISIBLE EVIDENCE OF PROPOSED STREET RIGHT OF WAY CHANGES. R.O.W. IS SHOWN PER CURRENT DEED AND TITLE INFORMATION.
- THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, SANITARY LANDFILL, CEMETERY, GRAVESITE OR BURIAL GROUNDS.
- ACCESS IS PROVIDED DIRECTLY BY E MAIN ST., A PUBLIC STREET.
- THIS SURVEY MAP CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY.
- THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES OF THE PROPERTY AS SHOWN ON THIS SURVEY MAP AND AS DESCRIBED IN THE LEGAL DESCRIPTION PRESENTED IN THE TITLE COMMITMENT.
- THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE WITHIN ±.51 FOOT.
- THE BOUNDARY LINES OF THE PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, RIGHTS OF WAY AND EASEMENTS, PUBLIC OR PRIVATE, AS DESCRIBED IN THE MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.
- EXCEPT AS OTHERWISE NOTED BELOW, IF THE PROPERTY CONSISTS OF TWO OR MORE PARCELS, THERE ARE NO GAPS OR CORERS BETWEEN SAID PARCELS.
- NO EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.
- NO POSTED ADDRESS OBSERVED ON SITE.

**"ALTA/NSPS LAND TITLE SURVEY"**  
PREPARED FOR:



17220 Newhope Street, Suites 108-110, Fountain Valley, CA 92708  
Tel: (714) 979-7181 Fax: (714) 641-2840  
www.themathewscpany.com

**Bledsoe Riggert Cooper James**  
**BRCJ**  
LAND SURVEYING • GIS  
1351 West Tapp Road Bloomington, Indiana 47403  
Phone: 812-336-8277 Email: ben@brcjvl.com  
BRCJ Project No. 9507C

This Survey has been prepared solely for the benefit of the parties set forth in this Surveyor's Certification and may not be quoted or relied upon by, nor may copies be delivered to, any other party or used for any other purpose including, without limitation, the preparation of zoning reports or any other third party reports, without The Matthews Company, Inc. and Bledsoe, Riggert Cooper James, Inc.'s prior written consent. The Matthews Company, Inc. and Bledsoe, Riggert Cooper James, Inc. expressly disclaims any duty or obligation towards any party that is not identified in this Surveyor's Certification.  
Please be advised that The Matthews Company, Inc. and Bledsoe, Riggert Cooper James, Inc. will not include the providers of any third party reports in the Surveyor's Certification.

MARK	DATE	REVISION	BY	AP'VD
<b>Spirit Realty Capital, Inc.</b>				
1625 E. Main Street Montpelier, Ohio				
SCALE: 1" = 30'	DATE: JULY 11, 2017	CHKD./AP'VD:		
DWN. BY: RSJ	APPROVED:			
CHKD. BY: BEB				