ALTA / NSPS LAND TITLE SURVEY A PART OF V.M.S. NOS. 647 AND 650 1300 JEFFERSON STREET, GREENFIELD HIGHLAND COUNTY, OH SCALE 1"=40' -P.O.B. PARCEL II Mag nail set flush ap\"MCCARTY ASSOCIATES" --- P.O.C. PARCEL II folund 0.4' A.G. 30' Offset -5/8" Rebar with cap set flush 3.23 Acres SUSAN CADWALLER FAMILY TRUST 140830 Sq. Feet PAMIDA SPE REAL ESTATE, LLC Max. building ht.=23.0' INST# 200600000960 TOTAL AREA - P.O.B. EXCEPTION 187319 \$q. Feet 4.30 Acres N 74°40'49" W 203.64'(R) 200.31'(C) S 74°40'49" E 200.31'(C) DUMPSTER AREA PARCEL I - EXCEPTION N 84°51'38" W 150.03'(R) N 87°34'49"\W 151.30'(C) \$ 87°34'49" E 151.30'(C) P.O.B. PARCEL 5/8" Rebar with cap "MCCARTY ASSOCIATES" found 0.6' B.G. (B)— (REMAINDER) -5/8" Rebar with EXCEPTION 2 1.07 Acres cap "MCCARTY ASSOCIATES" 46489 Sq. Feet found 0.4' A.G. S 86°31'12" W 329.98'(M)(R) BASIS OF BEARING -5/8" Rebar found flush 195.04 P.O.B. EXCEPTION 2 5/8" Rebar with cap "MCCARTY ASSOCIATES" found flush **CHARLIE & WILMA BUCK** 267/225

DESCRIPTION

Situated in the City of Greenfield, County of Highland, State of Ohio, described as follows:

Parcel I:

Situated in the County of Highland, in the State of Ohio and in the City of Greenfield:

Being a part of V.M.S. Nos. 647 and 650, and being further bounded and described as follows:

Commencing at a p.k. nail (set) in the centerline of State Route 28 also referred to as Jefferson Street, said p.k. nail being the Northeasterly corner of a 3.235 acre tract as conveyed to Zavakos Enterprises, Inc. (D.B. 334, Page 605) and the Northwesterly corner of a 3.932 acre tract as conveyed to National Church Residences of Greenfield, Inc. (D.B. 322, Page 301); thence with the Easterly line of Zavakos Enterprises, Inc. and the Westerly line of National Church Residences of Greenfield, Inc. S. 11 deg. 19' 12" E., passing a 5/8" iron pin (set) at 30.00 ft., a total distance of 480.49 ft. to a 5/8" iron pin (set) marking the true point of beginning of the tract of land herein described; thence continuing with the Westerly line of National Church Residences of Greenfield, Inc. S. 11 deg. 54' 20" E., a distance of 112.59 ft. to a 5/8" iron pin (set); thence with a new division line S. 86 deg. 31' 12" W. a distance of 525.02 ft. to a 5/8" iron pin (set); thence with another new division line N. 11 deg. 13' 14" W., a distance of 287.46 ft. to a 1" flat iron rod (found), said iron rod being the Southwesterly corner of the 1.359 acre tract as conveyed to Zavakos Enterprises, Inc. (D.B. 334, Page 609); thence with the Southerly line of Zavakos Enterprises, Inc. S. 63 deg. 58' 23" E., a distance of 116.48 ft. to a 1 1/4" iron pipe (found); thence with the Southerly line of Zavakos Enterprises, Inc. S. 74 deg. 40' 49" E., passing the Southeasterly corner to said 1.359 acre tract and continuing with the Southerly line of a 3.235 acre tract also as conveyed to Zavakos Enterprises, Inc. (D.B. 334, Page 605) a total distance of 312.01 ft. to a 1/2" iron pin (found); thence also with the line of Zavakos Enterprises, Inc. S. 87 deg. 34' 49" E., a distance of 151.30 ft. to the true point of beginning, containing 2.104 acres of

SAVE AND EXCEPT THE FOLLOWING:

Situated in the City of Greenfield, County of Highland, State of Ohio, being a part of V.M.S. Nos. 647 and 650, and being further bounded and described as follows:

Commencing at a P.K. nail (set) in the centerline of Jefferson Street (State Route 28), said P.K. nail being the Northwesterly corner of a 3.235 acres tract as conveyed to Pamida, Inc. (O.R. 288, Page 293);

Thence with the Westerly line of Pamida, Inc. S. 11 deg. 24' 05" E, passing a 5/8" iron pin (set) at 30.00 ft. a total distance of 362.14 ft. to a 5/8" iron pin (set), said iron pin marking the true point of beginning of the tract of land herein described;

Thence with a new division line S. 11 deg. 24' 05" E, a distance of 50.36 ft. to a 5/8" iron pin (set); Parcel No. 27-14-001-138.00

Thence with another new division line S. 78 deg. 46' 46" W, a distance of 192.81 ft. to a 5/8" iron pin (set), said iron pin being the Easterly line of an original 7 acre, 113 poles "First Tract" as conveyed to Charles William Buck, et ux (O.R. 267, Page 225);

Thence with Buck's Easterly line N. 11 deg. 13' 14" W, a total distance of 170.77 ft. to a 1" flat iron rod (found), said flat iron being a corner to a 1.359 acre "Parcel One" as conveyed to Susan E. Beechler (O.R. 259, Page 866 and O.R. 280, Page 129);

Thence with Beechler's Southerly line S. 63 deg. 58' 23" E. a distance of 116.48 ft. to a 1/4" iron pipe (found);

Thence continuing with Beechler's Southerly line S. 74 deg. 40' 49" E., a distance of 111.70 ft. to the true point of beginning containing 0.461 acres of land.

Bearings are based upon the record bearing (S. 74 deg. 56' 00" W) of the Southerly margin of Jefferson Street according to Wilson Subdivision as found in Plat Book 03, Page 02 (Env. 52-B).

recorded in Official Record 288, Page 295 of the Highland County Recorder's Office. Land surveyed in October 1999, under the direction of Eric N. Lutz, Registered Professional

The above description is a part of the 2.104 acres tract as conveyed to Pamida, Inc. and

Surveyor No. 7232, the survey plat of which is referred to as Drawing No. S99-304 on file in the office of McCarty Associates, Hillsboro, Ohio. This conveyance is a transfer between adjoining lot owners made in connection with Section

711.001 Sub-section B (1) of the Ohio Revised Code and does not create an additional building site or violate any zoning regulations or other public regulation in the parcel hereby conveyed or the balance of the parcel retained by the Grantor herein.

The parcel hereby conveyed may not hereafter be conveyed separately by the Grantees nor any structure erected thereon without the prior approval of the authority having approving jurisdiction of plats.

ALSO, SAVE AND EXCEPT THE FOLLOWING:

Situated in the City of Greenfield, County of Highland, State of Ohio, being a part of V.M.S. No. 650, and being further bounded and described as follows:

Commencing at a P.K. nail (set) in the centerline of State Route 28 also referred to as Jefferson Street, said P.K. nail being the Northeasterly corner of a 3.235 acres tract as conveyed to Pamida, Inc. (O.R. 288, Page 293) and the Northwesterly corner of a 3.932 acres tract as conveyed to National Church Residences of Greenfield, Inc. (D.B. 322, page 301);

Thence with the Easterly line of Pamida, Inc. and the Westerly line of National Church Residences of Greenfield, Inc. S. 11 deg. 19' 12" E, passing a 5/8" iron pin (set) at 30.00 ft. a total distance of 480.49 ft. to a 5/8" iron pin (set), said iron pin being a corner to the original 2.104 acres tract as conveyed to Pamida, Inc. (O.R. 288, Page 295);

Thence continuing with the Easterly line of Pamida, Inc. and the Westerly line of National Church Residences of Greenfield, Inc. S. 11 deg. 54' 20" E, a distance of 112.59 ft. to a 5/8" iron pin (set) from which a 5/8" iron pin (found) as set by James R. Cottrill, P.S. 6858 bears N 24 deg. 54' 20" W, a distance of 0.48 ft., said iron pin (set) being a corner to the remaining lands of an original 6 acre, 136 poles " Second Tract" as conveyed to Charles William Buck, et ux (O.R. 267, Page

Thence with Buck's line S. 86 deg. 31' 12" W, a distance of 329.98 ft. to a 5/8" iron pin (set), said iron pin marking the true point of beginning of the tract of land herein described;

Thence continuing with Bucks's line S 86 deg. 31' 12" W, a distance of 195.04 ft. to a 5/8" iron pin (set) from which a 5/8" iron pin (found) as set by James R. Cottrill, P.S. 6858 bears N 11 deg. 24' 55", a distance of 0.13 ft., said iron pin (set) being in the easterly line of an original 7 acre, 113 poles "First Tract" as conveyed to Charles William Buk, et ux (O.R. 267, Page 225);

Thence with Buck's line N 11 deg. 13' 14" W, a distance of 116.69 ft. to a 5/8" iron pin (set), said iron pin being the Southwesterly corner of a 0.461 acre "Parcel Three" as conveyed to Susan E. Beechler (O.R. 331, Page 869);

Thence with Beechler's line N 78 deg. 46' 46" E, a distance of 192.81 ft. to a 5/8" iron pin (set);

Thence with a new division line S 11 deg. 24' 05" E, a distance of 142.96 ft. to the true point of beginning, containing 0.575 acres of land.

Bearings are base upon the record bearing (S74 deg. 56' 00" W) of the Southerly margin of Jefferson Street according to Wilson Subdivision as found in Plat Book 3, Page 03 (Envelope

The above description is a part of the original 2.104 acre tract as conveyed to Pamida, Inc. and recorded in Official Record 288, Page 295 of the Highland County Recorder's Office.

Land surveyed in October 1999, and January 2001, under the direction of Eric N. Lutz, Registered Professional Surveyor No. 7232, the survey plat of which is referred to as Drawing no. S99-304C on file in the office of McCarty Associates, Hillsboro, Ohio.

PARCEL 27-13-000-224.01

Situated in the County of Highland in the Sate of Ohio and in the City of Greenfield, VMS #647

Being bounded and described as follows: Beginning at a spike found in the center of State Route No. 28, said point being the Northwest corner to the tract of which this description is a part, said point also being a corner to a 0.575 acre tract of land owned by Zavakos Belmont, Inc. as recorded in Volume 267, Page 663 of the Highland County Deed Records; thence with the center of State Route No. 28 N. 82 deg. 25' E. a distance of 191.15 ft. to a spike set at the point of true beginning to the herein described tract; thence continuing with the center of said road N. 82 deg. 25' E. a distance of 326.62 ft. to a spike (set), said point being a corner to National Church Residences of Greenfield, Inc.; thence leaving said road and running with their line S. 9 deg. 02' E, crossing a 1/2 inch iron pin found at 30.00 ft a total distance of 480.49 ft. to a 1/2 inch iron pin (found) said point being a corner to Jerry E. Merritt, thence with Merritt's lines N. 84 deg. 51' 38" W. a distance of 150.03 ft. to a 1/2 inch iron pin (found); thence N. 72 deg. 29' 51" W. a distance of 203.64 ft. to a 1/2 inch iron pin (found); thence with a new division line N 8 deg. 51' W. crossing an iron pin set at 331.04 ft. a total distance of 361.0 ft. to the point of true beginning, containing 3.235 acres of land.

This description is part of a 4.591 acre tract of land as conveyed to Zavakos Belmont, Inc. by Deed recorded in Volume 258, page 794 of the Highland County Record of Deeds. This description based on a survey by Charles M. Ryan, Registered Surveyor No. 5383, November

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 21, 2017.

ELM

BLEUSOE

9-8540

Date of Plat or Map: July 12, 2017

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-854888OH-PHX1 dated June 14, 2017.

EASEMENT NOTES Per First American Title Insurance Company Title Commitment No. NCS-854888OH-PHX1_dated June 14, 2017.

10. Easement Agreement recorded in OR Book 288, Page 536; and amended in OR Book 397, Page 673 of Highland County Records. UTILITIES EASEMENT AFFECTS SITE AS SHOWN

255 of Highland County Records. AFFECTS SITE, AS SHOWN HEREON. 12. Easement contained in the deed recorded in Volume 288, Page 295 of Highland County

11. Right of Way Easement to Highland County Commissioners, recorded in Volume 107, Page

Records. AFFECTS SITE, AS SHOWN HEREON. 13. Right of Way Easement to Highland County Commissioners, recorded in Volume 84, Page 675 of Highland County Records. AFFECTS SITE, AS SHOWN HEREON.

ENCROACHMENT NOTES

A. Building and concrete walk are up to 4.7' over the west property line. B. Ditch crosses property with no easement.

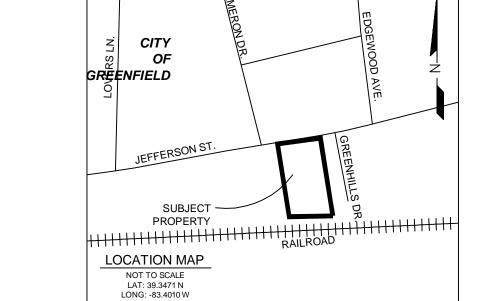
Bledsoe Riggert Cooper James

1351 West Tapp Road Bloomington, Indiana 47403 Phone: 812-336-8277 Email: ben@brcjcivil.com

BRCJ Project No. 9507A

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.



LEGEND:

YARD LIGHT	_ × _ × _ -×	FENCE	ூ	FD AXLE
LIGHT POLE		GUARDRAIL	۵	FD BRASS DISK
	OHW	OVERHEAD WIRES	•	FD COT GIN SPDLE
SIGNAL POLE	UGE	UNDER ELEC.	Х	FD CHISELED X
UTILITY POLE	GAS	GAS LINE	<u> </u>	SET CHISELED X
•	SAN	SAN SEWER LINE	Ø	SET DRILL HOLE
GUY WIRE	st	STORM SEWER LINE	<u> </u>	FD HARRISON MON.
CATCH BASIN	ut	UNDER TELEPHONE	(1)	SET HARRISON MON.
	— нао —	EXISTING WATER LINE	ΕĪĪ	SET HUB/TACK
CURB INLET	CH.WAT	CHILLED WATER LINE	Õ	FD REBAR
ELECTRIC MH	R/W	SIGN	•	SET REBAR
	Mon. 🗆	R.O.W. MON.		FD MAG NAIL
MANHOLE	⊗	MONITORING WELL	P	SET MAG NAIL
PHONE MH	B _o BH _⊛	BOLLARD	*	FD NAIL
SANITARY MH	DS _o	BORE HOLE DOWNSPOUT	8	SET NAIL FD PIPE
SANTARTIVIN	G	GATE POST	×	FD RR SPIKE
SIGNAL MH	POTE	POLE	⊠ ⊠	SET RR SPIKE
STEAM MH	PMTR	PARKING METER		FD STONE
	ိ <u>s</u> ္	SPIGOT	(R)	RECORDED B&D
STORM MH	ΤČ	T-POST	(M)	MEASURED B&D
WATER MH	Tŏ Wo	WOOD POST	(C)	CALCULATED B&D
ELEC. METER	(4)	PARKING SPACES	(PROP)	PROPORTIONAL DIST.
ELEC. WETER	◱	TRANSFORMER	A.G.	ABOVE GROUND
CLEANOUT	EV	ELEC. VAULT	B.G.	BELOW GROUND
GAS METER	(PV) (STV)	PHONE VAULT	\odot	CONIF. TREE
GAS VALVE	(SIV) NV∏	STEAM VAULT VALVE VAULT	\sim	DECID. TREE
	AC	AC UNIT	\sim	
WATER VALVE	PH	PHONE BOOTH	Tel.	SHRUB
FIRE HYDRANT	0000	FIRE MAIN POST	TV 🗢	PHONE RISER-BOX
SPR. HOOKUP	(PT)	MAILBOX PROP. TANK	Rar. Class	TV RISER-BOX
SPRINKLER		PARKING BLOCK	Box ♦	ELEC. RISER-BOX
GAS RISER-BOX		POST	_1_	NON-SCALABLE LINE
			— / —	NON-OUALABLE LINE

NOTES:

2. ZONING NOTES:

1. PROPERTY IS LOCATED IN FLOOD ZONE "X" PER FEMA FLOOD INSURANCE RATE MAP

ZONING CLASSIFICATION: PROPERTY IS ZONED COMMERCIAL, CURRENT USE AS A RETAIL **FACILITY IS ALLOWED** THERE ARE NO SECTIONS IN CHAPTER 1307 - COMMERCIAL, BUSINESS AND INDUSTRIAL BUILDINGS. CHAPTER 1307 STATES, "EDITOR'S NOTE: THERE ARE NO SECTIONS IN CHAPTER 1307. PURSUANT TO ORDINANCE 714, PASSED ON JULY 21, 1955, ALL COMMERCIAL BUSINESS AND INDUSTRIAL BUILDINGS OVER 800 SQUARE FEET ARE SUBJECT TO STATE BUILDING CODE REQUIREMENTS AND MUST BE APPROVED BY THE PROPER STATE OFFICIALS. HOWEVER, THE APPLICANT STILL MUST SECURE A BUILDING PERMIT FROM THE BUILDING INSPECTOR BEFORE COMMENCING CONSTRUCT WITHIN TH

THE ZONING INFORMATION ABOVE WAS PROCURED FROM THE VILLAGE OF GREENFIELD. OH ZONING ORDINANCE (AS INTERPRETED BY THE SURVEYOR) AND PER ZONING LETTER DATED 06/20/2017.

3. PARKING: THERE ARE 136 TOTAL PARKING SPACES ON SITE, 4 OF WHICH ARE DESIGNATED HANDICAP

CITY PURSUANT TO ORDINANCE 16-76, PASSED ON JUNE 2, 1976

4. FIELD WORK PERFORMED JUNE 21, 2017.

5. ALL 5/8" REBAR SET ARE MARKED WITH ORANGE CAP STAMPED "S-8540" AND ARE FLUSH WITH GROUND UNLESS NOTED OTHERWISE

ONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS. 7. THERE IS NO VISIBLE EVIDENCE OF PROPOSED STREET RIGHT OF WAY CHANGES. R.O.W.

IS SHOWN PER CURRENT DEED AND TITLE INFORMATION

8. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS

6. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING

9. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, SANITARY LANDFILL, CEMETERY, GRAVESITE OR BURIAL GROUNDS.

10. ACCESS IS PROVIDED DIRECTLY BY JEFFERSON STREET, A PUBLIC STREET.

11. THIS SURVEY MAP CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF 12. 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.

13. THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE WITHIN +/ 0.1 FOOT

14. 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

15. EXCEPT AS OTHERWISE NOTED BELOW, IF THE PROPERTY CONSISTS OF TWO OR MORE PARCELS, THERE ARE NO GAPS OR GORES BETWEEN SAID PARCELS.

16. 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 17. 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.thematthewscompany.com

MARK	DATE	REVISION	BY	AP'V'D

Spirit Realty Capital, Inc.

1300 Jefferson Street Greenfield, OH

5	SCALE: 1"= 40'	CHKD./AP'V'D:			
	DATE: JULY 12, 2017	APPROVED:			
Э	DWN. BY: RTJ				
	CHKD.BY: BEB				