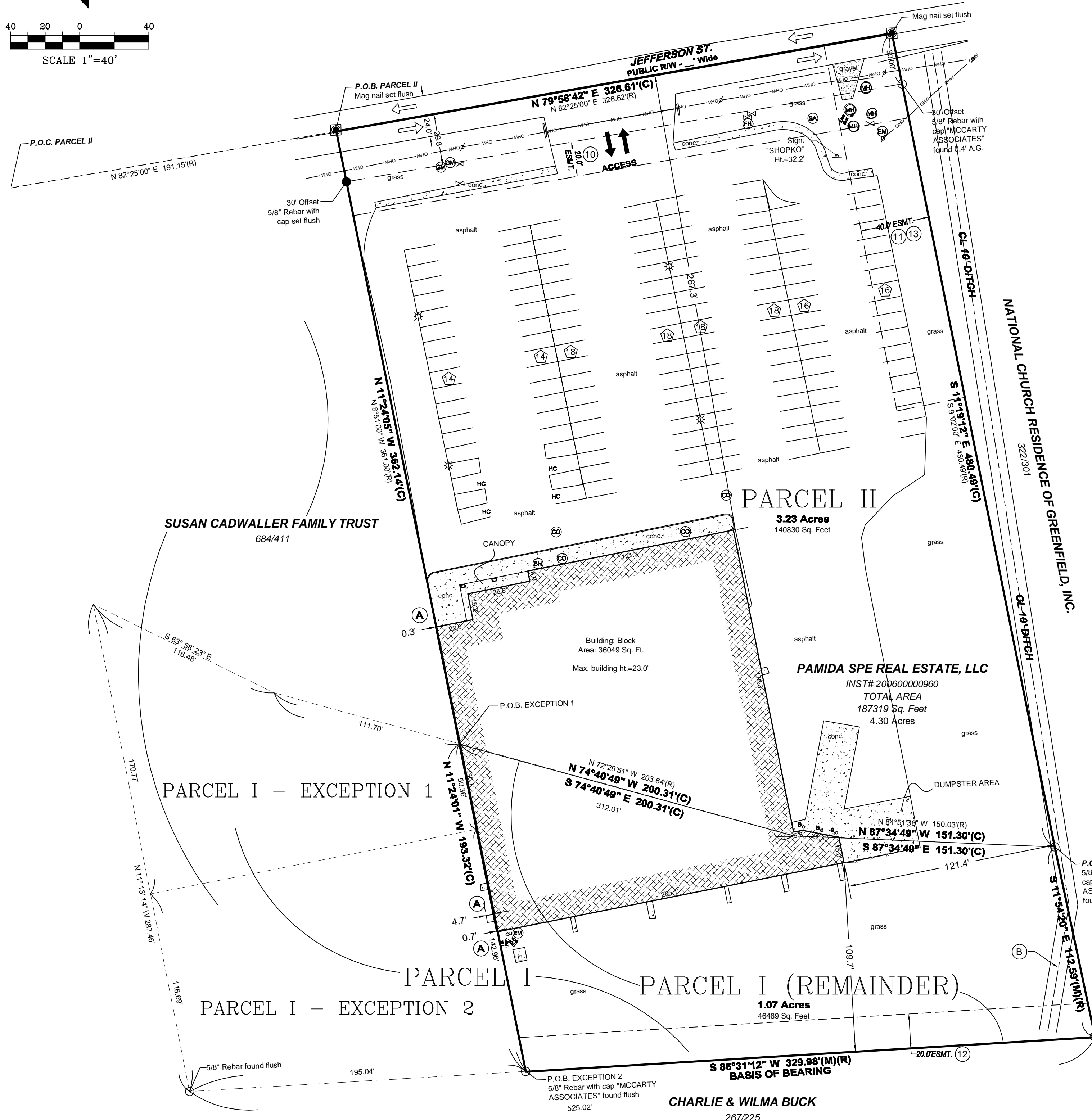
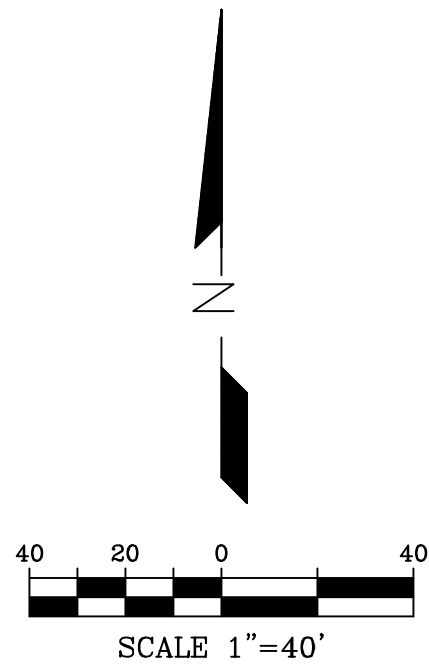


ALTA / NSPS LAND TITLE SURVEY

A PART OF V.M.S. NOS. 647 AND 650
1300 JEFFERSON STREET, GREENFIELD
HIGHLAND COUNTY, OH



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 Northeastly corner of a 3.235 acre tract as conveyed to Zavakos Enterprises, Inc. (D.B. 334, Page 605) and the Northwestly 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 Southwestly 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 Southeastly 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 land.

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 Northwestly 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);

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).

The above description is a part of the 2.104 acres 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, under the direction of Eric N. Lutz, Registered Professional 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 Northeastly corner of a 3.235 acres tract as conveyed to Pamida, Inc. (O.R. 288, Page 293) and the Northwestly 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 225);

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' 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 Southwestly 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 based 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 52-B).

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 II-000-224.01

Parcel II:

Situated in the County of Highland in the Sate of Ohio and in the City of Greenfield, VMS #647 and #650.

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 1982.

Parcel No. 27-14-001-138.00

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.

Date of Plat or Map: July 12, 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-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 HEREON.

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

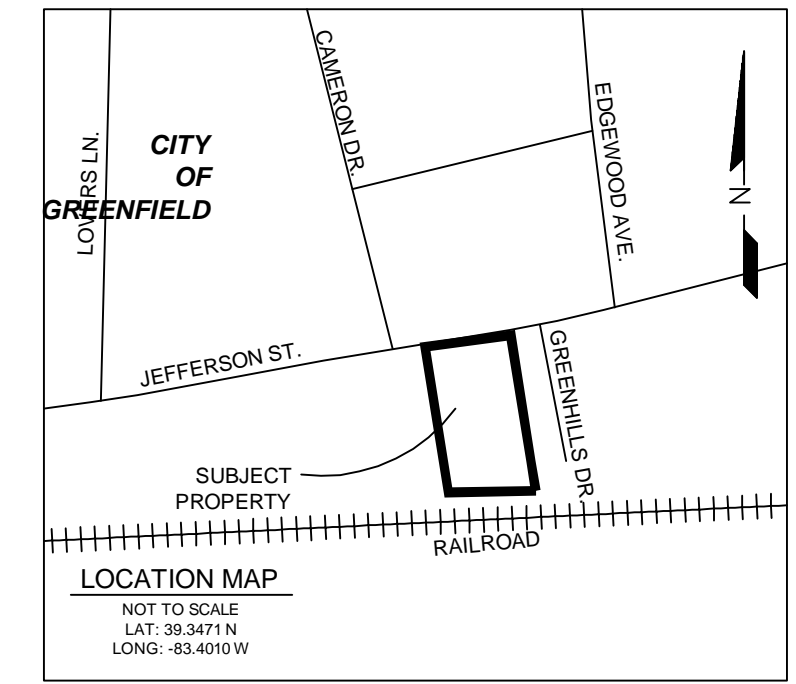


6351 West Tapp Road Bloomington, Indiana 47403
Phone: 812-336-8277 Email: ben@brcjvll.com

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:	
A	YARD LIGHT
B	LIGHT POLE
C	SIGNAL POLE
D	UTILITY POLE
E	GOV. WIRE
F	CATCH BASIN
G	CURB INLET
H	ELECTRIC MH
I	MANHOLE
J	PHONE MH
K	SANITARY MH
L	SIGNAL MH
M	STEAM MH
N	STORM MH
O	WATER MH
P	ELEC. METER
Q	CLEANOUT
R	GAS METER
S	GAS VALVE
T	WATER VALVE
U	FIRE HYDRANT
V	SPL. HOOKUP
W	SPRINKLER
X	GAS RISER-BOX
Y	FENCE
Z	GUARDRAIL
AA	OVERHEAD WIRES
AB	UNDER ELEC.
AC	GAS LINE
AD	SAN SEWER LINE
AE	STORM SEWER LINE
AF	UNDER TELEPHONE
AG	EXISTING WATER LINE
AH	CHILLED WATER LINE
AI	SIGN
AJ	R.O.W. MON.
AK	MONITORING WELL
AL	SOILLAND
AM	BORE HOLE
AN	DOWNPOUT
AO	GATE POST
AP	PARKING METER
AQ	SPOT
AR	T. POST
AS	WOOD POST
AT	PARKING SPACES
AU	TRANSFORMER
AV	ELEC. VAULT
AW	PHONE VAULT
AX	STEAM VAULT
AY	VALVE VAULT
AZ	AC UNIT
BA	PHONE BOOTH
BB	SHRUB
BC	FIRE MAIN POST
BD	MALBOX
BE	PROP. TANK
BF	PARKING BLOCK
BG	ELEC. RISER-BOX
BH	POST
BI	FD AXLE
BJ	FD BRASS DISK
BK	FD DOT GUN SPIKE
BL	FD CHISELED X
BM	SET CHISELED X
BN	SET DRILL HOLE
BO	SET HARRISON MON.
BP	SET HARRISON MON.
BQ	SET HARRISON MON.
BR	SET HARRISON MON.
BS	SET HARRISON MON.
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