

SCHEDULE B - SECTION II EXCEPTIONS

- Easement granted to West Ohio Gas Company of Lima, Ohio, filed for record 5/1/1967 in Volume 183 at Page 850 of the Auglaize County Records. **(EASEMENT LIES ON THE SURVEYED PROPERTY AND IS SHOWN)**
- Reservation of Easements as set forth in deed filed for record 11/21/1963 in Volume 187 at Page 527 of the Auglaize County Records. **(SIGN EASEMENT DESCRIBED LIES ON THE BOB EVANS PARCEL TO THE EAST, AND THERE IS NO SIGN AT THAT LOCATION AT THE TIME OF THIS SURVEY)**
- Restriction in deed filed for record 6/15/1987 in Volume 54 at Page 994 of the Auglaize County Records. **(SIGN EASEMENT DESCRIBED LIES ON THE BOB EVANS PARCEL TO THE EAST, AND THERE IS NO SIGN AT THAT LOCATION AT THE TIME OF THIS SURVEY)**
- Land Use Restriction and Reservation of Easements as set forth in deed filed for record 12/16/1963 in Volume 187 at Page 724 of the Auglaize County Records. **(THE ITEM REFERS TO THE SURVEYED PROPERTY BUT CONTAINS NO PLOTTABLE SURVEY ITEMS)**
- Memorandum as to Land Use Restrictions filed for record 2/25/1971 in Volume 8 at Page 187 of the Auglaize County Records. **(THE ITEM REFERS TO THE SURVEYED PROPERTY BUT CONTAINS NO PLOTTABLE SURVEY ITEMS)**
- Easement Agreement by and between Bob Evans Farms, Inc. and WSW, LLC, filed for record 2/16/2001 in Official Records Volume 423 at Page 831 of the Auglaize County Records. **(THE ITEM REFERS TO THE SURVEYED PROPERTY BUT CONTAINS NO PLOTTABLE SURVEY ITEMS)**
- Consent and Subordination filed for record 2/16/2001 in Official Records Volume 423 at Page 845 of the Auglaize County Records. **(THE ITEM REFERS TO THE SURVEYED PROPERTY BUT CONTAINS NO PLOTTABLE SURVEY ITEMS)**
- Declaration of Restriction filed for record 2/16/2001 in Official Records Volume 423 at Page 847 of the Auglaize County **(THE ITEM REFERS TO THE SURVEYED PROPERTY BUT CONTAINS NO PLOTTABLE SURVEY ITEMS)**
- Restrictions and Covenants as established in deed filed on 10/24/2013 in Official Records Volume 636 at Page 1818 of the Auglaize County Records. **(THE ITEM REFERS TO THE SURVEYED PROPERTY BUT CONTAINS NO PLOTTABLE SURVEY ITEMS)**
- Terms and Conditions of Utility Easement Agreement by and between Bob Evans Farms LLC and DBSO BOB LLC, filed for record 10/24/2013 in Official Records Volume 636 at Page 1825 of the Auglaize County Records. **(THE ITEM REFERS TO THE SURVEYED PROPERTY BUT CONTAINS NO PLOTTABLE SURVEY ITEMS)**
- Easement for Signage, Electric Utility and Ingress Egress granted Bob Evans Farms LLC, filed for record 10/24/2013 in Official Records Volume 636 at Page 1835 of the Auglaize County Records. **(EASEMENTS LIE ON THE SURVEYED PROPERTY AND ARE SHOWN)**

The above described exceptions are based on Schedule B - Section II of Westcor Land Title Insurance Company Title Commitment No. 21-01838-CD5 with an effective date of October 8, 2021.

MISCELLANEOUS NOTES

- There is direct access to the surveyed property via Saturn Drive, a public right-of-way, and indirect access through the easterly adjoining parcel in deed to VEREIT BE Portfolio, LLC in Instrument No. 201700004397.
- (Table A Item 2) The posted address of the surveyed property is 1501 Saturn Drive Wapakoneta, OH 45895.
- (Table A Item 10) No certain division or party walls with respect to adjoining properties have been observed during the process of conducting fieldwork, or designated by the client.
- (Table A Item 14) The nearest intersecting street is Apollo Drive, located along the westerly line of the surveyed property, as shown.
- At the time of this survey, there was no evidence of cemeteries, burial grounds, or gravestones on the surveyed property.

FLOOD ZONE

By scaled map location and graphic plotting only, the surveyed property appears to lie entirely in Zone X-Unshaded (Areas determined to be outside 500-year flood plain) according to the Flood Insurance Rate Map for the City of Wapakoneta, Community Number 390023, Map Number 39011C0105C, Effective Date September 6, 1989.

BASIS OF BEARING

The Basis of Bearing for this survey is Grid North of the Ohio State Plane Coordinate System, North Zone (FIPS Zone 3401), on the North American Datum of 1983(2011) (Epoch 2010.000) using geoid model GEOID15, with a combined scale factor of 1.0000986432046. A GNSS Real Time Kinematic Network survey was used to establish a bearing of North 58°05'51" West for the southwesterly line of the surveyed property, and a Northing of 330,679.60 and Easting of 1,504,005.12 (U.S. Survey Feet) for the 1-inch iron pipe w/cap "MS CONS INC." found at the most southerly corner of the surveyed property.

ENCROACHMENTS

At the time of this survey, there was no visible evidence of encroachments.

RECORD LEGAL DESCRIPTION

The following tract of land situate in the City of Wapakoneta, the County of Auglaize, and the State of Ohio, being more particularly described as follows:

Situated in the State of Ohio, County of Auglaize, City of Wapakoneta, located within the southeast quarter of Section 33, Township 5 South, Range 6 East, Duchouquet Township, and being part of a 2.907 acre tract as described in a deed to Bob Evans Farms, Inc. as Instrument No. 20010000754, (All records are on file at the Recorder's Office, Auglaize County, Ohio), and said 1.271 acre tract being more fully described as follows:

COMMENCING at the centerline of Bellefontaine Street, formerly Wapak-Fisher Road, as said road intersects the East-West half section line of Section 33;
 THENCE South 89 degrees 29 minutes 26 seconds East, along the East-West half section line, for a distance of 227.84 feet to a 1 inch pipe found slightly bent to the North, said pipe being on the southerly right-of-way of Saturn Drive (70 foot right-of-way), being the northwesterly corner of said 2.907 acre tract, and also being the true place of beginning of the parcel herein described;
 THENCE South 89 degrees 29 minutes 26 seconds East, following along the northerly line of said 2.907 acre tract and the southerly right-of-way of Saturn Drive, passing a 1 inch pipe found at 212.12 feet at the terminus of Saturn Drive, being the southwest corner of a 2.012 acre tract as described in a deed to Avenue Investments, Inc. as Instrument No. 201300002744, and continuing along the northerly line of said 2.907 acre tract, and the southerly line of said 2.012 acre tract for a total distance of 342.26 feet to survey mag nail set;
 THENCE passing through said 2.907 acre tract along the proposed lot line for the following three (3) courses and distances:
 South 00 degrees 33 minutes 11 seconds West, for a distance of 32.30 feet to a survey mag nail set;
 South 57 degrees 50 minutes 28 seconds West, for a distance of 20.98 feet to a survey mag nail set;
 South 32 degrees 09 minutes 32 seconds West, for a distance of 215.52 feet to a 5/8 inch x 30 inch rebar with a MS CONS. identifying cap set on the southerly line of said 2.907 acre tract, and being on the northerly right-of-way line of Bellefontaine Street, as shown in Ohio Department of Transportation Right-of-Way Plans Aug 25-5-05;
 THENCE North 57 degrees 50 minutes 28 seconds West, following along the southerly line of said 2.907 acre tract, and the northerly right-of-way line of Bellefontaine Street, for a distance of 184.20 feet to a 5/8 inch x 30 inch rebar with a MS CONS. identifying cap;
 THENCE North 68 degrees 42 minutes 00 seconds West, continuing along the southerly line of said 2.907 acre tract, and the northerly right-of-way line of Bellefontaine Street, for a distance of 137.73 feet to a 5/8 inch x 30 inch rebar with a MS CONS. identifying cap, said rebar being the southwest corner of said 2.907 acre tract, and on the easterly right-of-way of Apollo Drive, as shown on Apollo Drive Dedicator's Plat in Plat Cabinet C at Page 14;
 THENCE North 08 degrees 38 minutes 00 seconds East, following the westerly line of said 2.907 acre tract and the easterly right-of-way of Apollo Drive, for a distance of 59.14 feet to a survey PK nail found at the right-of-way return of Saturn Drive;

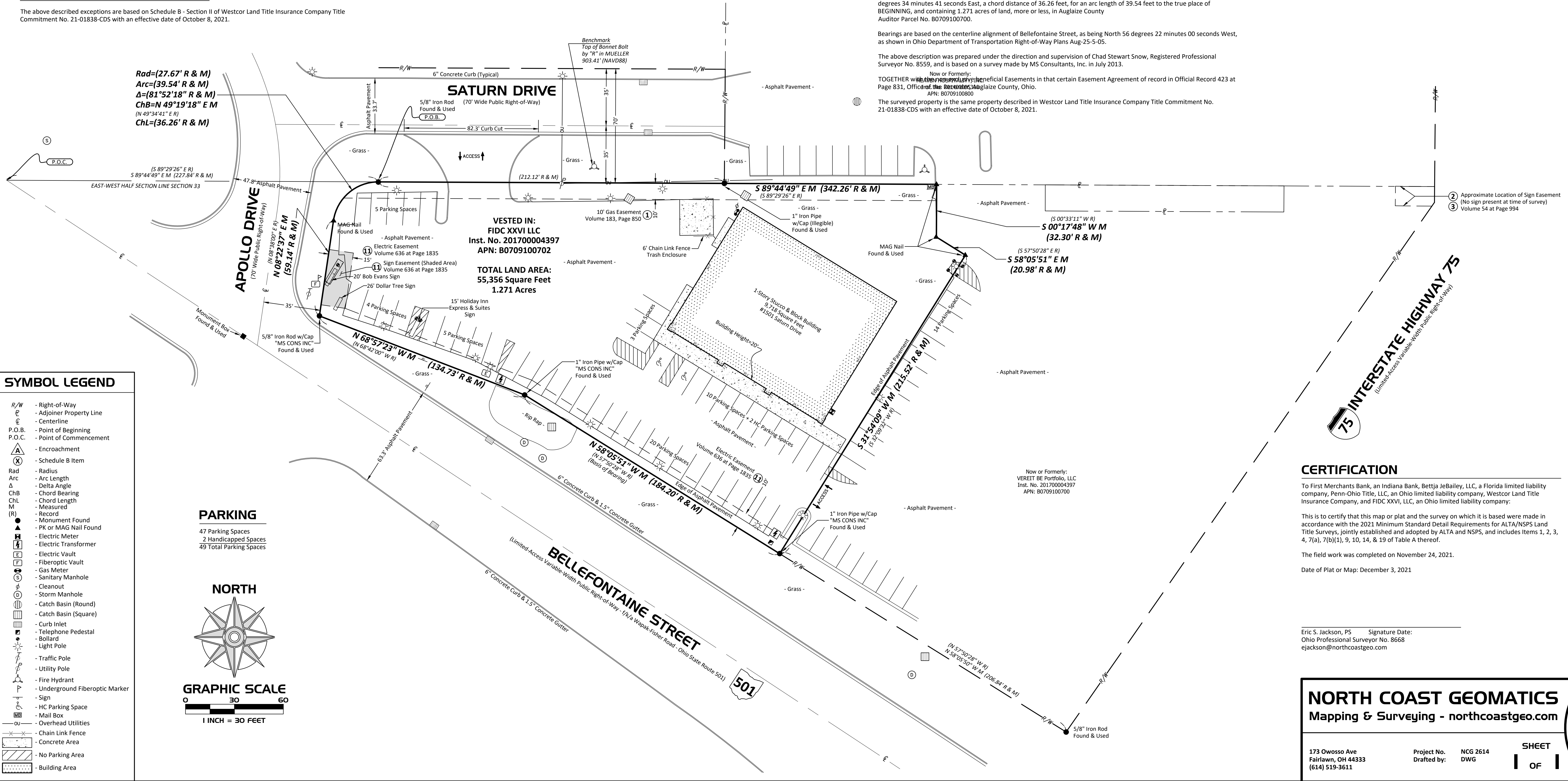
THENCE following the right-of-way return of Saturn Drive, and common with a line of said 2.907 acre tract along the arc of a curve to the right, having a radius of 27.67 feet, a delta of 81 degrees 52 minutes 18 seconds, a chord bearing of North 49 degrees 34 minutes 41 seconds East, a chord distance of 36.26 feet, for an arc length of 39.54 feet to the true place of BEGINNING, and containing 1.271 acres of land, more or less, in Auglaize County Auditor Parcel No. B0709100700.

Bearings are based on the centerline alignment of Bellefontaine Street, as being North 56 degrees 22 minutes 00 seconds West, as shown in Ohio Department of Transportation Right-of-Way Plans Aug-25-5-05.

The above description was prepared under the direction and supervision of Chad Stewart Snow, Registered Professional Surveyor No. 8559, and is based on a survey made by MS Consultants, Inc. in July 2013.

Now or Formerly:
 VEREIT BE Portfolio, LLC
 Inst. No. 201700004397
 APN: B0709100890

The surveyed property is the same property described in Westcor Land Title Insurance Company Title Commitment No. 21-01838-CD5 with an effective date of October 8, 2021.



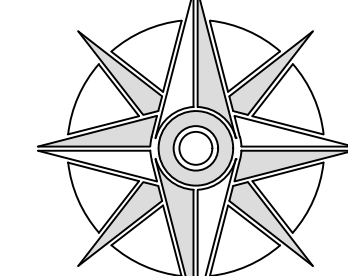
SYMBOL LEGEND

- R/W - Right-of-Way
- ℙ - Adjoinder Property Line
- ℄ - Centerline
- P.O.B. - Point of Beginning
- P.O.C. - Point of Commencement
- ⊠ - Encroachment
- ⊗ - Schedule B Item
- Rad - Radius
- Arc - Arc Length
- Δ - Delta Angle
- ChB - Chord Bearing
- ChL - Chord Length
- M - Measured
- (R) - Record
- - Monument Found
- ⦿ - PK or MAG Nail Found
- ⊕ - Electric Meter
- ⊖ - Electric Transformer
- ⊕ - Electric Vault
- ⊖ - Fiberoptic Vault
- ⊕ - Gas Meter
- ⊖ - Sanitary Manhole
- ⊕ - Cleanout
- ⊖ - Storm Manhole
- ⊕ - Catch Basin (Round)
- ⊖ - Catch Basin (Square)
- ⊕ - Curb Inlet
- ⊖ - Telephone Pedestal
- ⊕ - Bollard
- ⊖ - Light Pole
- ⊕ - Traffic Pole
- ⊖ - Utility Pole
- ⊕ - Fire Hydrant
- ⊖ - Underground Fiberoptic Marker
- ⊕ - Sign
- ⊖ - HC Parking Space
- ⊕ - Mail Box
- ⊖ - Overhead Utilities
- ⊕ - Chain Link Fence
- ⊖ - Concrete Area
- ⊕ - No Parking Area
- ⊖ - Building Area

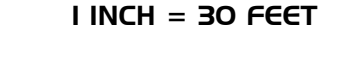
PARKING

- 47 Parking Spaces
- 2 Handicapped Spaces
- 49 Total Parking Spaces

NORTH



GRAPHIC SCALE



REVISION HISTORY

BY:	DATE:	COMMENT:
DWG	2021-12-06	CERTIFIED PARTIES
DWG	2021-12-07	VOLUME 185, PAGE 850 & CERTIFIED PARTIES
DWG	2021-12-13	VOLUME 636, PAGE 1835

ALTA/NSPS LAND TITLE SURVEY PREPARED FOR:

BETTJA JEBAILLEY, LLC

DOLLAR TREE

**1501 SATURN DRIVE
 CITY OF WAPAKONETA
 COUNTY OF AUGLAIZE
 STATE OF OHIO**

CERTIFICATION

To First Merchants Bank, an Indiana Bank, Bettja JeBailey, LLC, a Florida limited liability company, Penn-Ohio Title, LLC, an Ohio limited liability company, Westcor Land Title Insurance Company, and FIDC XXVI, LLC, an Ohio 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, 7(a), 7(b)(1), 9, 10, 14, & 19 of Table A thereof.

The field work was completed on November 24, 2021.

Date of Plat or Map: December 3, 2021

Eric S. Jackson, PS Signature Date:
 Ohio Professional Surveyor No. 8668
 ejackson@northcoastgeo.com

NORTH COAST GEOMATICS
 Mapping & Surveying - northcoastgeo.com

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Project No. NCG 2614
 Drafted by: DWG

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