



765 PIERCE DR, COLUMBUS, OH 43223

FOR SALE

PROPERTY OVERVIEW

This healthcare property is one story and features current hospital land use, built in 2007. As such, it features a number of private patient rooms, an acute hospital area, outpatient area as well as a residential treatment area. The facility is located in an opportunity zone. The subject property sits on a 5.34ac lot and consists of 53,548sf GBA. It is conveniently located adjacent (18-min drive) to John Glenn Columbus International Airport and benefits from a growing market in Franklin County-Southwest Columbus, Ohio.

• **Year Built:** 2007

• Land Use: Hospital

• **GBA:** 53,548 SF

• Stories: 1

• Parcel #: 010-283431-00

• **Land Acres:** ±5.34 ac

• Land SF: 232, 610 SF

• **Zoning:** L-M and C-4

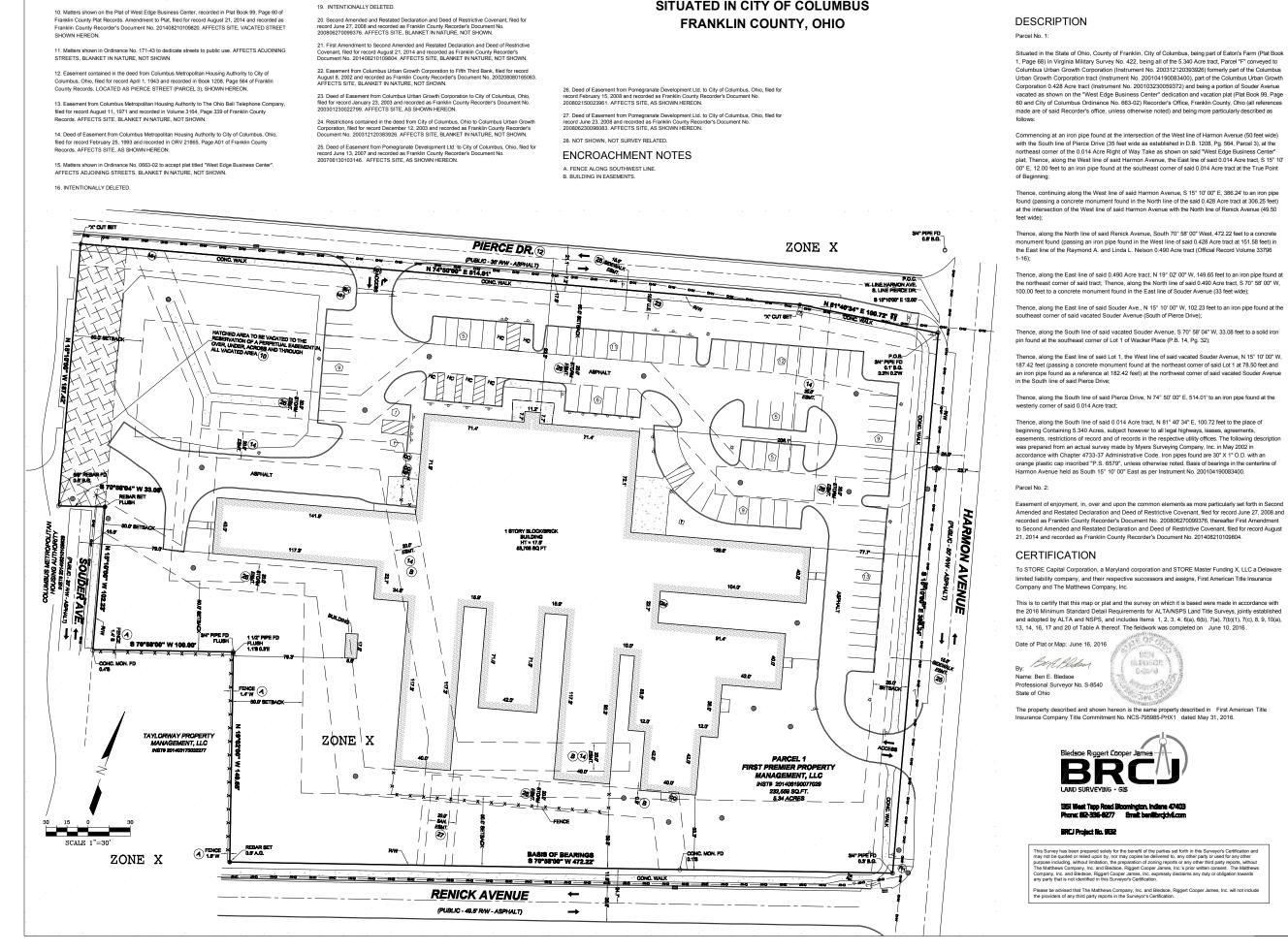
Parking: 92 available spaces
 (6 designated handicap)



SURVEY

EASEMENT NOTES Per First American Title Insurance Company Title

19. INTENTIONALLY DELETED.



ALTA / NSPS LAND TITLE SURVEY SITUATED IN CITY OF COLUMBUS

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Eaton's Farm (Plat Book Situated in the State of Onlio, County of Franklin, I (by of Columbus, being pair of Eation's Farm (Franklin 6).

1, Page 68) in Virginia Military Survey No. 422, being all of the 5.340 Acre tract, Parcel *F" conveyed to Columbus Urban Growth Corporation (Instrument No. 200312120393926) formerly part of the Columbus Urban Growth Corporation of 248 Acre tract (Instrument No. 2001043200593740), part of the Columbus Urban Growth Corporation O 248 Acre tract (Instrument No. 200104320059372) and being a portion of Souder Avenue vacated as shown on the "West Edge Business Center" dedication and vacation plat (Plat Book 99, Page 60 and City of Columbus Ordinance No. 663-02) Recorder's Office, Franklin County, Ohio (all references made are of sixt) Peorofer's office, subases of theorytes of the profession and the page of the profession of the purpose of the made are of said Recorder's office, unless otherwise noted) and being more particularly described as

Commencing at an iron pipe found at the intersection of the West line of Harmon Avenue (50 feet wide) with the South line of Pierce Drive (35 feet wide as established in D.B. 1208, Pg. 564, Parcel 3), at the northeast corner of the 0.014 Acre Right of Way Take as shown on said "West Edge Business Center" plat. Thence, a long the West line of said Harmon Avenue, the East line of said 0.014 Acre Tract S. 15" 10" 00" E, 12.00 feet to an iron pipe found at the southeast corner of said 0.014 Acre tract at the True Point

Thence, continuing along the West line of said Harmon Avenue, S 15° 10' 00" E, 386,24' to an iron pipe found (passing a concrete monument found in the North line of the said 0.428 Acre tract at 306.25 feet) at the intersection of the West line of said Harmon Avenue with the North line of Renick Avenue (49.50

Thence, along the North line of said Renick Avenue, South 70° 58' 00" West, 472 22 feet to a concrete monument found (passing an iron pipe found in the West line of said 0.428 Acre tract at 151.58 feet) in the East line of the Raymond A. and Linda L. Nelson 0.490 Acre tract (Official Record Volume 33796

Thence, along the East line of said 0.490 Acre tract, N.19° 02' 00" W, 149.65 feet to an iron pine found at the northeast corner of said tract; Thence, along the North line of said 0.490 Acre tract, 570° 58° 00° W, 100.00 feet to a concrete monument found in the East line of Souder Avenue (33 feet wide);

pin found at the southeast corner of Lot 1 of Wacker Place (P.B. 14, Pg. 32);

187. 42 feet (passing a concrete monument found at the northeast corner of said Lot 1 at 78.50 feet and an iron pipe found as a reference at 182.42 feet) at the northwest corner of said Lot 1 at 78.50 feet and iron pipe found as a reference at 182.42 feet) at the northwest corner of said vacated Souder Avenue in the South line of said Pierce Drive;

Thence, along the South line of said Pierce Drive, N 74° 50' 00" E, 514.01' to an iron pipe found at the

Thence, along the South line of said 0.014 Acre tract, N 81° 40' 34" E, 100.72 feet to the place of Inence, along the South line of said 0.014 A/or tract, N. 81° 40′ 34° E, 100. (21eet to the place of beginning Containing 5.340 Acres, subject however to all legal highways, leases, agreements, easements, restrictions of record and of records in the respective utility offices. The following description was prepared from an actual survey made by Myers Surveying Company, Inc. in May 2002 in accordance with Chapter 4733-37 Administrative Code. Iron pipes found are 30° X 1° O.D. with an orange plastic cap inscribed "P.S. 6579", unless otherwise noted. Basis of bearings in the centerline of Harmon Avenue held as South 15° 10′ 00″ East as per Instrument No. 200104190083400.

Easement of enjoyment, in, over and upon the common elements as more particularly set forth in Second

8. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OF REPAIRS. Amended and Restated Declaration and Deed of Restrictive Covenant, filed for record June 27, 2008 and recorded as Franklin County Recorder's Document No. 200806270099376, thereafter First Amendment to Second Amended and Restated Declaration and Deed of Restrictive Covenant, filed for record Jugust 21, 2014 and recorded as Franklin County Recorder's Document No. 201408210109804.

To STORE Capital Corporation, a Maryland corporation and STORE Master Funding X, LLC a Delaware limited liability company, and their respective 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 establishe 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),

nsurance Company Title Commitment No. NCS-795985-PHX1 dated May 31, 2016.





LEGEND:

_	~				
	YARD LIGHT		FENCE	0	FD AXLE
	LIGHT POLE	•	GUARDRAIL OVERHEAD WIRES		FD BRASS DISK FD COT GIN SPDI F
١.	SIGNAL POLE	OW	UNDER FLEC	×	FD COT GIN SPDLE FD CHISFLED X
,		- 948 -	GASTINE	ŝ	SET CHISELED X
	UTILITY POLE		SAN SEWER LINE	Ø	SET DRILL HOLE
_	GUY WIRE	- st -	STORM SEWER LINE	● ●	FD HARRISON MON.
	CATCH BASIN	— ut —	UNDER TELEPHONE	CHE	SET HARRISON MON.
		— HOO —	EXISTING WATER LINE	em	SET HUB/TACK
	CURB INLET	— OCHAN	CHILLED WATER LINE SIGN	0	FD REBAR SET REBAR
)	ELECTRIC MH	e c	R O W MON	-	FD MAG NAII
h	MANHOLE	ă	MONITORING WELL	ă	SET MAG NAII
	PHONE MH	B.	BOLLARD	7	FD NAIL
,		BH,	BORE HOLE	Ť	SET NAIL
)	SANITARY MH	DB,	DOWNSPOUT	9	FD PIPE
١	SIGNAL MH		GATE POST	8	FD RR SPIKE
	STEAM MH	arina.	POLE PARKING METER	₩.	SET RR SPIKE FD STONE
,		0	SPIGOT	(R)	RECORDED BAD
)	STORM MH	Ŧ°.	T-POST	(M)	MEASURED BAD
١.	WATER MH	W.	WOOD POST	(C)	CALCULATED B&D
	FLEC METER	(A)	PARKING SPACES	(PROP)	PROPORTIONAL DIST
		•	TRANSFORMER	A.G.	ABOVE GROUND
,	CLEANOUT		ELEC. VAULT	B.G.	BELOW GROUND
)	GAS METER		PHONE VAULT STEAM VALUET	\odot	CONIF. TREE
)	GAS VALVE	100	VALVE VAULT	\sim	DECID. TREE
i	WATER VALVE	96 PR	AC UNIT PHONE BOOTH	ĕ	SHRUB
)	FIRE HYDRANT	0000	FIRE MAIN POST	委。	PHONE RISER-BOX
)	SPR. HOOKUP		MAILBOX PROP TANK	<u></u> .	TV RISER-BOX
	SPRINKLER	\equiv	PARKING BLOCK	•	ELEC. RISER-BOX
,	GAS RISER-BOX	•	POST		

AND C4 (COMMERCIAL), CURRENT USE AS A HEALT BUILDING SETBACKS: FRONT = 50° PIERCE DR. SIDE = 25° HARMON AVE.; 50° SOUDER AVE. REAR = 50° RENICK ST.

LOT COVERAGE = 85%
OFF-STREET PARKING REQUIREMENTS: 1 SPACE FOR EVERY 200 SQ.FT.

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.

10. ACCESS IS PROVIDED DIRECTLY BY PIERCE DR. AND HARMON AVE., ALL PUBLIC STREETS. 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 PRESENTE

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 RECORD.

"ALTAINSPS LAND TITLE SURVEY" PREPARED FOR:

THE MATTHEWS COMPANY

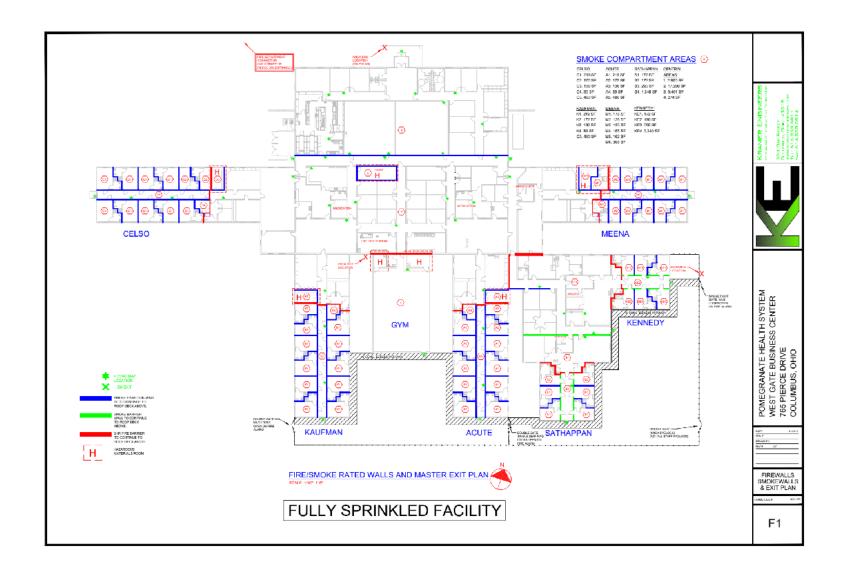
17220 Newhope Street, Suites 108-110, Fountain Valley, CA 92708 Tel: (714) 979-7181 Fax: (714) 641-2840

 6-21-16
 REVISED PER COMMENTS
 GSK
 BEB

 MARK
 DATE
 REVISION
 BY
 APV'D
 STORE Capital 7210/02-445.1 765 Pierce Drive Columbus, OH (Sequel Youth & Family Services) DATE: JUNE 16, 2016 APPROVED:

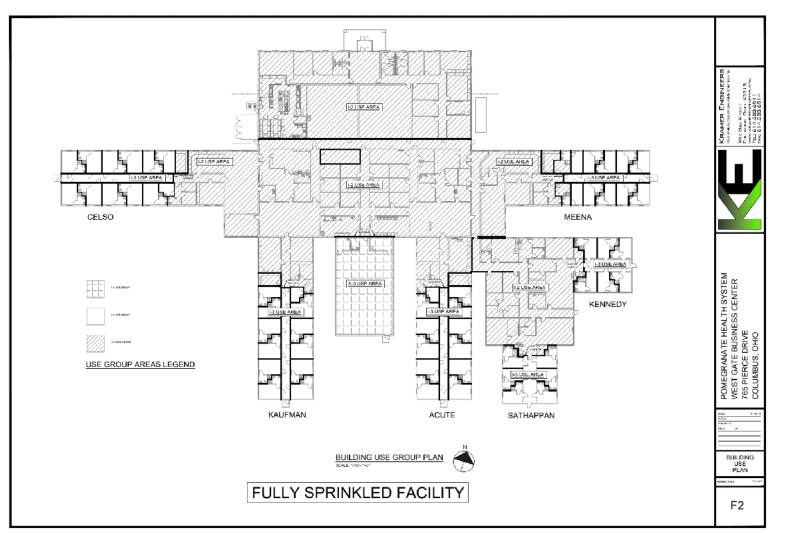
DWN. BY: V.S. CHKD.BY: B.E.B.

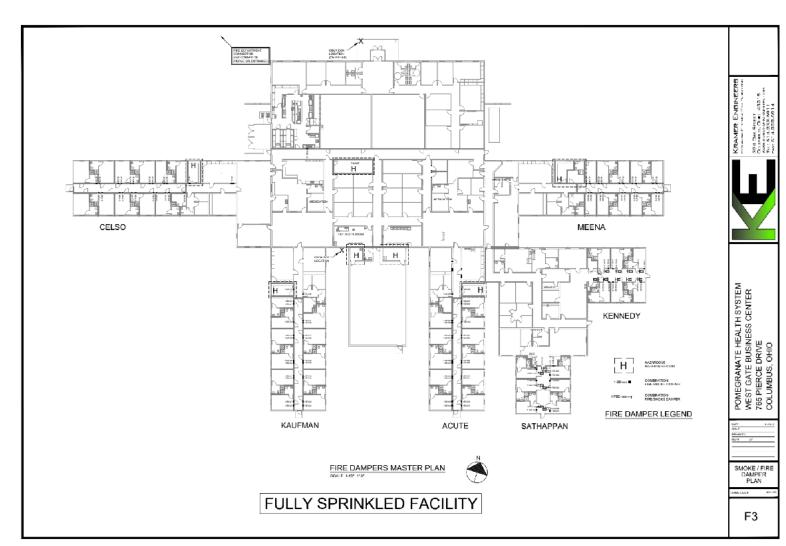
PLANS



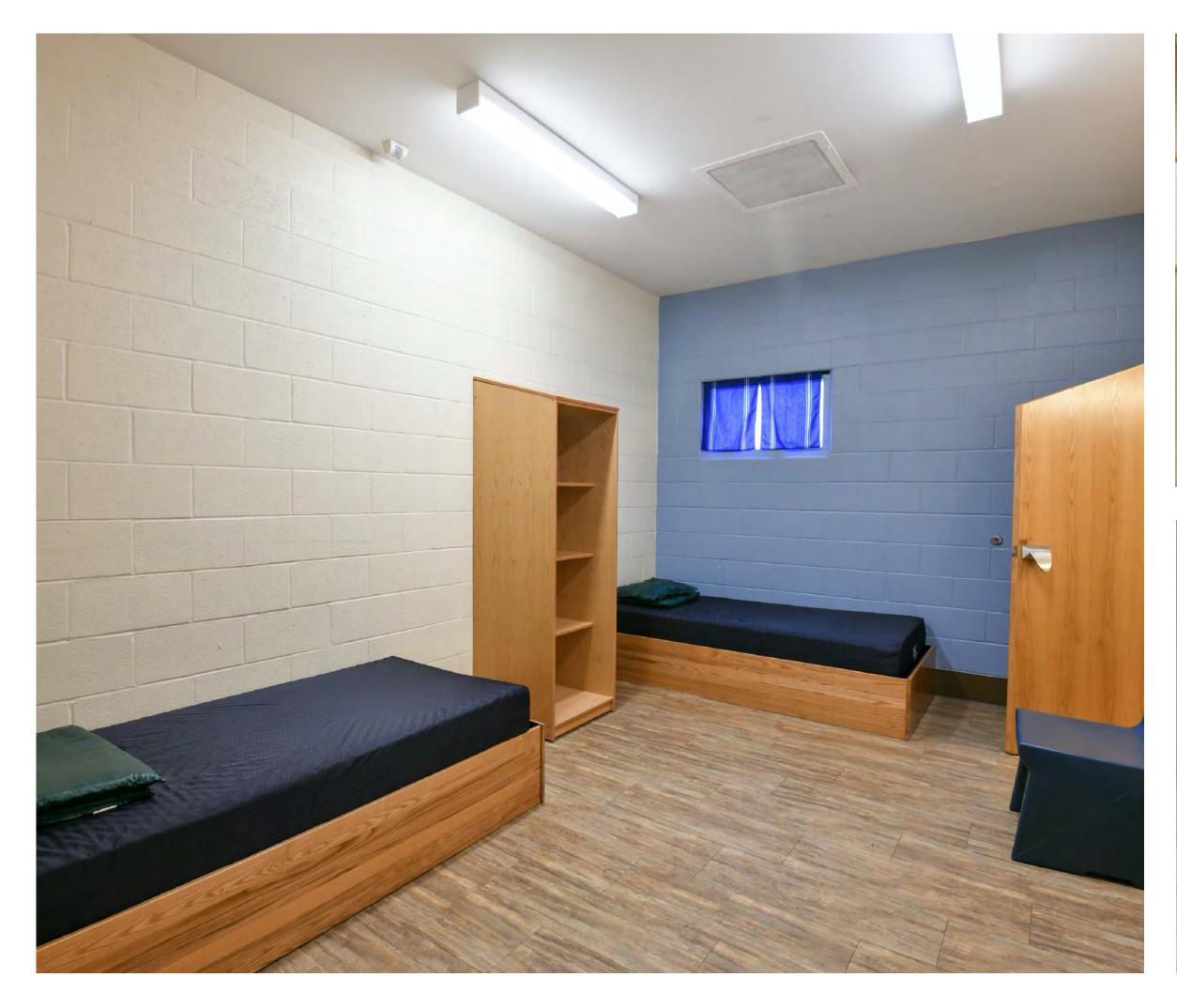
WALLS/EXIT PLAN DIAGRAM

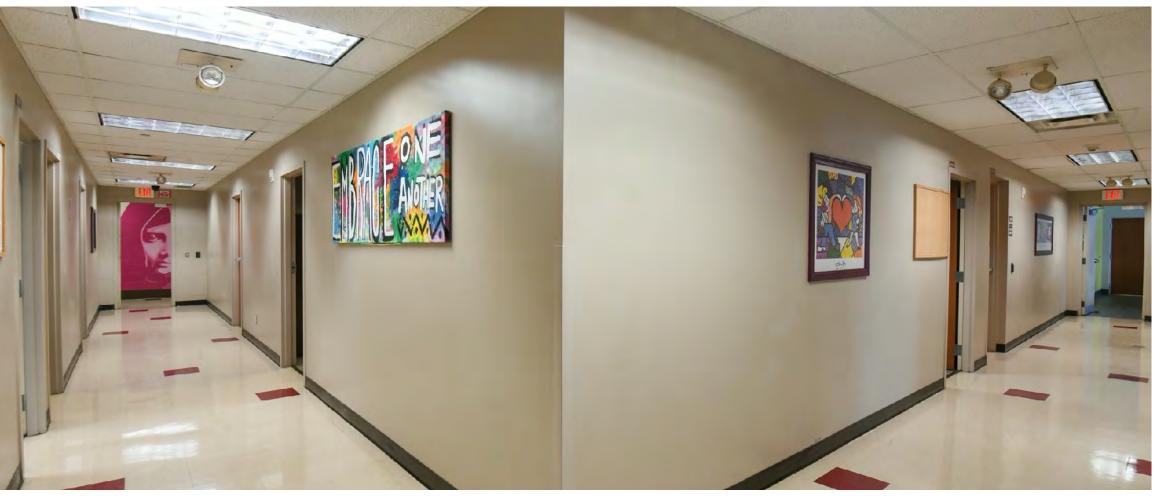
USE GROUPS DIAGRAM





FIRE DAMPERS DIAGRAM





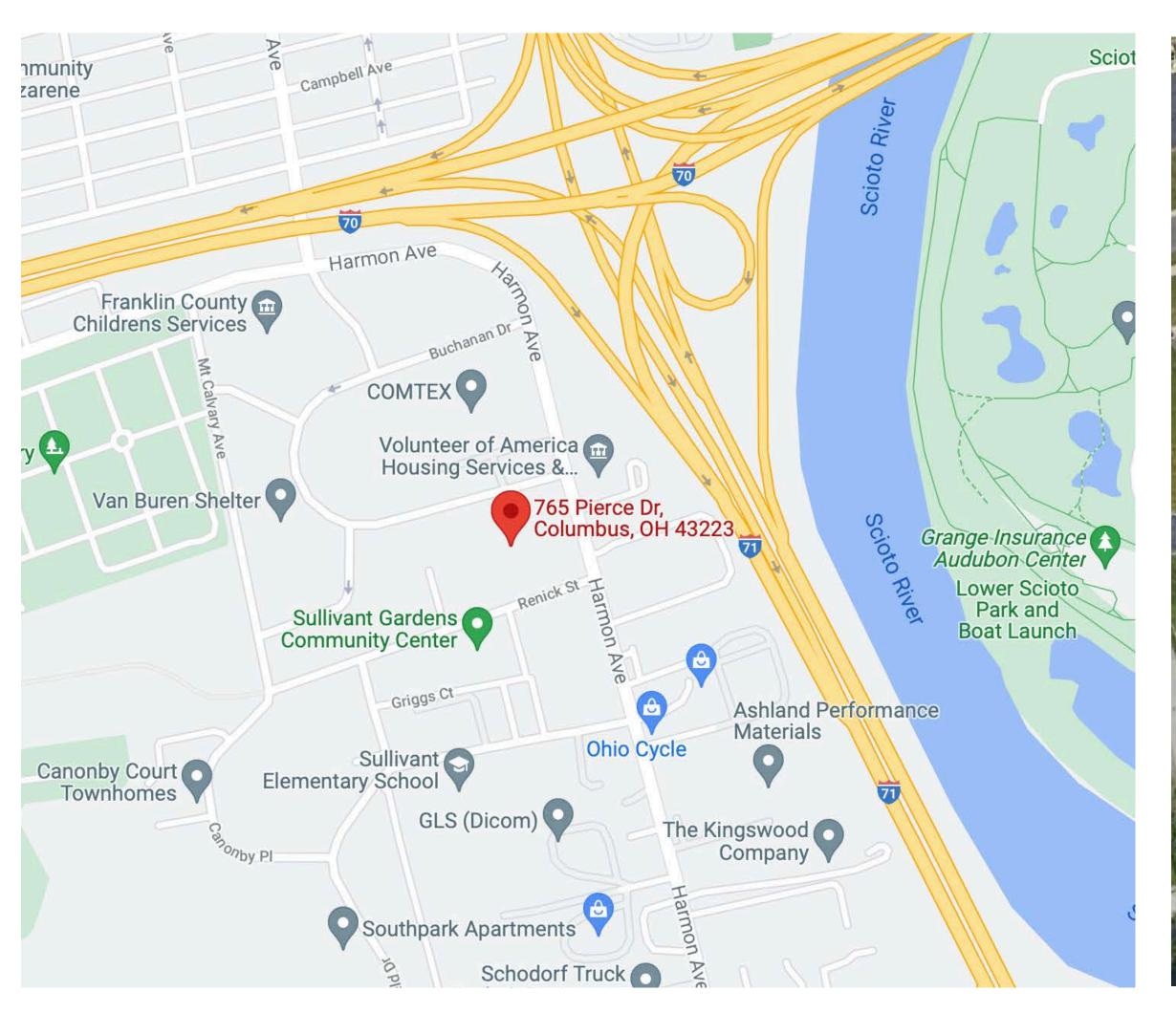


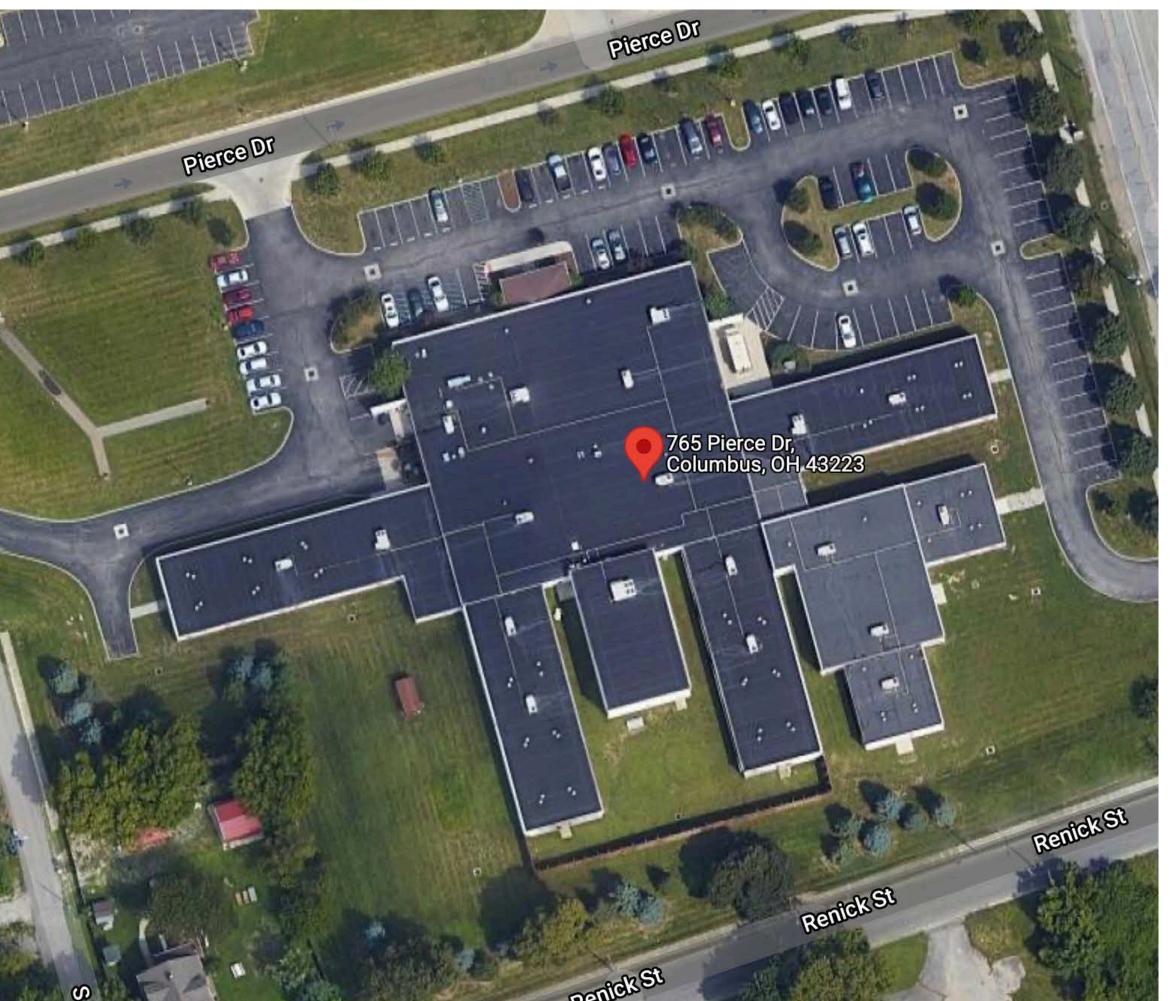


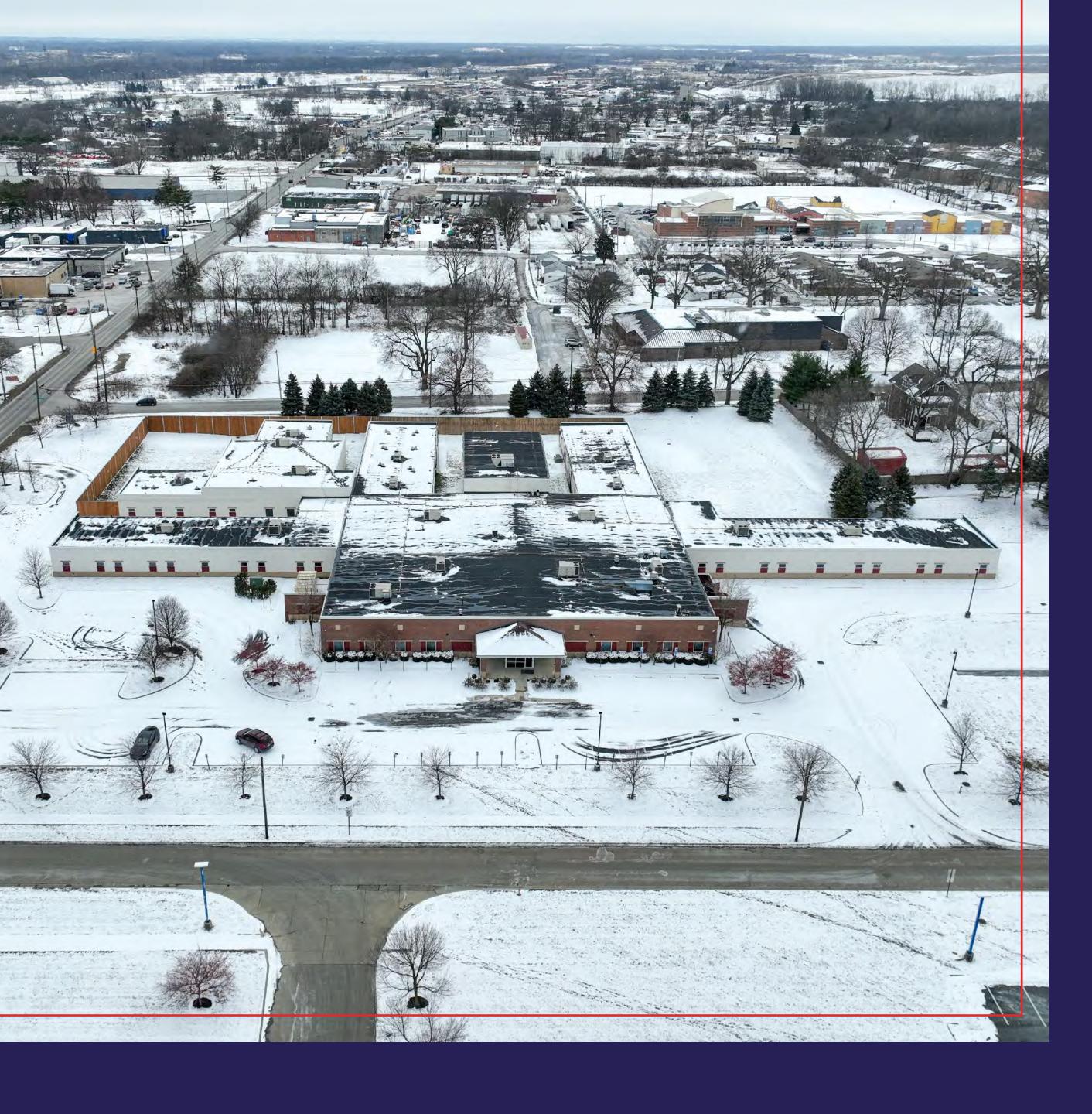




LOCATION









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