

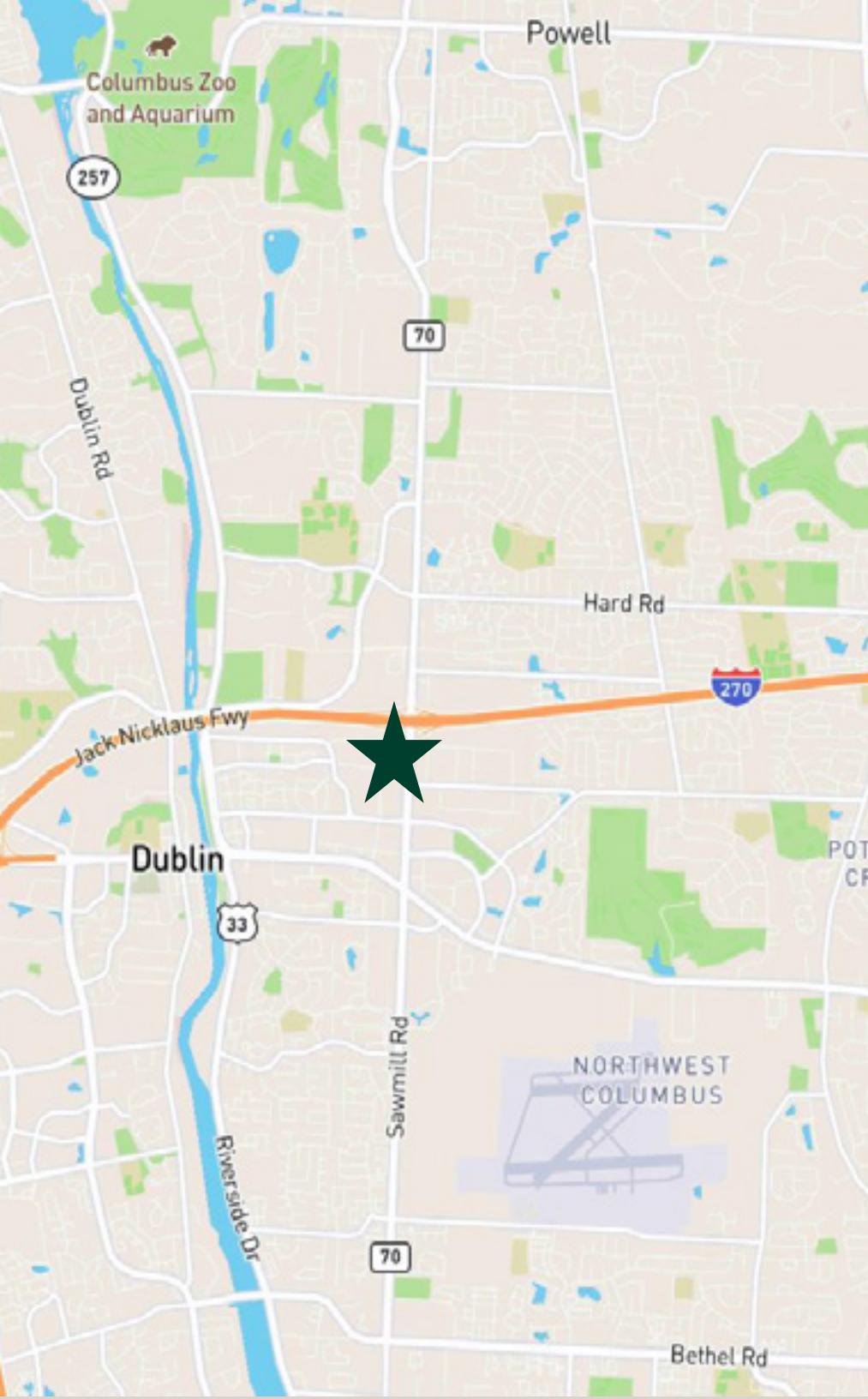


**Immediately Available.
Bob Evans recently closed!**

**3830
TULLER RD.
DUBLIN, OH 43017**

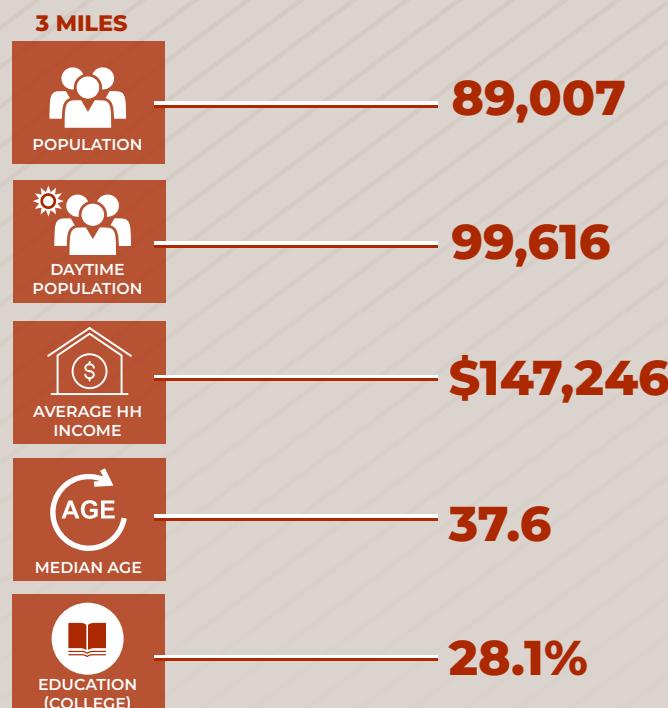
*Former Bob Evans
Available For Lease
or Purchase*

CBRE

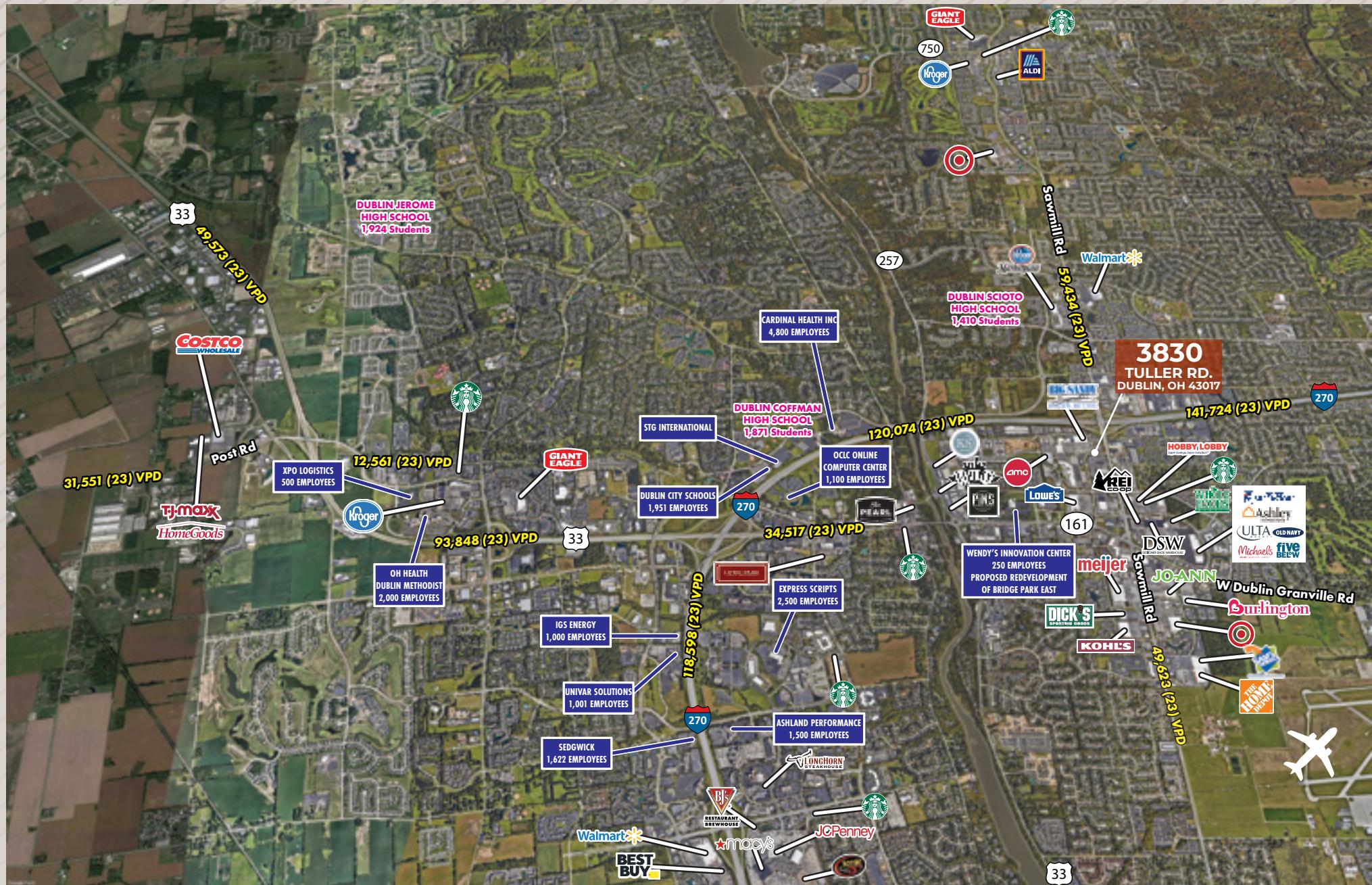


PROPERTY HIGHLIGHTS

- The subject property in Dublin is off I-270 and Sawmill.
- The property is a 5,138 SF freestanding restaurant on 1.6 acres with 96 parking spaces.
- The site is an outparcel of Dublin Village Center where Big Sandy Superstore and RH Outlet are the anchor tenants.
- There are nearly 50,000 VPD along Sawmill Rd in front of the site. I-270 near this exit has 140,000 VPD.
- Mount Carmel is under construction on a new facility just north of the site. It is a \$250,000 on 35 acres that is more than 240,000. Completion is scheduled for 2025.



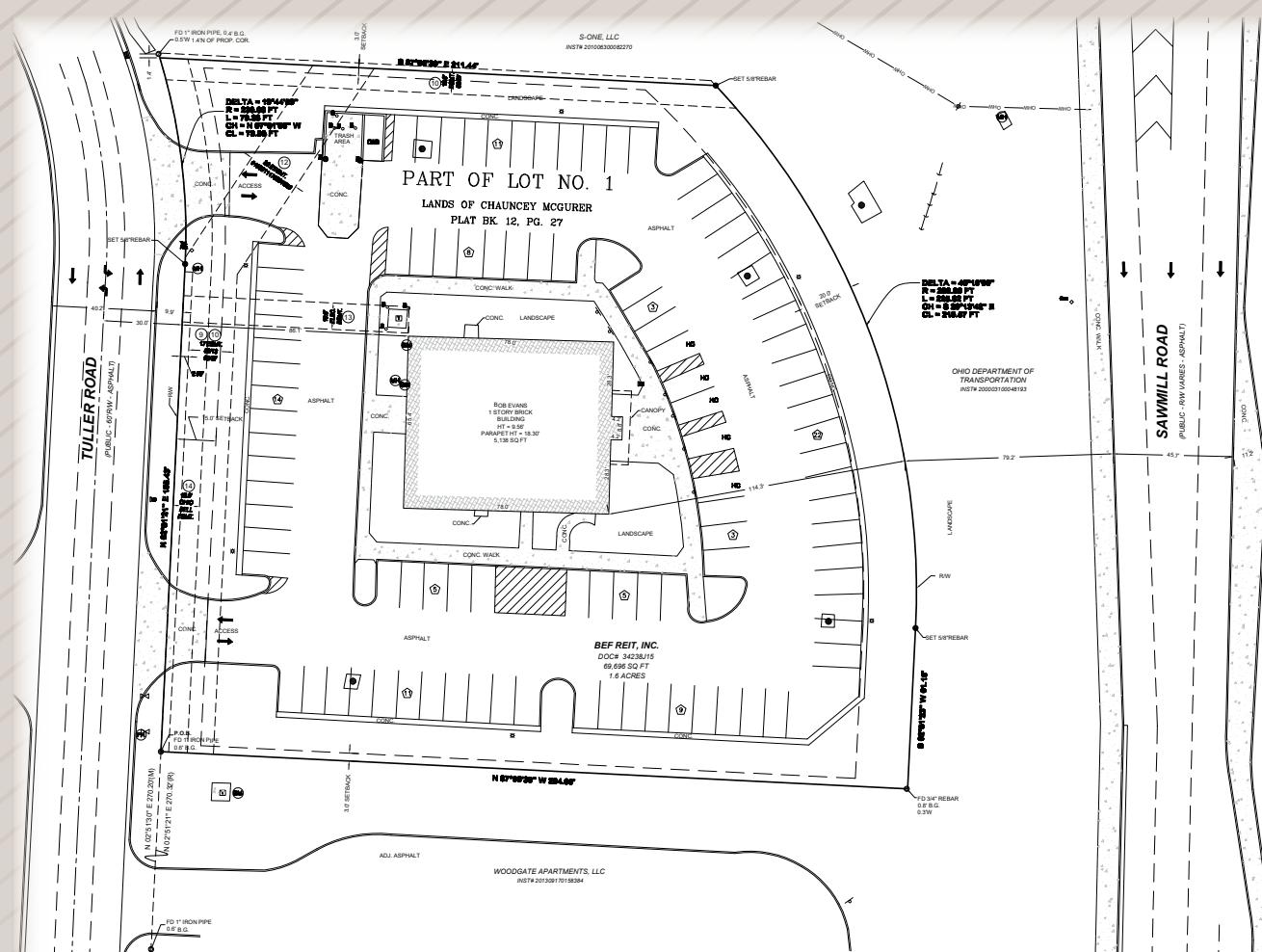
AERIAL - ZOOMED OUT



AERIAL - ZOOMED IN



SITE PLAN



EASEMENT NOTES

Per Stewart Title Guaranty Company PROFORMA File No. 16000150602QO dated "date and time of recording of deed".

9. Matters and easements as set forth on Dedication Plat, filed of record March 12, 1987 in PB 66, Page 13, Franklin County, Ohio records. AFFECTS SITE, AS SHOWN HEREON.
10. Matters as shown on Dublin Village Center Plat, filed of record June 28, 1986 in PB 65, Page 27, Franklin County, Ohio records. AFFECTS SITE, AS SHOWN HEREON.
11. INTENTIONALLY DELETED.
12. Deed of Easement, filed of record November 17, 1999 in Instrument No. 199911170297656, Franklin County, Ohio records. AFFECTS SITE, AS SHOWN HEREON.
13. Easement, filed of record January 5, 1988 in OR 11015H13, Franklin County, Ohio records. AFFECTS SITE, AS SHOWN HEREON.
14. Easement, filed of record November 12, 1967 in OR 10760H42, Franklin County, Ohio records. AFFECTS SITE, AS SHOWN HEREON.
15. Easement, filed of record November 23, 1987 in OR 10816F12, Franklin County, Ohio records. AFFECTS SITE, BLANKET IN NATURE, NOT SHOWN.
16. Declaration of Restrictions, filed of record August 19, 1987 in OR 10271G08, Franklin County, Ohio records. AFFECTS SITE, BUILDING HEIGHT AND PARKING REQUIREMENTS SHOWN IN NOTES.

ENCROACHMENT NOTES

NONE NOTED.

DESCRIPTION

Situated in the County of Franklin, Village of Dublin, being in Quarter Township 2, Township 2 North, Range 19 West, United States Military Lands, containing 1.600 acres of land, more or less, said 1.600 acres being out of that 41.724 acre tract of land conveyed to Continental Land of Chauncey McGuire, of record in Plat Book 12, Page 27, part of said 1.600 acres being part of vacated Tuller Road (0.997 acre) by the Village of Dublin, Ohio Ordinance No. 26-87 passed on March 2, 1987 and shown (crosshatched) on the recorded part of the Dedication of Part of Tuller Road Easements of record at Plat Book 66, Page 13, all being of record in the Recorder's Office, Franklin County, Ohio, said 1.600 acres of land being more particularly described as follows:

Beginning, for reference, at the centerline intersection of Tuller Road and Dublin Center Drive as said intersection is shown and delineated upon the recorded plat of said Dedication of Tuller Road and Easements; thence N 21° 21' 11" E, with an easterly right-of-way line of said Tuller Road, a distance of 344.62 feet to a point, thence S 87° 08' 39" E, a distance of 30.00 feet to a 3/4-inch (D.) iron pipe at the true point of beginning an easterly right-of-way line of said Tuller Road;

Thence, from said point of beginning, N 21° 21' 11" E, with an easterly right-of-way line of said Tuller Road and Easements, thence N 21° 21' 11" E, with the centerline of said Tuller Road, a distance of 344.62 feet to a point, thence S 87° 08' 39" E, a distance of 30.00 feet to a 3/4-inch (D.) iron pipe at the true point of beginning an easterly right-of-way line of said Tuller Road;

Thence northwardly, with an easterly right-of-way line of said Tuller Road and with the arc of a curve to the left having a radius of 230.00 feet, a central angle of 19°44'59" and a chord that bears N 70°1.08'W, a chord distance of 75.89 feet to a 3/4-inch (D.) iron pipe;

Thence S 47°08'39" E, a distance of 211.44 feet to a 3/4-inch (D.) iron pipe in a curve in an easterly line of 41.724 acre tract, the same being in a westerly line of 2.27 acre tract of land designated as PARCEL NO. 4115 AWD and recorded in the deed to the State of Ohio, from the Recorder's Office, Franklin County, Ohio;

Thence southwardly, with an easterly line of 41.724 acre tract and with a westerly line of said 2.27 acre tract, the same being the end of a curve to the right having a radius of 280.00 feet, a central angle of 46°10'45" feet and a chord that bears S 20°13'42" E, a chord distance of 219.57 feet to a 3/4-inch (D.) iron pipe at a point of tangency;

Thence S 2°51'11" W, with an easterly line of 41.724 acre tract and with a westerly line of said 2.27 acre tract, a distance of 61.16 feet to a 3/4-inch (D.) iron pipe;

Thence N 47°08'39" W, a distance of 284.00 feet to the true point of beginning and containing 1.600 acres of land, more or less.

All of the survey markers noted in the foregoing description were in place in March of 1987. The bearings given in the foregoing description correspond to the bearings given for the centerline of survey made by the Ohio Department of Highways for Interstate Route 1 (I-270) (RRA-270-10.33N).

For Information Only: Parcel ID: 273-009044-00
Commonly known as: 3830 Tuller Road, Dublin, Ohio

CERTIFICATION

To American Finance Trust, Inc., American Finance Operating Partnership, L.P., ARG BEZIRP001, LLC a Delaware limited liability company; Stewart Title Guaranty Company, First Nationwide Title and The Mathews Company, Inc.

This is to certify that the above description of the property is correct and true to the best of my knowledge and belief. I have made a careful examination of the property and have determined that the property is in good condition and is suitable for the intended use. I have made a careful examination of the property and have determined that the property is in good condition and is suitable for the intended use.

Date of Plat or Map: Nov. 29, 2016

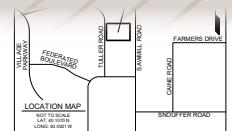
By:
Name: Ben E. Bledsoe
Professional Surveyor No. S8540
State of Ohio

The property described and shown herein is the same property described in
Stewart Title Guaranty Company Title Commitment No. 16000150602QO
dated October 26, 2016.

BRCJ
LAND SURVEYORS - G5
1111 West Tuller Road, Dublin, Ohio 43016
Phone: 614-876-0777 Email: bs@brcj.com
BRCJ Project No. 262600

This Survey has been prepared solely for the benefit of the parties set forth in the 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 for other third party reports, without the express written consent of the Surveyor. The Mathews Company, Inc. and Bledsoe, Roger Cooper James, Inc. expressly disclaim any duty or obligation towards any other party or parties.

Please be advised that The Mathews Company, Inc. and Bledsoe, Roger Cooper James, Inc. will not include the providers of any other party reports in the Surveyor's Certification.



NOTES:

1. PROPERTY IS LOCATED IN FLOOD ZONE "X" PER FEMA-FLOOD INSURANCE RATE MAP NUMBER 03440101, DATED 06/10/2008.

2. ZONING NOTE: CENTER OF PROPERTY PROPERTY IS CENTER BRIDGE STREET DISTRICT. SAWMILL CENTER NEIGHBORHOOD (BSD-SCHL). CURRENT USE AS A RESTAURANT IS ALLOWED. EASEMENT OF 10' DEED RECORDED IN PLAT.

3. EASEMENT: 2' DEED RECORDED IN PLAT.

4. HEIGHT RESTRICTIONS: MAXIMUM BUILDING HEIGHT = 2 STORES; 35' PER EASEMENT ITEM.

5. OFF-STREET PARKING REQUIREMENTS: 10 SPACES FOR EVERY 1,000 SQUARE FEET; 3 PER EASEMENT ITEM.

6. THE ZONING INFORMATION ABOVE WAS PROVIDED FROM THE CITY OF DUBLIN, OH 850 ZONING ORDINANCE AMENDED THROUGH 12/08/2016 (AS INTERPRETED BY THE CITY).

7. PARKING: THERE ARE NO TOTAL PARKING SPACES ON SITE, 0 OF WHICH ARE DESIGNATED AS OFF-STREET PARKING.

8. FIELD WORK PERFORMED ON NOVEMBER 1, 2016.

9. ALL SURVEY SET ARE MARKED WITH ORANGE CAP STAMP "S8540" AND ARE FLUSH WITH GROUND UNLESS NOTED OTHERWISE.

10. THERE IS NO OBSERVABLE EVIDENCE OF RECENT EARTHMOVING WORK. BUILDING CONSTRUCTION AND EARTHMOVING ACTIVITIES WITHIN RECENT MONTHS.

11. THERE IS NO VISIBLE EVIDENCE OF PROPOSED STREET RIGHT OF WAY CHANGES. R.O.W. SURVEY NOT CONDUCTED AND TITLE INFORMATION.

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

13. THERE IS NO OBSERVABLE SOURCE OF SITE WASTE (DUMP, SUMP, DRAINAGE, ETC.) OR OTHER WASTE OR GARBAGE.

14. The property has direct legal access to Tuller Road, which is a public dedicated right of way.

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

16. THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES OF THE PROPERTY AS SHOWN ON THIS SURVEY MAP AND AS DESCRIBED IN THE LEGAL DESCRIPTION.

17. THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE WITHIN +/- 1 FOOT.

18. THE PROPERTY CONSISTS OF RECENTLY CONSTRUCTED CONCRETE PAVING.

19. THERE IS NO OBSERVABLE SOURCE OF SITE WASTE (DUMP, SUMP, DRAINAGE, ETC.) OR OTHER WASTE OR GARBAGE.

20. The property has direct legal access to Tuller Road, which is a public dedicated right of way.

21. 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 LOCATED ON THE SUBJECT PROPERTY.

22. No part of the property lies within a flood right of way.

"ALTANPS LAND TITLE SURVEY"

PREPARED FOR:



K-13-17	REVISED PER COMMENTS	GSK	BSB
MARK DATE:	REVISION	BY:	APV02

AMERICAN FINANCE TRUST, INC.
(Bob Evans Restaurant)

3830 Tuller Rd
Dublin, OH

SCALE: 1"=20'	CHKD/APVD:
DATE: NOV. 29, 2016	APPROVED:
DWN: BY: V.S.	

CHKD BY: B.E.B.

ID# 195

JN: 16-112-327-00100

CBRE



3830
TULLER RD.
DUBLIN, OH 43017

CBRE

CONTACTS

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+1 513 477 1858
melissa.rutherford@cbre.com