

SCHEDULE B-2 EASEMENT NOTES:

13. 20' Easement, 50' Building Setback Line and 35' Parking Maneuvering and Loading Setback Line as shown on plat filed for record June 24, 1997, in Plat Book 86, page 56, (Instrument No. 199706240030144), of the Franklin County, Ohio Records. (PERTAINS TO THE SURVEYED PROPERTY - PLOTTED AND SHOWN HEREON)

14. Easement Estate as noted in Schedule A, Item 3 above as to the Terms and Conditions of Reservations, restrictions, covenants, limitations, easements, and/or conditions, as established in the Declaration of Covenants, Conditions, and Restrictions for Easton, filed for record July 16, 1996, in Official Record Volume 32534, page C08, of the Franklin County, Ohio Records

NOTE: Said Declaration includes, but is not limited to, the following:

- (a) Base Assessments
- (b) Default Assessments
- (c) Right of Association to record Certificates of Lien
- (d) Building and Development controls
- (e) Maintenance and repair obligations
- (f) Restrictions as to storage of materials, exterior service areas, and land use
- (g) Easements

First Amendment to Declaration of Covenants, Conditions and Restrictions for Easton, filed for record February 18, 1997, in Instrument No. Official Record Volume 34316, page C06, of the Franklin County, Ohio Records. (PERTAINS TO THE SURVEYED PROPERTY - CONTAINS NO PLOTTABLE SURVEY ITEMS)

Second Amendment to Declaration of Covenants, Conditions and Restrictions for Easton, filed for record April 24, 1998, in Instrument No. 199804240098650, of the Franklin County, Ohio Records. (PERTAINS TO THE SURVEYED PROPERTY - CONTAINS NO PLOTTABLE SURVEY ITEMS)

Third Amendment to Declaration of Covenants, Conditions and Restrictions for Easton, filed for record May 12, 2000, in Instrument No. 200005120094010, of the Franklin County, Ohio Records. (PERTAINS TO THE SURVEYED PROPERTY - CONTAINS NO PLOTTABLE SURVEY ITEMS)

Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Easton, filed for record July 19, 2002, in Instrument No. 200207190177934, and as the same was rerecorded August 5, 2003, in Instrument No. 200308050246689, of the Franklin County, Ohio Records. (PERTAINS TO THE SURVEYED PROPERTY - CONTAINS NO PLOTTABLE SURVEY ITEMS)

Fifth Amendment to Declaration of Covenants, Conditions and Restrictions for Easton, filed for record March 28, 2003, in Instrument No. 200303280089787, of the Franklin County, Ohio Records. (PERTAINS TO THE SURVEYED PROPERTY - CONTAINS NO PLOTTABLE SURVEY ITEMS)

Sixth Amendment to Declaration of Covenants, Conditions and Restrictions for Easton, filed for record October 12, 2004, in Instrument No. 200410120236907, of the Franklin County, Ohio Records. (PERTAINS TO THE SURVEYED PROPERTY - CONTAINS NO PLOTTABLE SURVEY ITEMS)

Seventh Amendment to Declaration of Covenants, Conditions and Restrictions for Easton, filed for record November 28, 2007, in Instrument No. 200711280204886, of the Franklin County, Ohio Records. (PERTAINS TO THE SURVEYED PROPERTY - CONTAINS NO PLOTTABLE SURVEY ITEMS)

Eighth Amendment to Declaration of Covenants, Conditions and Restrictions for Easton, filed for record January 22, 2009, in Instrument No. 200901220008641, of the Franklin County, Ohio Records. (PERTAINS TO THE SURVEYED PROPERTY - CONTAINS NO PLOTTABLE SURVEY ITEMS)

Ninth Amendment to Declaration of Covenants, Conditions and Restrictions for Easton, filed for record June 15, 2010, in Instrument No. 201006150074189, of the Franklin County, Ohio Records. (PERTAINS TO THE SURVEYED PROPERTY - CONTAINS NO PLOTTABLE SURVEY ITEMS)

Tenth Amendment to Declaration of Covenants, Conditions and Restrictions for Easton, filed for record November 19, 2015, in Instrument No. 201511190163890, of the Franklin County, Ohio Records. (PERTAINS TO THE SURVEYED PROPERTY - CONTAINS NO PLOTTABLE SURVEY ITEMS)

Eleventh Amendment to Declaration of Covenants, Conditions and Restrictions for Easton, filed for record May 11, 2018, in Instrument No. 201805110063105, of the Franklin County, Ohio Records. (PERTAINS TO THE SURVEYED PROPERTY - CONTAINS NO PLOTTABLE SURVEY ITEMS)

15. Reservations, restrictions, covenants, limitations, easements, and/or conditions, as established in instrument, filed for record August 26, 1996, in Official Record Volume 32898, page B20, of the Franklin County, Ohio Records. (PERTAINS TO THE SURVEYED PROPERTY - CONTAINS NO PLOTTABLE SURVEY ITEMS)

16. Easement Estate as noted in Schedule A, Item 3 above as to the Terms and Conditions of Reservations, restrictions, covenants, limitations, easements, and/or conditions, as established in the Declaration of Reciprocal Easements and Operating Agreement for Easton Market, filed for record April 25, 1997, in Official Record Volume 34932, page H15, of the Franklin County, Ohio Records. (PERTAINS TO THE SURVEYED PROPERTY - PLOTTED AND SHOWN HEREON)

NOTE: Said Declaration includes, but is not limited to, the following:

- (a) Land use Restrictions and Exclusives
- (b) Easements
- (c) Construction and Development controls
- (d) Limitations on access points to Service Road, buildings setbacks, and parking
- (e) Requirements for notice to relocate utility service lines and related costs
- (f) Shared cost of maintaining Service Road
- (g) Maintenance and repair obligations for Common Areas located in Outparcel and related costs
- (h) Obligation to maintain insurance

First Amendment to Declaration of Reciprocal Easements and Operating Agreement for Easton Market, filed for record December 30, 1997, in Instrument No. 199712300178559, of the Franklin County, Ohio Records.

Second Amendment to Declaration of Reciprocal Easements and Operating Agreement for Easton Market, filed for record October 9, 2001, in Instrument No. 200110090232631, of the Franklin County, Ohio Records.

17. Reservations, restrictions, covenants, limitations, easements, and/or conditions, as established in instrument, filed for record December 3, 1999, in Instrument No. 199912030299543, of the Franklin County, Ohio Records. (PERTAINS TO THE SURVEYED PROPERTY - PLOTTED AND SHOWN HEREON)

18. Easement Estate as noted in Schedule A, Item 3 above as to the Terms and Conditions of Outparcel Reciprocal Easement Agreement by and between MORSO Holding Co. and Hops Grill & Bar, Inc., filed for record December 3, 1999, in Instrument No. 199912030299547, of the Franklin County, Ohio Records. (PERTAINS TO THE SURVEYED PROPERTY - PLOTTED AND SHOWN HEREON)

NOTE: Said agreement includes, but is not limited to, the following:

- (a) Maintenance and repair of parking lot and vehicular corridors
- (b) Shared cost, use, maintenance, repair and replacement of applicable utility lines
- (c) Obligations as to Joint Signage
- (d) Obligation to maintain insurance
- (e) Requirement to give Notice of Transfer

19. Easement to the City of Columbus, Ohio, filed for record February 25, 2000, in Instrument No. 200002250038310, of the Franklin County, Ohio Records. (PERTAINS TO THE SURVEYED PROPERTY - PLOTTED AND SHOWN HEREON)

20. Easement to Columbus Southern Power Company, filed for record April 4, 2000, in Instrument No. 200004040065470, of the Franklin County, Ohio Records. (PERTAINS TO THE SURVEYED PROPERTY - PLOTTED AND SHOWN HEREON)

25. Intentionally Deleted

GENERAL SURVEY NOTES:

1. This survey was made in accordance with laws and/or Minimum Standards of the State of Ohio.
2. The Basis of Bearing for this survey is Grid North of the Ohio State Plane Coordinate System, South Zone (FIPS Zone 3402), on the North American Datum of 1983(2011).
3. The property described hereon is the same as the property described in Fidelity National Title Insurance Company Commitment No. GLW1801276, Commitment Date: December 3, 2018 at 12:00 AM, and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
4. Said described property is located within an area having a Zone Designation X(Unshaded) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 39049C0191K, with a date of identification of 06/17/2008, for Community No. 390170, in Franklin County, State of Ohio, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
5. The Property has indirect access to Morse Crossing, a dedicated public street or way, by way of the "Service Road" recorded in Official Record Volume 34932, page H15, of the Franklin County, Ohio Records.
6. The total number of striped parking spaces on the subject property is 117, including 6 designated handicap spaces.
7. There is no observed evidence of current earth moving work, building construction or building additions.
8. There are no proposed changes in street right of way lines, according to the City of Columbus. There is no observed evidence of recent street or sidewalk construction or repairs.
9. There is no observed evidence of site use as a solid waste dump, pump or sanitary landfill.
10. Utility Note: Observed evidence of utilities has been shown pursuant to Section 5 Paragraph E (iv) of the identification of 06/17/2008, for Community No. 390170, in Franklin County, State of Ohio, which is the current ALTA/NSPS Minimum Standard Detail Requirements. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.
11. No apparent wetlands are located on the subject property according to the U.S. Fish and Wildlife Service National Wetlands Inventory located at www.fws.gov/wetlands. "No markers indicating a delineation of wetlands have been observed during the completion of this survey"
12. The building height, shown hereon, was measured between the highest point of the building and the finished floor elevation in the approximate location as depicted on the drawing.

ZONING INFORMATION:

The surveyor was not provided with zoning information from the client pursuant to Table A Item 6b.

LIST OF POSSIBLE ENCROACHMENTS

The following list of encroachments is only the opinion of this surveyor and should not be interpreted as complete listing.

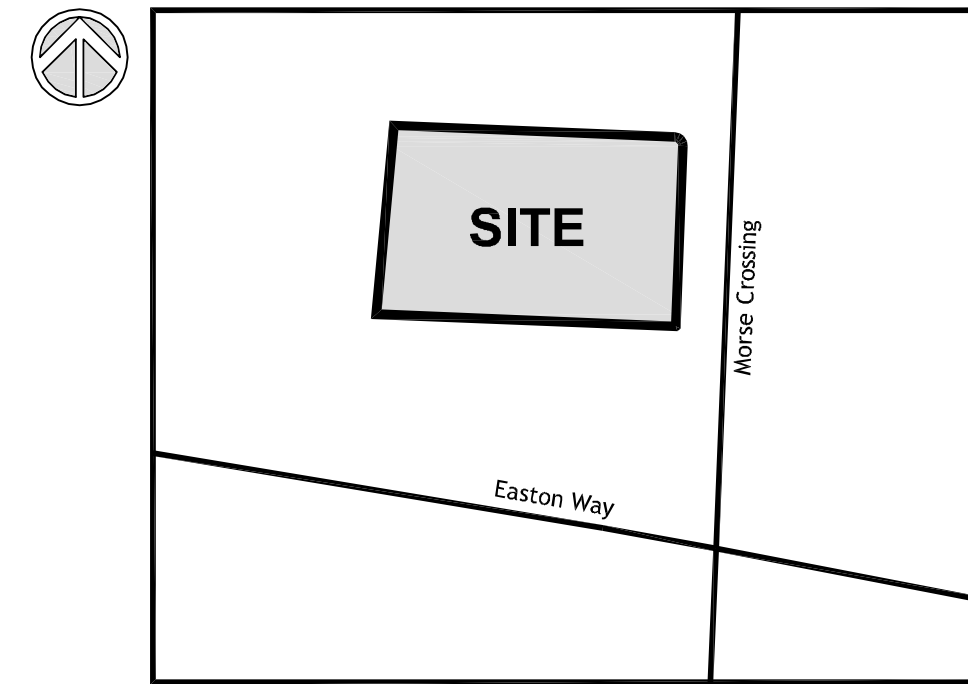
- ⚠ Concrete curb extends beyond the 25' Parking, Maneuvering & Loading Setback per Plat Book 86, Page 56 (Franklin County Records), by a distance of 0.3 feet, as shown hereon.

LAND AREA:

Total Land Area:
69,908 S.F., 1.605 Ac.

SYMBOL LEGEND

R/W	- Right-of-Way
P/L	- Adjoiner Property Line
⊙	- Centerline
P.O.B.	- Place/Point of Beginning
P.O.C.	- Place/Point of Commencement
⚠	- Encroachment Item
⊗	- Schedule B-Section II Item
Rad	- Radius
Arc	- Arc Length
D	- Delta Angle
ChL	- Chord Length
ChB	- Chord Bearing
Msd.	- Measured
Dd.	- Deed
(Record) Actual	- Monumentation Found as Noted
⊙	- Curb Inlet Basin w/ Grate
⊙	- Catch Basin
⊙	- Cleanout
⊙	- Sanitary Manhole
⊙	- Fire Hydrant
⊙	- Water Valve
⊙	- Gas Meter
⊙	- Irrigation Valve
⊙	- Electric Meter
⊙	- Electric Transformer
⊙	- Utility Pedestal, or As Noted
⊙	- Bollard Post
⊙	- Handicap Space
⊙	- Wall
⊙	- Light Pole
⊙	- Guardrail
⊙	- Steel Fence
⊙	- Concrete Area
⊙	- No Parking Area
⊙	- Building Area



VICINITY MAP
NOT TO SCALE (CENTERLINES OF RIGHTS-OF-WAY REPRESENTED HEREON)

RECORD LEGAL DESCRIPTION (from commitment)

Situated in the City of Columbus, County of Franklin and State of Ohio:

And known as being in Section 2, Township 1, Range 17, United States Military Lands and being 1.605 acres of land, all out of that tract as conveyed to MORSO Holding Company by deed of record in Official Record 3084611, all references refer to the records of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

Beginning, for reference, at the centerline intersection of Easton Way with Morse Crossing;

Thence North 02 deg. 18' 27" East, with the centerline of said Morse Crossing, a distance of 246.69 feet to a point;

Thence North 87 deg. 41' 33" West across the right of way of said Morse Crossing, a distance of 55.00 feet to an iron pin set in the Westerly right of way line thereof;

Thence North 87 deg. 41' 33" West with a new division line across said MORSO Holding Company tract, a distance of 335.39 feet to an iron pin set in an Easterly line of that tract as conveyed to Easton Market Limited Liability Company by Deed of Record in Official Record 34933809;

Thence with the perimeter of said Easton Market Limited Liability Company tract the following courses and distances:

North 05 deg. 17' 49" East, a distance of 212.29 feet to an iron pin set;

South 87 deg. 41' 33" East, a distance of 314.32 feet to the point of curvature of a curve to the right;

With the arc of said curve to the right (Delta = 90 deg. 00' 00", Radius = 10.00 feet), a chord bearing and distance of South 42 deg. 41' 33" East, 14.14 feet to an iron pin set in said Westerly right of way line;

Thence South 02 deg. 18' 27" West, with said Westerly right of way line, a distance of 202.00 feet to the true point of beginning.

Containing 1.605 acres of land, more or less.

The basis of bearing for this description is North 02 deg. 18' 27" East for a portion of the centerline of Morse Crossing as shown on the Plat of "Morse Crossing Dedication and Easements" of record in Plat Book 86 Pages 56 through 58, Recorder's Office, Franklin County, Ohio.

Survey performed by Evans, Mechwart, Hambleton & Tilton, Inc., Troy A. Ray, Registered Surveyor No. 7918 on October 25, 1999.

PPN: 010-250979-00

Parcel 2

TOGETHER WITH non-exclusive easements set forth in the Declaration of Reciprocal Easements and Operating Agreement for Easton Market recorded in Volume 34932H15, as amended by First Amendment in Instrument No. 199712300178559, Second Amendment in Instrument No. 200110090232631, Recorder's Office, Franklin County, Ohio; and

Parcel 3

TOGETHER WITH non-exclusive easements set forth in the Declaration of Covenants, Conditions and Restrictions for Easton Market recorded in Volume 32534C08, as amended by First Amendment in Volume 34316C06, Second Amendment in Instrument Number 199804240098650, Third Amendment in Instrument No. 200005120094010, Fourth Amendment in Instrument No. 200207190177934 and 200308050246689, Fifth Amendment in Instrument No. 200303280089787, Sixth Amendment in Instrument No. 200410120236907, Seventh Amendment in Instrument No. 200711280204886, Eighth Amendment in Instrument No. 200901220008641, Recorder's Office, Franklin County, Ohio; and

Parcel 4

TOGETHER WITH non-exclusive easements set forth in Outparcel Reciprocal Easement Agreement recorded in Instrument Number 199912030299547, Recorder's Office, Franklin County, Ohio.

The above described property is the same property that is described in Fidelity National Title Insurance Company Commitment No. GLW1801276, Commitment Date: December 3, 2018 at 12:00 AM.

SURVEYOR'S CERTIFICATE

To: (i) NADG NNN Acquisition Inc., a Texas corporation, its successors and assigns, (ii) Fidelity National Title Insurance Company, (iii) Wick Phillips Gould & Martin LLP, and (iv) PNC Bank, National Association, a national banking association, as Agent for the Lenders, its successors and/or assigns as their interests may appear.

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, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10a, 13, 14, 16, 17, 18, and 20 of Table A thereof. The field work was completed on December 11, 2018.

Date of Plat or Map: December 19, 2018


Timothy A. Finke, PS
Ohio Professional Surveyor No. 8392



No.	REVISIONS	Date
1	Client Comments	1/10/2019
2	Revised Title Comments	1/13/2019
3	Revised Title Comments	2/1/2019
4	Client Comments	5/27/2019
5	Client Comments	5/29/2019

Coordinated By:



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ALTA/NSPS LAND TITLE SURVEY

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3939 Morse Crossing
Columbus, OH 43219



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ALS Job No.: 2274
Vision #: 135626.18R000-001.220

