

BEARING BASIS
 Basis of Bearing: North Property Line of Southland 75 Plat as recorded in P.B. 129, Pg. 30A. (S 84°47'55" E)

POSSIBLE ENCROACHMENTS OBSERVED
 No encroachments of buildings were observed during this survey.

SCHEDULE B, SECTION II - EASEMENTS

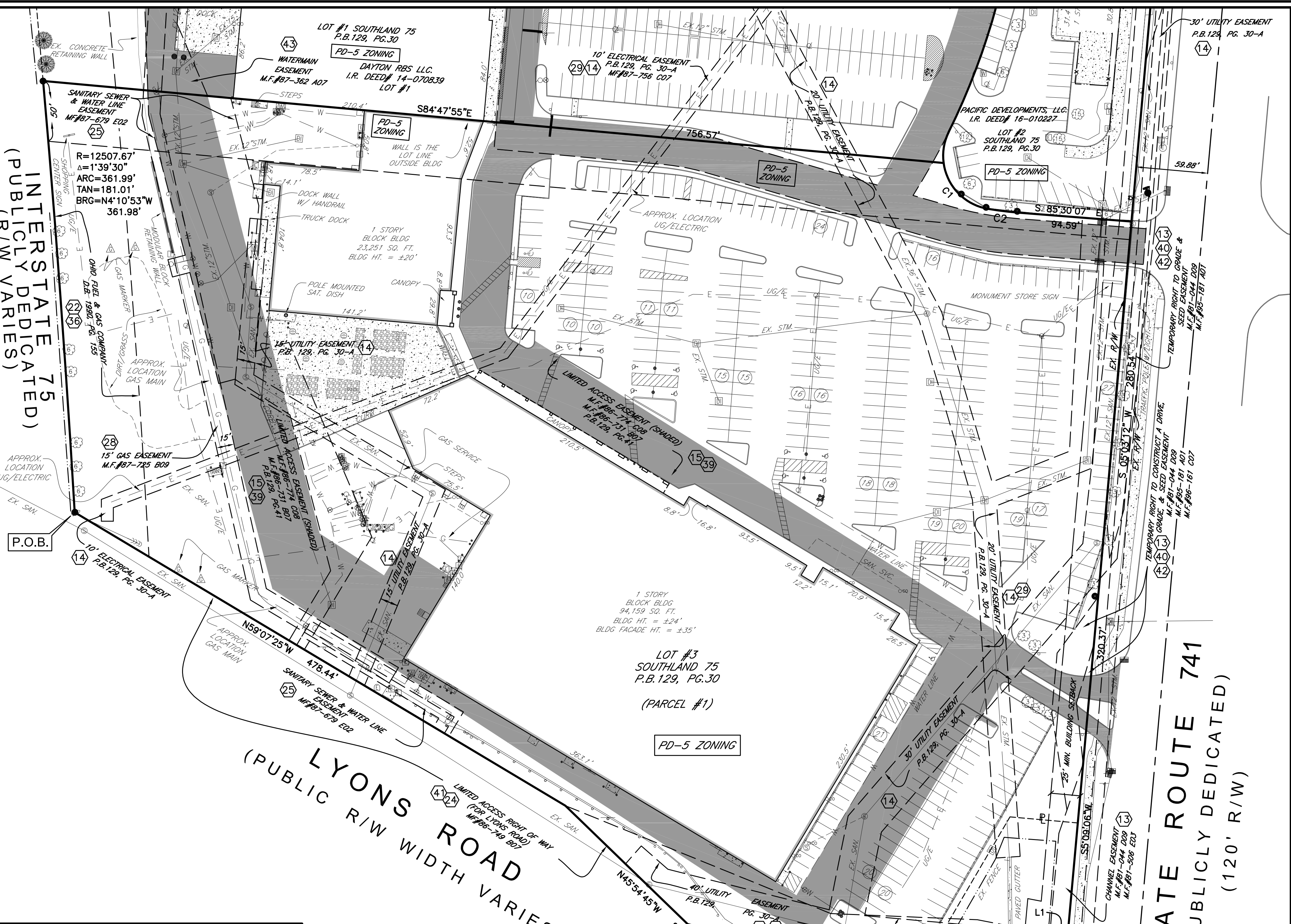
AS TO ALL PARCELS

- 11 Right of way and easement recorded in Deed Book 2197, Page 381 of Montgomery County Records. (No Longer Affects Subject Property, Easement located inside Current State Route 741 Right of Way)
 - 12 Permanent utility easements established in Montgomery County Resolution No. 3603 passed by the Board of County Commissioners of Montgomery County, Ohio on November 1, 1977 and further reserved in Lyons Road Plat of Centerline, Right-of-Way, and Vacation recorded in Plat Book 104, Page 4 of the Plat Records of Montgomery County, Ohio. (Affects Subject Property, Shown on Map.)
 - 13 Limitations of access and easement for channel purposes contained in Judgment Entry from Montgomery County, Ohio, Common Pleas Court Case No. 78-134, of record in Deed No. 81-044D09, Recorder's Office, Montgomery County, Ohio with exhibit of record in Plat Book 112, Page 27 of the Plat Records of Montgomery County, Ohio. Limitations of access and easement for channel purposes contained in Judgment Entry on the Verdict from Montgomery County, Ohio, Common Pleas Court Case No. 78-134, of record in Deed No. 81-506E03, Recorder's Office, Montgomery County, Ohio with exhibit of record in Plat Book 116, Page 24 of the Plat Records of Montgomery County, Ohio. (Affects Subject Property, Shown on Map.)
 - 14 Restrictions, building lines, rights of way and easements contained on the Record Plan of Southland 75 as recorded in Plat Book 129, Pages 30 and 30A and also recorded in Auditor's Plat Volume 258, Page 12, Recorder's Office, Montgomery County, Ohio. (Affects Subject Property, Shown on Map.)
 - 15 Terms, conditions, covenants, obligations, private charges, restrictions and easements burdening the Land and terms and conditions of easements benefiting the Land contained in Declaration of Reciprocal Easements and Restrictive Covenants in Instrument No. 2014-0007037, as affected by a First Amendment to Reciprocal Easements and Restrictive Covenants of record in Instrument No. 2015-0005899, and a Second Amendment to Declaration of Reciprocal Easements and Restrictive Covenants, of record in Instrument No. 2018-00036147, all of the Recorder's Office, Montgomery County, Ohio. (Affects Subject Property, Shown on Map.)
- AS TO PARCEL I**
- 22 Easement to The Ohio Fuel Gas Company, of record in Deed Book 1990, Page 155, Recorder's Office, Montgomery County, Ohio. (Affects Subject Property, Shown on Map.)
 - 23 Easement to the State of Ohio, of record in Deed Book 2497, Page 398, Recorder's Office, Montgomery County, Ohio. (Does Not Affect Subject Property, Not Plotted.)
 - 24 Limited Access Agreement by and between Kinco Development of Springboro Pike, Inc. and the Board of County Commissioners of Montgomery County, Ohio of record in Deed No. 85-749B07, Recorder's Office, Montgomery County, Ohio. (Affects Subject Property, Shown on Map.)
 - 25 Easement to Board of County Commissioners of Montgomery County, Ohio of record in Deed No. 87-579E02, Recorder's Office, Montgomery County, Ohio. (Affects Subject Property, Shown on Map.)
 - 27 Easement to The Dayton Power and Light Company, of record in Deed No. 88-151A01, Recorder's Office, Montgomery County, Ohio. (Does Not Affect Subject Property, Not Plotted.)
 - 28 Right of way and easement to The Dayton Power and Light Company, of record in Deed No. 87-725B09, Recorder's Office, Montgomery County, Ohio. (Affects Subject Property, Shown on Map.)
 - 29 Easement Agreement by and between Kinco Development of Springboro Pike, Inc. to The Dayton Power and Light Company, of record in Deed No. 87-756C07, Recorder's Office, Montgomery County, Ohio. (Affects Subject Property, Shown on Map.)
 - 30 Easement to the Board of County Commissioners of Montgomery County, Ohio, of record in Deed No. 88-003A09, Recorder's Office, Montgomery County, Ohio. (Does Not Affect Subject Property, Not Plotted.)
 - 32 Release of Abutter's rights and access to State Route 741, a limited access highway as set forth in a Warranty Deed recorded May 16, 2018 at File No. 2018-00028528. (D.O.T. R/W Take, Affects Subject Property, Shown on Map.)
 - 33 Lease restrictions and easements by and between GLICNY Real Estate Holding, LLC, a Delaware limited liability company, Landlord, and Hoboy Lobby Stores, Inc., an Oklahoma corporation, Tenant, dated December 31, 2014, as evidenced by a Memorandum of Lease of record in Instrument No. 2015-0004312, Recorder's Office, Montgomery County, Ohio. (Affects Subject Property, Not a Survey Matter, Nothing to Plot.)
- AS TO PARCEL II**
- 36 Easement to The Ohio Fuel Gas Company, of record in Deed Book 1990, Page 155, Recorder's Office, Montgomery County, Ohio. (Affects Subject Property, Shown on Map.)
 - 37 Relocation option in easement to The Dayton Power and Light Company, of record in Deed Book 2410, Page 654, Recorder's Office, Montgomery County, Ohio. (Does Not Affect Subject Property, Not Plotted.)
 - 38 Easement to the State of Ohio, of record in Deed Book 2497, Page 398, Recorder's Office, Montgomery County, Ohio. (No Longer Affects Subject Property, Easement located inside Current State Route 741 Right of Way)

LEGEND OF SYMBOLS AND ABBREVIATIONS

- 5/8" IRON PIN FOUND
- MAGNAIL SET
- IRON PIN SET
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- ELECTRIC CABINET
- GUY WIRE
- SIGN
- TREE (WITH SIZE)
- CABLE TV CABINET
- YARD DRAIN
- LANDSCAPE LIGHT
- BOLLARD
- LIGHT POLE
- GAS METER
- GAS MARKER
- TRAFFIC CONTROL BOX
- ELECTRIC TRANSFORMER
- DRAINAGE INLET
- SANITARY MANHOLE
- TELEPHONE CABINET
- UTILITY POLE
- SIGNAL POLE
- STORM SEWER
- SANITARY SEWER
- W --- WATER MAIN
- G --- GAS MAIN
- E --- ELECTRIC LINE
- T --- TELEPHONE LINE
- EXISTING FENCE
- CONCRETE
- GRASS/DIRT

BENCHMARK AND VERTICAL DATUM
 Not Applicable Per Table A



SCHEDULE B, SECTION II - EASEMENTS (CONTINUED)

AS TO PARCEL II (continued)

- 39 Right-of-Way Agreement by and between Rumpke, Inc., Frisch's Restaurants, Inc and Kinco Development of Springboro Pike Inc., of record in Deed No. 86-0731B07 with exhibit in Plat Book 129, Page 27, Recorder's Office, Montgomery County, Ohio. (Affects Subject Property, Shown on Map.)
 - 40 Limitation of access and temporary easement contained in Judgment Entry on Settlement in Montgomery County, Ohio, Common Pleas Court Case No. 95-0945, of record in Deed No. 95-181A01, Recorder's Office, Montgomery County, Ohio. Limitation of access and temporary easement contained in Judgment Entry on Settlement Nune Pro Tune in Montgomery County Common Pleas Court Case No. 95-0045, of record in Deed No. 95-161C07, Recorder's Office, Montgomery County, Ohio. (Affects Subject Property, Shown on Map.)
- AS TO PARCEL III**
- 41 Limited Access Agreement by and between Kinco Development of Springboro Pike, Inc., and Board of County Commissioners of Montgomery County, Ohio, of record in Deed No. 86-749B07, Recorder's Office, Montgomery County, Ohio. (Affects Subject Property, Shown on Map.)
 - 42 Limitation of access and temporary easement contained in Judgment Entry on Settlement in Montgomery County, Ohio, Common Pleas Court Case No. 95-0045, of record in Deed No. 95-181A01, Recorder's Office, Montgomery County, Ohio. Limitation of access and temporary easement contained in Judgment Entry on Settlement Nune Pro Tune in Montgomery County Common Pleas Court Case No. 95-0045, of record in Deed No. 95-161C07, Recorder's Office, Montgomery County, Ohio. (Affects Subject Property, Shown on Map.)
 - 43 Easement to Board of County Commissioners of Montgomery County, Ohio, of record in Deed No. 87-362A07, Recorder's Office, Montgomery County, Ohio. (Affects Subject Property, Shown on Map.)
 - 45 Release of Abutter's rights and access to State Route 741, a limited access highway as set forth in a Warranty Deed recorded May 16, 2018 at File No. 2018-00028528. (D.O.T. R/W Take, Affects Subject Property, Shown on Map.)

LINE TABLE		
LINE	LENGTH	BEARING
L1	11.02'	N 79°07'00" W
L2	1.00'	N 84°30'25" W
L3	47.08'	S 54°56'51" E
L4	2.40'	S 81°53'51" E
L5	26.45'	S 68°29'55" W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH LENGTH
C1	56.94'	45.00'	72°29'50"	S 43°53'15" E	53.22'
C2	26.22'	280.00'	5°21'56"	S 82°49'09" E	26.21'

FLOOD ZONE INFORMATION
 The subject property is located within unshaded Zone X (Areas determined to be outside the 0.2% annual flood chance) according to FEMA Flood Insurance Rate Map Panel No. 39113C0265E with an effective date of January 06, 2005.

Flood zone classification determined by graphic plotting only. No field surveying was performed to determine this zone and an Elevation Certificate may be needed to verify the classification or to apply for a variance from the Federal Emergency Management Agency.

ZONING INFORMATION
 Zoning: PD-5 (Planned Development).
 Permitted Uses: B-2, B-3, B-4
 Min. Lot Area: None
 Max. Bldg. Height: Not Restricted

Setbacks per PD-5 Zoning:
 Front: 25 Ft.
 Side: 0 Ft.
 Rear: 0 Ft.

Total Parking = 395 Spaces (Per Report)
 Per Zoning Case #407-12
 Per Zoning Report No.: 129079-1
 Date of Zoning Report: 05/17/2019

GROSS LAND AREA
 Gross Land Area: 510,060.41 Sq. Ft. (11,709 Acres)

WETLANDS STATEMENT
 No wetland delineation observed during survey.

EARTHWORK STATEMENT
 Portions of site show recent or current signs of earthwork activity. Work occurring in right-of-way around southeast property corner. Staging area for D.O.T. work noted on plan.

RIGHT-OF-WAY / ROADWAY CHANGES
 Work being performed in the area of the 2018 right-of-way acquisition at this time.

UTILITIES NOTE
 With regard to Table A, Item 11, source information from plans and markings will be combined with observed evidence of utilities to develop a view of the underground utilities. However, lacking excavation, private utility surveys, or ground penetrating radar surveys, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation or additional underground utility investigation may be necessary.

Before digging in this area please call 811, "Call Before You Dig" for underground utility locations.

LEGAL DESCRIPTION

Legal Description (per Title Commitment No. NCS-866508-06-ATL)
 The land referred to in the Commitment is described as follows:
 Situated in the Township of Miami, County of Montgomery, State of Ohio, described as follows:
 Parcel No. I
 Situate in the Township of Miami, County of Montgomery, State of Ohio and being Lot Three (3) of record plan Southland 75 as recorded in Plat Book 129, Pages 30 and 30A of the Montgomery County, Ohio Records.
 Excepting therefrom the following described real estate as conveyed to the State of Ohio by Instrument No. 2018-028528 and further described as follows:
 Situated in the Township of Miami, County of Montgomery, State of Ohio and being part of Lot 3 Reserve Area "A", Southland 75, as recorded in Plat Book 129, Pages 30 and 30A of the Plat Records of Montgomery County, Ohio owned by RCG-Southland, LLC as recorded in I.R. Deed 15-057356 and described as follows:
 Being a parcel of land lying on the left side of the centerline of survey of SR-741 made by the Ohio Department of Transportation for the MOT-741/725-2.93/16.51 project as recorded in Plat Book 230, Pages 70-70B and in I.R. Plat 17-069597 of the records of Montgomery County and being located within the following described points in the boundary thereof:
 Commencing at an iron pin found in a monument box on the centerline of SR-741, P.I. station 160+33.24, thence leaving said centerline N 84°51'11" W a distance of 0.68 feet to a point on the easterly section line of Section 18, 0.68 feet left of SR-741 station 160+33.24; thence along said section line S 05°08'49" W a distance of 364.78 feet to a point at the northeast corner of State of Ohio owned parcel 48WL-1 as shown on MOT-741-0.06 RW plans on file at the District 7 Headquarters, Sidney, Ohio and as recorded in D.M.F. 81-044D09, 0.67 feet left of SR-741 station 156+68.06; thence along the northerly line of said 48WL-1 parcel S 89°44'48" W a distance of 59.59 feet to a point at the northwest corner of said 48WL-1 parcel and the northeast corner of parcel 34WL of the MOT-741-2.71 RW plans on file at the District 7 Headquarters, Sidney, Ohio and recorded in D.M.F. 96-161C07, 60.00 feet left of SR-741 station 156+62.85; thence along the north line of said 3WL parcel S 89°45'34" W a distance of 10.97 feet to a point at the northwest corner of said parcel 3WL and on the existing westerly limited access right of way line of SR-741, 70.92 feet left of SR-741 station 156+161.82;
 Thence along said existing limited access right of way line S 07°26'33" W a distance of 76.88 feet to an iron pin set, 74.00 feet left of SR-741 station 155+85.00 and being the True Point of Beginning; Thence continuing S 07°26'33" W along said existing limited access right of way line a distance of 25.02 feet to a point, 75.00 feet left of SR-741 station 155+60.00; Thence S 60°29'35" W a distance of 24.30 feet to a point 94.99 feet left of SR-741 station 155+46.18 and 45.44 feet left of the existing centerline of Lyons Road (MOT-75-3.06 survey) station 28+68.04; Thence N 53°38'34" W a distance of 10.69 feet to a point, 10.14 feet left of SR-741 station 155+51.72 and 48.87 feet left of the existing centerline of Lyons Road (MOT-75-3.06 survey) station 28+57.64;
 Thence N 61°54'18" W a distance of 7.40 feet to an iron pin set, 110.95 feet left of SR-741 station 155+54.61 and 51.85 feet left of the existing centerline of Lyons Road (MOT-75-3.06 survey) station 28+50.00; Thence along the new westerly limited access right of way line of SR-741 N 54°56'08" E a distance of 47.08 feet to an iron pin set, 75.00 feet left of SR-741 station 155+85.00; Thence S 84°51'08" E a distance of 1.00 feet to the True Point of Beginning.

It is understood that the strip of land above described contains 0.015 acres, more or less, including the present road which occupies 0.000 acres, more or less, and being subject to all legal highways and any easements or restrictions of record; The basis of bearing in this description are based on the Ohio South Zone 3402, Grid North, NAD 83 (2011), Geoid 12A observations done in March, 2016.
 Auditors Parcel Number K45 25812 0004.
 Iron pins set in the above description are 3/4 inch diameter iron bars 30 inches in length topped by a 2 inch diameter aluminum cap stamped "ODOT R/W DISTRICT 7".
 Prior deed reference as of survey was prepared I.R. DEED 15-057356 of Montgomery County, Ohio.
 The above description was calculated and derived under the direct supervision of mark Ratliff, Registered Surveyor number 7936 in March, 2016. This survey was done in accordance with Ohio Administrative Code Chapter 4733-37 Standards for Boundary Surveys. All monumentation will be set as shown.

Parcel No. II
 Easements for the benefit of Parcel I created in the Declaration of Reciprocal Easements and Restrictive Covenants by Gikny Real Estate Holding, LLC, dated December 29, 2014, recorded on December 31, 2014 as File No. 2014-0007037, Recorder's Office, Montgomery County, Ohio.

Parcel No. 3
 Situate in the Township of Miami, County of Montgomery, State of Ohio and being Reserve Area "A" of record plat Southland 75 as recorded in Plat Book 129, Pages 30 and 30A of Montgomery County, Ohio records.

The property described and shown herein is the same property as described in Fidelity National Title Insurance Company Commitment No. 38190237 dated April 23, 2019.

SURVEYOR'S NOTES

1. Lines of occupation (where existing) in general agree with property lines.
2. All monumentation found in good condition unless noted otherwise.
3. All Deed, Survey and Plan records shown on this survey were used in the performance of this survey.
4. Access to Subject Property is from State Route 741.
5. Total Parking Spaces provided: 361 Regular Spaces, 15 ADA Spaces, Total 376 Parking Spaces (Per Field Count)
6. Original ALTA Prepared on October 25, 2006, Updated on August 25, 2015, & February 16, 2018, Most Recent ALTA Update Prepared on May 10, 2019.

CERTIFICATION STATEMENT

To Southland 75 Center, LLC, First Financial Bank, an Ohio State Chartered Bank, its successors and/or assigns, Island Abstract Inc, and Fidelity National Title Insurance Company:
 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 2-4, 6(a), 6(b), 7(a), 7(b), 8, 9, 11, 13, 16, 17-19 of Table A thereof. The field work was completed on May 10, 2019.

Michael A. Novan 07-19-2019 Date
 Michael A. Novan Ohio R.P.L.S. No. 8101
 Survey Prepared by:
 Burkhardt Engineering Company
 Contact: Mike Novan
 28 North Cherry Street
 Germantown, Ohio 45327
 Phone: 937-388-0060
 Email: mnovan@burkhardtinc.com

REVISIONS

ALTA/NSPS LAND TITLE SURVEY
 for
SOUTHLAND 75
 8267, 8287, 8317, 8319, 8341 & 8361 SPRINGBORO PIKE
 MIAMI TOWNSHIP, MONTGOMERY COUNTY, OHIO

ALTA/NSPS Land Title Survey based on Title Commitment No. 38190237 of Fidelity National Title Insurance Company bearing an effective date of April 23, 2019.

BURKHARDT ENGINEERS & SURVEYORS
 28 North Cherry Street | Germantown, Ohio 45327 | Phone: 937-388-0060 | BURKHARDTINC.COM
 CIVIL ENGINEERING | LAND SURVEYING | NATIONAL RETAIL SITE DEVELOPMENT

Project No.: 19.158
 Draw: RGK
 Check: MAN
 Scale: 1" = 50'
 Date: 05.16.2019
 Sheet No.: 1 of 1