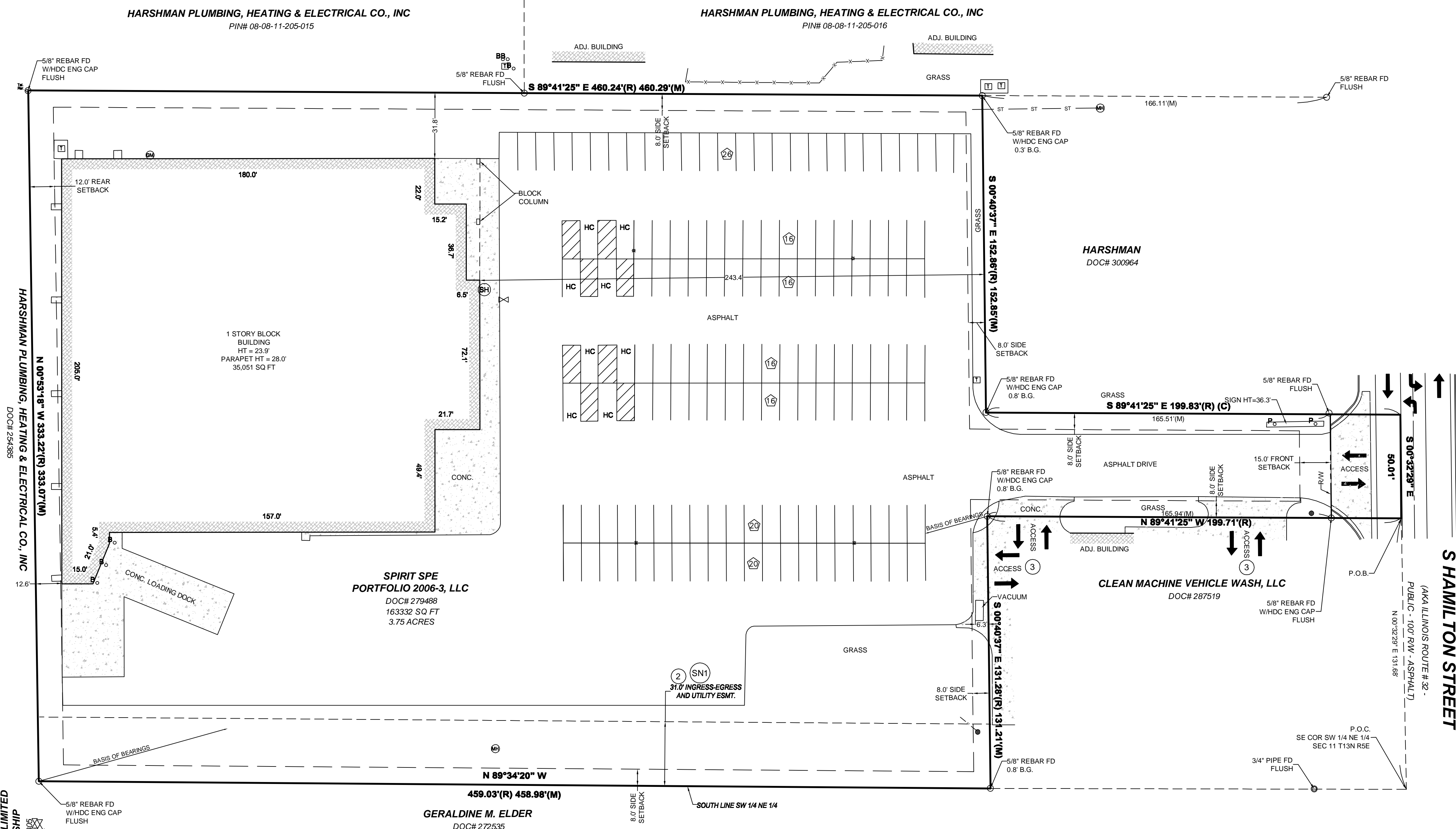
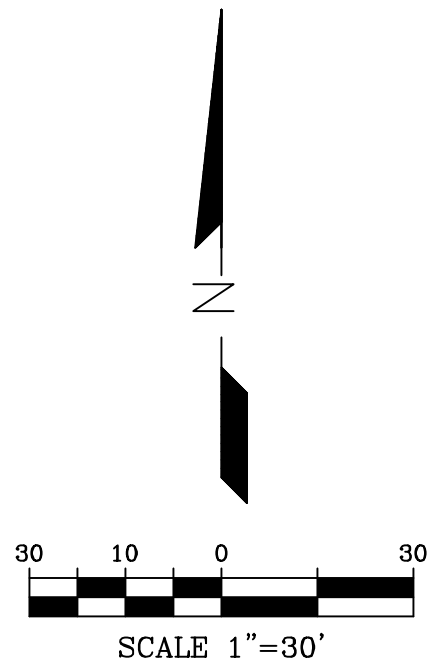


ALTA / NSPS LAND TITLE SURVEY

A PART OF THE SOUTHWEST QUARTER OF
THE NORTHEAST QUARTER OF
SECTION 11 T13N, R5E OF THE THIRD P.M.
MOULTRIE COUNTY, ILLINOIS



DESCRIPTION

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 13 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 00 DEGREES 32 MINUTES 29 SECONDS WEST 131.68 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11 TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 41 MINUTES 25 SECONDS WEST 199.71 FEET; THENCE SOUTH 00 DEGREES 40 MINUTES 37 SECONDS EAST 131.28 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11; THENCE NORTH 89 DEGREES 34 MINUTES 20 SECONDS WEST 459.03 FEET ALONG SAID SOUTH LINE; THENCE NORTH 00 DEGREES 53 MINUTES 18 SECONDS WEST 333.22 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 25 SECONDS EAST 460.24 FEET; THENCE SOUTH 00 DEGREES 40 MINUTES 37 SECONDS EAST 152.86 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 25 SECONDS EAST 199.83 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11; THENCE SOUTH 00 DEGREES 32 MINUTES 29 SECONDS EAST 50.01 FEET ALONG SAID EAST LINE TO THE TRUE POINT OF BEGINNING, SITUATED IN THE CITY OF SULLIVAN, MOULTRIE COUNTY, ILLINOIS.

TOGETHER WITH NON-EXCLUSIVE EASEMENTS AS CREATED BY CROSS-EASEMENT AGREEMENT MADE BY AND BETWEEN PAMIDA, INC., AND MID-ILLINOIS BANK AND TRUST, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 25, 1978 AND KNOWN AS TRUST NUMBER 113 DATED NOVEMBER 12, 1998 AND RECORDED NOVEMBER 23, 1998 AS DOCUMENT 252942.

CERTIFICATION

To: Spirit SPE Portfolio 2006-3, LLC, a Delaware limited liability company, Spirit Realty Capital, Inc., a Maryland corporation and their respective affiliates, successors and assigns, First American Title Insurance 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 established 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), 13, 14, 16, 17 and 20 of Table A thereof. The fieldwork was completed on June 30, 2017.

Date of Plat or Map: July 17, 2017

By: *Ben E. Bledsoe*
Name: Ben E. Bledsoe
Professional Surveyor No. 035003846
State of Illinois
EXPIRES 11/30/2018
The property described and shown hereon is the same property described in First American Title Insurance Company Title Commitment No. NCS-85488813-PHX1 dated June 28, 2017.



This professional service conforms to the current Illinois standards for a boundary survey.

EASEMENT NOTES

Per First American Title Insurance Company Title Commitment No. NCS-85488813-PHX1 dated June 28, 2017.

2. Easement for ingress and egress and right of way and an easement for the construction operation and maintenance of utilities in, over and across that portion of the land as set forth in easement dated June 14, 1996 and recorded June 19, 1996 as document 244579, together with the terms, provisions and conditions contained therein. THIS EASEMENT CROSSES THE SURVEYED PROPERTY AND AFFECTS AS SHOWN HEREON.

3. Cross-Easement Agreement made by and between Pamida, Inc., and Mid-Illinois Bank and Trust, as Trustee under Trust Agreement dated March 25, 1978 and known as Trust Number 113 dated November 12, 1998 and recorded November 23, 1998 as document 252942. THE SURVEYED PROPERTY IS INCLUDED WITHIN THIS DOCUMENT. BLANKET IN NATURE, NOT SHOWN. ACCESS POINTS SHOWN HEREON.

4. Assignment and Assumption of Operating Agreements dated January 27, 2006 and recorded February 2, 2006 as document 278262 made by and between Pamida, Inc., a Delaware corporation and Pamida SPE Real Estate, LLC, a Delaware limited liability company, and the terms and conditions therein. THE SURVEYED PROPERTY IS INCLUDED WITHIN THIS DOCUMENT. BLANKET IN NATURE, NOT SHOWN.

ENCROACHMENT NOTES

A. CARWASH VACUUM OVER LINE.

SURVEY NOTES

SN1. EASEMENT HAS DISCREPANCY: SHOWN AS ALL IN SOUTHWEST QUARTER OF THE NORTHEAST QUARTER. PLAT WOULD INDICATE IT BEING IN NORTHEAST QUARTER AND SOUTHWEST QUARTER.



LEGEND:

A	YARD LIGHT	—	FENCE	⊙	FD AXLE
B	LIGHT POLE	—	GUARDRAIL	⊙	FD BRASS INSK
C	SIGNAL POLE	—	OVERHEAD WIRES	⊙	FD DOT CON SPIRE
D	UTILITY POLE	—	—	⊙	FD CHISELED X
E	GUY WIRE	—	—	⊙	SET CHELSEA X
F	CATCH BASIN	—	—	⊙	SET DRILL HOLE
G	CURB INLET	—	—	⊙	FD HARRISON MON.
H	ELECTRIC MH	—	—	⊙	SET HARRISON MON.
I	MANHOLE	—	—	⊙	SET HUBTACK
J	PHONE MH	—	—	⊙	FD REBAR
K	SANITARY MH	—	—	⊙	SET REBAR
L	SIGNAL MH	—	—	⊙	FD MAG NAIL
M	STORM MH	—	—	⊙	FD NAIL
N	WATER MH	—	—	⊙	SET NAIL
O	ELEC. METER	—	—	⊙	FD RR SPIKE
P	CLEANOUT	—	—	⊙	FD STONE
Q	GAS METER	—	—	⊙	RECORDED B&D
R	GAS VALVE	—	—	⊙	MEASURED B&D
S	WATER VALVE	—	—	⊙	(PROP) CALCULATED B&D
T	FIRE HYDRANT	—	—	⊙	PROPORTIONAL DIST.
U	SPR. HOOKUP	—	—	⊙	A.G.
V	SIGNAL	—	—	⊙	B.G.
W	SPRINKLER	—	—	⊙	CONF. TREE
X	GAS RISER-BOX	—	—	⊙	ABOVE GROUND
Y	—	—	—	⊙	DECD. TREE
Z	—	—	—	⊙	SHRUB
AA	—	—	—	⊙	PHONE RISER-BOX
AB	—	—	—	⊙	TV RISER-BOX
AC	—	—	—	⊙	ELEC. RISER-BOX
AD	—	—	—	⊙	NON-SCALABLE LINE

NOTES:

- PROPERTY IS LOCATED IN FLOOD ZONE "X" PER FEMA FLOOD INSURANCE RATE MAP NUMBER 17139C0279D, DATED 07/18/2011.
- ZONING NOTES:
ZONING CLASSIFICATION: PROPERTY IS ZONED I-1 LIGHT INDUSTRIAL DISTRICT (I-1). CURRENT USE AS RETAIL FACILITY IS ALLOWED.
BUILDING SETBACKS:
FRONT = 15'
SIDE = 5'
REAR = 12'
HEIGHT RESTRICTIONS: MAXIMUM BUILDING HEIGHT = 80'
OFF-STREET PARKING REQUIREMENTS: RETAIL STORES = 1 SPACE FOR EVERY EMPLOYEE ON MAXIMUM SHIFT, PLUS 1 SPACE FOR EVERY 200 SQUARE FEET OF GROSS FLOOR AREA. 1 HANDICAPPED SPACE FOR EVERY 25 SPACES UP TO 8, THEN 1 HANDICAPPED SPACE FOR EVERY 50 SPACES
- PARKING: THERE ARE 138 TOTAL PARKING SPACES ON SITE, 8 OF WHICH ARE DESIGNATED HANDICAP.
- FIELD WORK PERFORMED JUNE 30, 2017.
- ALL 5/8" REBAR SET ARE FLUSH WITH GROUND UNLESS NOTED OTHERWISE.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THERE IS NO VISIBLE EVIDENCE OF PROPOSED STREET RIGHT OF WAY CHANGES. R.O.W. IS SHOWN PER CURRENT DEED AND TITLE INFORMATION.
- THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP, SANITARY LANDFILL, CEMETERY, GRAVESITE OR BURIAL GROUNDS.
- ACCESS IS PROVIDED DIRECTLY BY S HAMILTON ST., A PUBLIC STREET.
- THIS SURVEY MAP CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY.
- THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES OF THE PROPERTY AS SHOWN ON THIS SURVEY MAP AND AS DESCRIBED IN THE LEGAL DESCRIPTION PRESENTED IN THE TITLE COMMITMENT.
- THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE WITHIN ± 0.11 FOOT.
- 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.
- EXCEPT AS OTHERWISE NOTED BELOW, IF THE PROPERTY CONSISTS OF TWO OR MORE PARCELS, THERE ARE NO GAPS OR CORERS BETWEEN SAID PARCELS.
- 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 BEING LOCATED ON THE SUBJECT PROPERTY.
- NO POSTED ADDRESS OBSERVED ON SITE.

"ALTA/NSPS LAND TITLE SURVEY"

PREPARED FOR:



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

MARK	DATE	REVISION	BY	AP'VD

Spirit Realty Capital, Inc.

1225 South Hamilton Street
Sullivan, IL

SCALE: 1" = 30'	CHKD./AP'VD:
DATE: JULY 17, 2017	APPROVED:
DWN. BY: VS	
CHKD. BY: BEB	



1351 West Tapp Road Bloomington, Indiana 47403
Phone: 812-336-8277 Email: ben@brcjcivil.com

BRCJ Project No. 9507-G

This Survey has been prepared solely for the benefit of the parties set forth in this 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 any other third party reports, without the Matthews Company, Inc. and Bledsoe, Riggert Cooper James, Inc.'s prior written consent. The Matthews Company, Inc. and Bledsoe, Riggert Cooper James, Inc. expressly disclaims any duty or obligation towards any party that is not identified in this Surveyor's Certification.

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