

**PROPERTY ADDRESS:**  
2702 CENTRAL AVENUE, ESTHERVILLE, IOWA

**LAND AREA:**  
203,952 SQUARE FEET OR 4.68 ACRES, MORE OR LESS.

**REFERENCE PLAT:**  
PLAT OF SUBDIVISION OF SAID ESTHERVILLE INDUSTRIAL PARK RECORDED JULY 22, 1975 IN PLAT BOOK 9 AT PAGE 37.

**ENCROACHMENT:**  
THERE APPEARS TO BE NO ENCROACHMENTS ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.

**NOTES:**

- PER THE CITY OF ESTHERVILLE, IOWA ZONING REGULATIONS, THIS PROPERTY IS ZONED "CM" - COMMERCIAL DISTRICT.
- "CM" ZONING REQUIREMENTS:  
SETBACKS:  
FRONT: 40 FEET  
SIDE: 10 FEET  
REAR: 20 FEET  
MAXIMUM BUILDING HEIGHT: 35 FEET  
MINIMUM LOT AREA: 7500 SQUARE FEET  
MINIMUM LOT WIDTH: 75 FEET  
PARKING REQUIREMENTS: ONE SPACE FOR EACH 600 SQUARE FEET OF GROSS FLOOR AREA (LARGE RETAIL/SERVICES IN EXCESS OF 15,000 SQUARE FEET USE)
- THERE EXISTS A TOTAL OF 113 PARKING STALLS ON THE SUBJECT PROPERTY (107 REGULAR + 6 HANDICAPPED).
- THE SUBJECT PROPERTY IS LOCATED IN AN AREA LABELED ZONE "C" (AREAS OF MINIMAL FLOODING) AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP NUMBER 1908650050B, EFFECTIVE DATE SEPTEMBER 30, 1988.
- ACCESS TO THE SUBJECT PROPERTY TO AND FROM CENTRAL AVENUE (IOWA HIGHWAY 9), A PUBLICLY DEDICATED ROAD.
- THE BASIS OF BEARING USED FOR THIS SURVEY WAS S00°45'00"E ON THE EAST LINE OF THE SUBJECT PROPERTY.
- UNDER THE CURRENT ZONING THE SUBJECT PROPERTY ALLOWS FOR A RETAIL STORE.
- IN MOST CASES DRAINAGE APPEARS TO DRAIN INTO PUBLIC RIGHT-OF-WAYS.
- ALL UTILITIES APPEAR TO ENTER THE PROPERTY VIA A PUBLIC RIGHT-OF-WAY OR VIA A UTILITY EASEMENT.
- THERE IS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OF BUILDING ADDITIONS WITHIN RECENT MONTHS.
- 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.
- THIS SURVEY MAP CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE 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 +/-0.1 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, WITHOUT GORES, GAPS OR OVERLAPS, AS DESCRIBED IN THEIR 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 GORES BETWEEN SAID PARCELS.
- PAINTED STRIPING FOR PARKING ON THE SUBJECT PROPERTY WAS FADED TO A POINT OF ALMOST BEING COMPLETELY REMOVED. STRIPING SHOWN IS BEST REPRESENTATION OF WHAT ONCE EXISTED ON THE SUBJECT PROPERTY.

**SURVEY REFERENCE:**

- TITLE COMMITMENT NUMBER: NCS-854888IA1-PHX1  
EFFECTIVE DATE: JUNE 9, 2017 AT 8:00 A.M.  
FIRST AMERICAN TITLE INSURANCE COMPANY
- UTILITY EASEMENTS, SET BACKS, RESTRICTIVE COVENANTS, TERMS OF RESOLUTIONS AND OTHER MATTERS CREATED BY AND DISCLOSED ON THE PLAT OF SUBDIVISION OF SAID ESTHERVILLE INDUSTRIAL PARK RECORDED JULY 22, 1975 IN PLAT BOOK 9 AT PAGE 37. (PLOTTED AND SHOWN)
  - GRANT OF EASEMENT FOR UTILITIES RECORDED MAY 5, 1998 AS INSTRUMENT NUMBER 98-01050 MADE BY PAMIDA, INC. TO EMPLOYEES CREDIT UNION PERTAINING TO THE ABOVE DESCRIBED PROPERTY. ASSIGNMENT OF EASEMENT FOR UTILITIES RECORDED ON JULY 16, 1998 AS INSTRUMENT NUMBER 98-01649 ASSIGNING THE ABOVE DESCRIBED EASEMENT TO THE CITY OF ESTHERVILLE. (PLOTTED AND SHOWN)
  - TERMS OF GRANT OF EASEMENT RECORDED MAY 27, 1997 AS INSTRUMENT NUMBER 97-00909 MADE BY EMPLOYEES CREDIT UNION AND PAMIDA, INC. PERTAINING TO THE ABOVE DESCRIBED PROPERTY. (PLOTTED AND SHOWN)
  - ASSIGNMENT AND ASSUMPTION OF OPERATING AGREEMENTS DATED JANUARY 27, 2006 RECORDED FEBRUARY 03, 2006 IN BOOK 2006, PAGE 00261 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. (AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE)

**DESCRIPTION:**

PARCEL 1:  
REAL PROPERTY IN THE CITY OF ESTHERVILLE, COUNTY OF EMMET, STATE OF IOWA, DESCRIBED AS FOLLOWS:  
LOT 2 IN BLOCK 1 OF ESTHERVILLE INDUSTRIAL PARK, AN ADDITION TO THE CITY OF ESTHERVILLE, EMMET COUNTY, IOWA, EXCEPT PART OF LOT 2, BLOCK 1 OF THE PLAT OF ESTHERVILLE INDUSTRIAL PARK NO. 1, ESTHERVILLE, EMMET COUNTY, IOWA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 0 DEGREES 01 MINUTES 50 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 2 A DISTANCE OF 353.10 FEET; THENCE NORTH 89 DEGREES 36 MINUTES 50 SECONDS WEST ALONG A NORTHERLY LINE OF SAID LOT 2 A DISTANCE OF 250.50 FEET; THENCE SOUTH 0 DEGREES 36 MINUTES 50 SECONDS EAST A DISTANCE OF 354.84 FEET TO THE SOUTH LINE OF SAID LOT 2; THENCE NORTH 89 DEGREES 59 MINUTES 45 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 2 A DISTANCE OF 245.68 FEET TO THE POINT OF BEGINNING; ALSO EXCEPT, PART OF LOT 2 IN BLOCK 1 OF ESTHERVILLE INDUSTRIAL PARK ESTHERVILLE, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 0 DEGREES 01 MINUTES 50 SECONDS EAST (RECORD BEARING) ALONG THE EAST LINE OF SAID LOT 2 TO THE MOST EASTERLY NORTHEAST CORNER OF SAID LOT 2; THENCE NORTH 89 DEGREES 36 MINUTES 50 SECONDS WEST 250.50 FEET ALONG A NORTHERLY LINE OF SAID LOT 2 TO THE POINT OF BEGINNING; THENCE NORTH 0 DEGREES 45 MINUTES 00 SECONDS WEST 256.85 FEET ALONG AN EASTERLY LINE OF SAID LOT 2 TO THE MOST NORTHERLY NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 161.66 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF IOWA HIGHWAY NO. 9; THENCE SOUTH 0 DEGREES 45 MINUTES 00 SECONDS EAST 256.85 FEET; THENCE SOUTH 89 DEGREES 36 MINUTES 50 SECONDS EAST 161.66 FEET TO THE POINT OF BEGINNING, CONTAINING 0.95 ACRES MORE OR LESS.

PARCEL 2:  
A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, AS CREATED BY GRANT OF EASEMENT RECORDED MAY 27, 1997 AS INSTRUMENT NUMBER 97 00909 MADE BY EMPLOYEES CREDIT UNION AND PAMIDA, INC.

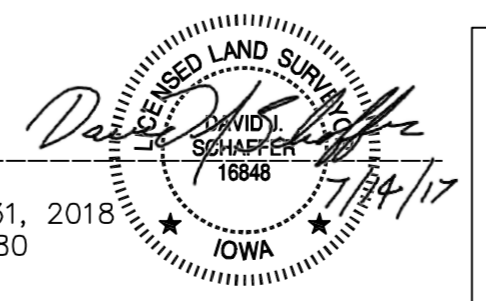
**SURVEYOR'S CERTIFICATE:**

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 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 ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B1), 7(C), 8, 9, 10(A), 13, 14, 16, 17 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 23, 2017.

DATE OF PLAT OR MAP: JULY 10, 2017

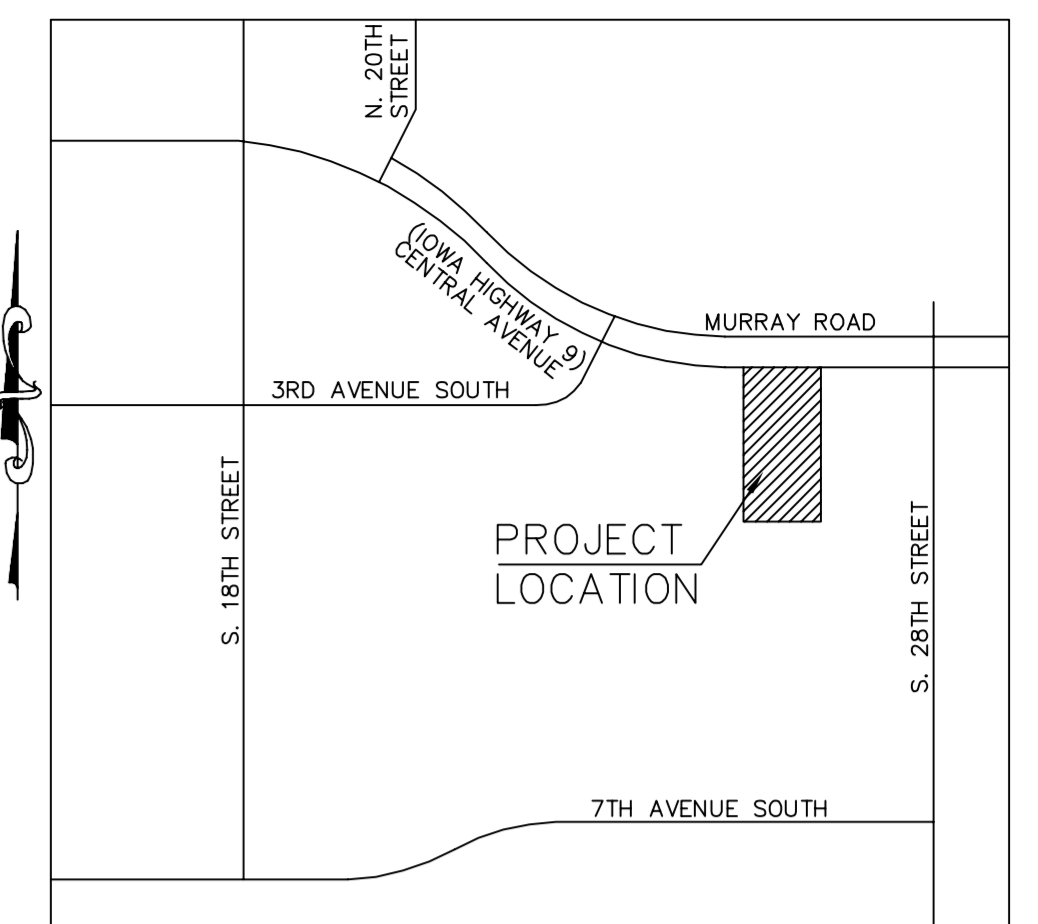
DAVID J. SCHAFFER  
IOWA LS-16848  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018  
IOWA CERTIFICATE OF AUTHORITY NO. 478180  
EFFECTIVE DATE: FEBRUARY 5, 2012



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 Design Surveys, LLC's prior written consent. The Matthews Company, Inc. and Design Surveys, LLC expressly disclaims any duty or obligation towards any party that is not identified in this Surveyor's Certification.

Please be advised that The Matthews Company, Inc. and Design Surveys, LLC will not include the providers of any third party reports in the Surveyor's Certification.

THE PROPERTY DESCRIBED AND SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER NCS-854888IA1-PHX1 DATED JUNE 9, 2017.



VICINITY MAP:  
NOT TO SCALE

**UTILITY NOTE:**

"THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS, 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 EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES."



**DESIGN SURVEYS, LLC**  
1237 SPRUCE STREET  
EUDORA, KANSAS 66025  
PH. (785) 727-5531

"ALTA/NSPS LAND TITLE SURVEY"  
PREPARED FOR:

**THE MATTHEWS COMPANY Inc.**

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

1.	07/14/17	CLIENT COMMENTS	JMT
MARK	DATE	REVISION	BY / APV'D

**Spirit Realty Capital, Inc.**

2702 Central Avenue  
Estherville, Iowa

SCALE: 1"=40'	CHKD/APV'D:
DATE: 07/10/17	APPROVED:
DWN. BY: JMT	
CHKD BY:	

**LEGEND:**

- 1/2"x24" REBAR W/CAP SET (UNLESS NOTED OTHERWISE)
- MONUMENT FOUND
- ⊠ ELECTRIC METER
- ⊙ WATER LINE VALVE
- ☆ LIGHT POLE
- ⊠ ELECTRIC PEDESTAL
- ⊠ TELEPHONE PEDESTAL
- ⊠ PARKING STALL COUNT
- ⊙ STORM SEWER MANHOLE
- ⊠ STREET/TRAFFIC SIGN
- BOLLARD
- ⊠ WOOD FENCE
- ⊠ CABLE TV PEDESTAL
- ⊠ GAS METER
- ⊠ HANDICAPPED PARKING STALL
- ⊠ GAS LINE VALVE
- ⊠ BUSINESS SIGN
- (D) DESCRIBED
- (M) MEASURED
- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE

