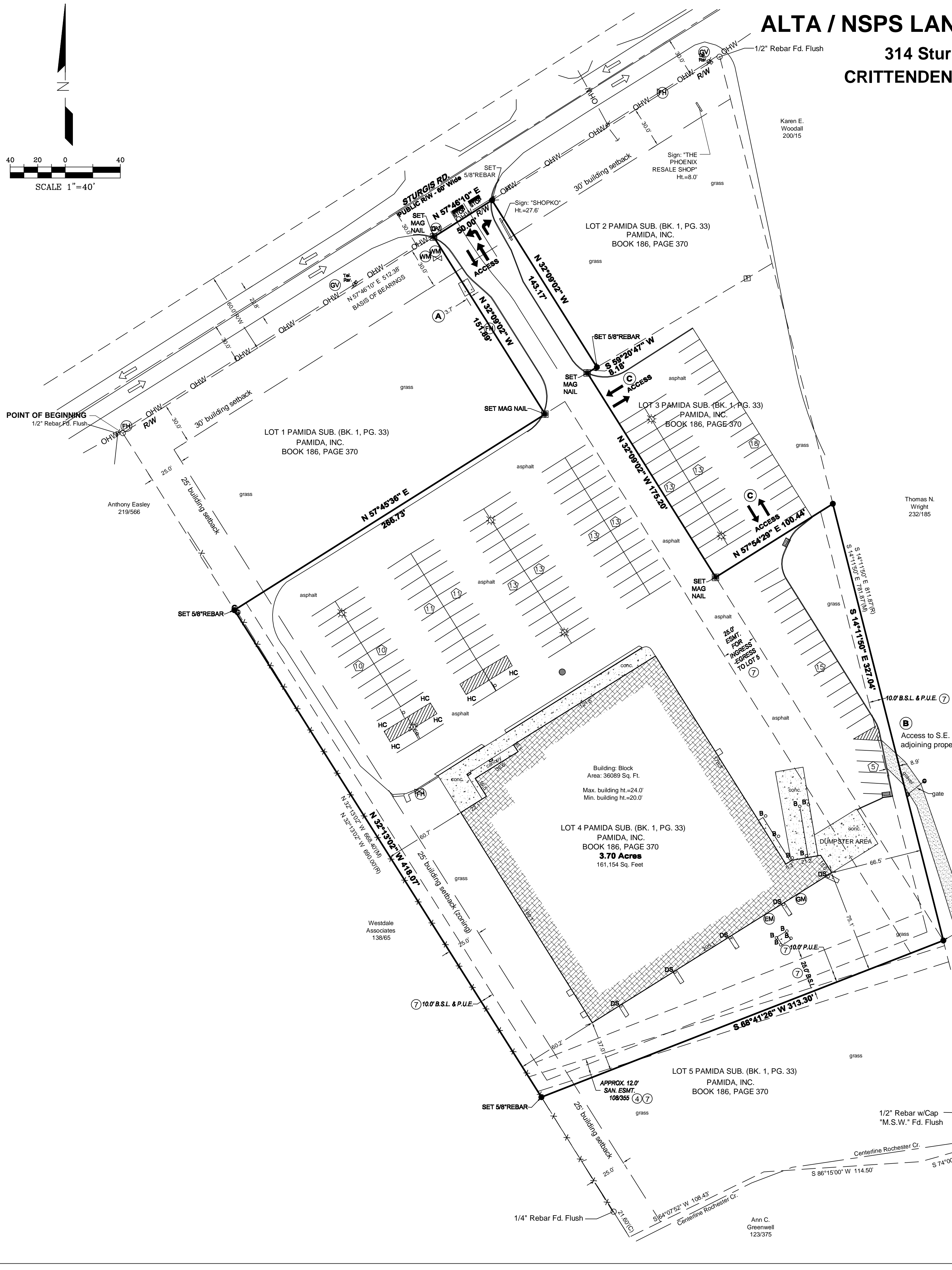
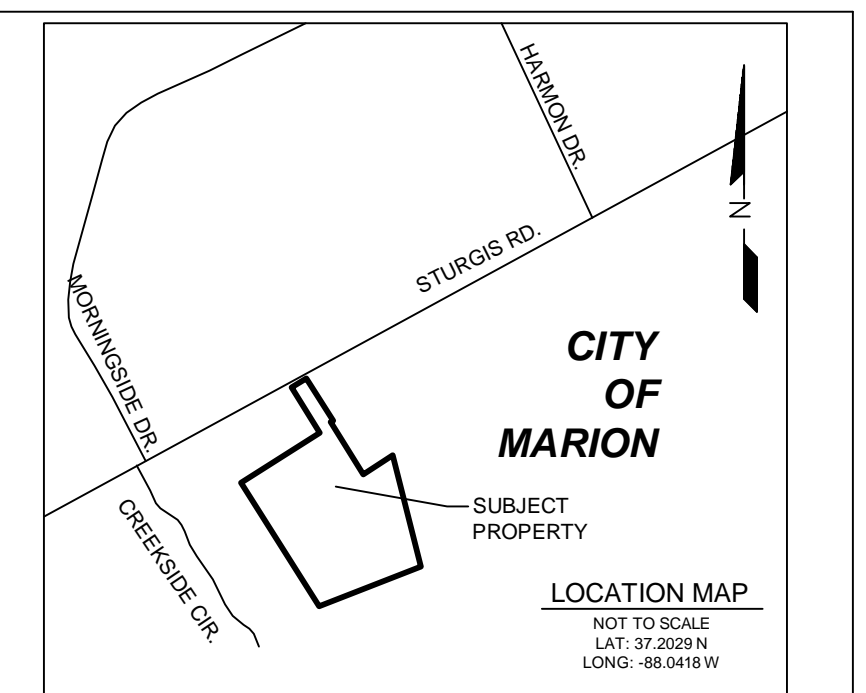
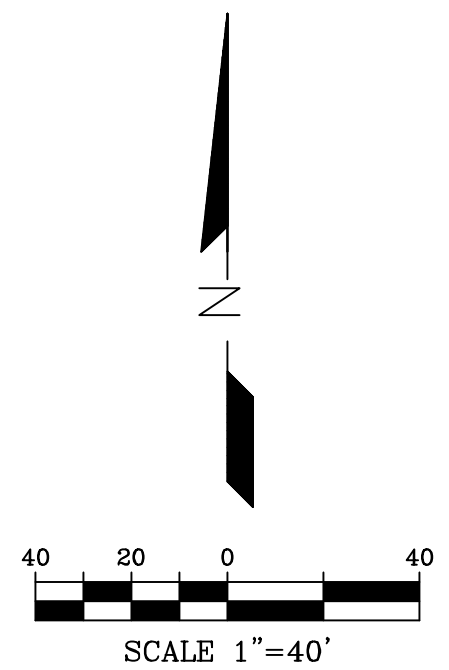


ALTA / NSPS LAND TITLE SURVEY

314 Sturgis Road
CRITTENDEN COUNTY, KY



DESCRIPTION

LOT 4 OF PAMIDA SUBDIVISION, MARION, KENTUCKY, RECORDED IN LAND USE REGISTRATION BOOK 1, PAGE 33, IN THE CRITTENDEN COUNTY COURT CLERK'S OFFICE.

TOGETHER WITH NON-EXCLUSIVE EASEMENT RIGHTS CREATED BY DECLARATION OF CROSSEASEMENTS AND COVENANTS AND RESTRICTIONS AFFECTING LAND, DATED JANUARY 27, 2006, OF RECORD IN DEED BOOK 204, PAGE 322, CRITTENDEN COUNTY COURT CLERK'S OFFICE. ON MAY 31, 2006, PAMIDA SPE REAL ESTATE, LLC, CHANGED ITS NAME TO SPIRIT SPE PORTFOLIO 2006-3, LLC, AS EVIDENCED BY CERTIFICATE OF AMENDMENT OF RECORD IN ARTICLES OF INCORPORATION BOOK 4, PAGE 258, IN THE AFORESAID CLERK'S OFFICE.

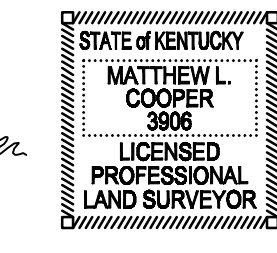
BEING THE SAME PROPERTY CONVEYED TO PAMIDA SPE REAL ESTATE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY QUITCLAIM DEED DATED JANUARY 27, 2006, AND RECORDED FEBRUARY 2, 2006, OF RECORD IN DEED BOOK 204, PAGE 322, CRITTENDEN COUNTY COURT CLERK'S OFFICE. ON MAY 31, 2006, PAMIDA SPE REAL ESTATE, LLC, CHANGED ITS NAME TO SPIRIT SPE PORTFOLIO 2006-3, LLC, AS EVIDENCED BY CERTIFICATE OF AMENDMENT OF RECORD IN ARTICLES OF INCORPORATION BOOK 4, PAGE 258, IN THE AFORESAID CLERK'S OFFICE.

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 28, 2017.

Date of Plat or Map: July 18, 2017



By: *Matthew L. Cooper*
Name: Matthew L. Cooper
Professional Surveyor No. 3906
State of Kentucky

The property described and shown hereon is the same property described in First American Title Insurance Company Title Commitment No. NCS-854888KY2-PHX1 dated July 3, 2017.

EASEMENT NOTES

- Restrictions, easements and rights of way as shown on the Plat of said property recorded in Plat Book 52, Page 363, in the Office aforesaid. THE SURVEYED PROPERTY IS INCLUDED WITHIN THIS DOCUMENT. NO EASEMENTS SHOWN ON PLAT.
- Easement for a permanent sewer line in favor of City of Marion and the Covenants, Conditions and Restrictions contained in instrument recorded in Deed Book 197, Page 466, in the Office aforesaid. THIS EASEMENT DOES NOT CROSS OR TOUCH THE SURVEYED PROPERTY, NOT SHOWN.
- Easement for sewer line in favor of City of Marion and the Covenants, Conditions and Restrictions contained in instrument recorded in Deed Book 108, Page 285; THE EASEMENT DESCRIPTION IS VAGUE AND COULD NOT BE PLOTTED. NEED OWNERS DEED AT TIME OF CONVEYANCE. Deed Book 108, Page 305; THE EASEMENT DESCRIPTION IS VAGUE AND COULD NOT BE PLOTTED. NEED OWNERS DEED AT TIME OF CONVEYANCE. Deed Book 108, Page 355; THE EASEMENT DESCRIPTION IS VAGUE AND COULD NOT BE PLOTTED PER RECORD DOCUMENT. NEED OWNERS DEED AT TIME OF CONVEYANCE. APPROX. SHOWN PER BK. 1 PG. 33, and Deed Book 108, Page 357, in the Office aforesaid. THE EASEMENT DESCRIPTION IS VAGUE AND COULD NOT BE PLOTTED. NEED OWNERS DEED AT TIME OF CONVEYANCE.
- Declaration of Cross-Easements and Covenants and Restrictions Affecting Land dated January 27, 2006, by Pamida, Inc., recorded February 2, 2006, of record in Deed Book 204, Page 290, in the Office aforesaid. THE SURVEYED PROPERTY IS INCLUDED WITHIN THIS DOCUMENT. MOST EASEMENTS IN THIS DOCUMENT ARE BLANKET IN NATURE, NOT SHOWN. THE LOCATION OF THE SIGN EASEMENT CANNOT BE PLOTTED WITHOUT A MORE LEGIBLE COPY OF THE SITE PLAN IN THIS DOCUMENT.
- Certificate of Land Use Certification filed of record in Land Use Restriction Book 1, Page 32, in the Office aforesaid. THE SURVEYED PROPERTY IS INCLUDED WITHIN THIS DOCUMENT. BLANKET IN NATURE, NOT SHOWN.
- Restrictions, covenants, conditions and easements set forth on Minor Plat Approval Certification filed of record in Land Use Restriction Book 1, Page 33, in the Office aforesaid. THESE EASEMENTS CROSS THE SURVEYED PROPERTY AND AFFECT AS SHOWN HEREON.

ENCROACHMENT NOTES

- Concrete over line.
- Access to southeast adjoining property.
- Cross access with Lot 3, no easement.

LEGEND:

A	YARD LIGHT	—	FENCE	⊙	FD AXLE
B	LIGHT POLE	—	GUARDRAIL	⊙	FD BRASS DISK
C	SIGNAL POLE	—	OVERHEAD WIRES	⊙	FD DOT GIN SPDLE
D	UTILITY POLE	—	UNDER ELEC.	⊙	FD CHISELED X
E	GOV WIRE	—	GAS LINE	⊙	SET CHISELED X
F	CATCH BASIN	—	SAN SEWER LINE	⊙	SET DRILL HOLE
G	CURB INLET	—	STORM SEWER LINE	⊙	FD HARRISON MON.
H	ELECTRIC MH	—	UNDER TELEPHONE	⊙	SET HARRISON MON.
I	MANHOLE	—	EXISTING WATER LINE	⊙	SET HUBTACK
J	PHONE MH	—	CHILLED WATER LINE	⊙	FD REBAR
K	SANITARY MH	—	SIGN	⊙	SET REBAR
L	SIGNAL MH	—	R.O.W. MON.	⊙	FD MAG NAIL
M	STEAM MH	—	MONITORING WELL	⊙	SET NAIL
N	WATER MH	—	BORER HOLE	⊙	FD REBAR
O	ELEC. METER	—	DOWNSPOUT	⊙	SET RR SPIKE
P	CLEANOUT	—	GATE POST	⊙	FD MAG NAIL
Q	GAS METER	—	POLE	⊙	FD REBAR
R	GAS VALVE	—	PARKING METER	⊙	FD STONE
S	WATER VALVE	—	SPIGOT	⊙	RECORDED B&D
T	FIRE HYDRANT	—	T POST	⊙	MEASURED B&D
U	SPR. HOOPUP	—	WOOD POST	⊙	PROPORTIONAL DIST.
V	SPRINKLER	—	PARKING SPACES	⊙	A.G.
W	GAS RISER-BOX	—	TRANSFORMER	⊙	BELOW GROUND
X		—	ELEC. VAULT	⊙	CONIF. TREE
Y		—	PHONE VAULT	⊙	DECID. TREE
Z		—	STEAM VAULT	⊙	SHRUB
AA		—	VALVE VAULT	⊙	PHONE RISER-BOX
AB		—	AC UNIT	⊙	TV RISER-BOX
AC		—	PHONE BOOTH	⊙	ELEC. RISER-BOX
AD		—	FIRE MAIN POST	⊙	NON-SCALABLE LINE
AE		—	MALBOX		
AF		—	PROP. TANK		
AG		—	PARKING BLOCK		
AH		—	POST		

NOTES:

- PROPERTY IS LOCATED IN FLOOD ZONE "X" & "A" (SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - ZONE A, NO BASE FLOOD ELEVATIONS DETERMINED) PER FEMA FLOOD INSURANCE RATE MAP NUMBER 21055C0230C, DATED 06/16/2009.
- ZONING NOTES:
ZONING CLASSIFICATION: PROPERTY IS ZONED HIGHWAY BUSINESS DISTRICT, C-3 (C-3). CURRENT USE AS A RETAIL FACILITY IS ALLOWED.
BUILDING SETBACKS:
FRONT = 30' OR ONE-HALF THE STREET RIGHT-OF-WAY, WHICHEVER IS GREATER
SIDE = NONE, 25' IF ADJACENT TO A RESIDENTIAL DISTRICT
REAR = NONE, 25' IF ADJACENT TO A RESIDENTIAL DISTRICT
HEIGHT RESTRICTIONS: MAXIMUM BUILDING HEIGHT = 3 STORIES OR 36 FEET
OFF-STREET PARKING REQUIREMENTS: 1 SPACE FOR EVERY 100 SQUARE FEET OF GROSS FLOOR AREA WITHIN THE BUILDING; 1 SPACE FOR EVERY 3 EMPLOYEES
- THE ZONING INFORMATION ABOVE WAS PROCURED FROM THE CITY OF MARION, KY ZONING ORDINANCE (AS INTERPRETED BY THE SURVEYOR) AND PER ZONING LETTER DATED 06/29/2017.
- PARKING: THERE ARE 120 TOTAL PARKING SPACES ON SITE, 6 OF WHICH ARE DESIGNATED HANDICAP.
- FIELD WORK PERFORMED JUNE 28, 2017.
- ALL "5/8" REBAR SET ARE MARKED WITH PURPLE CAP STAMPED "BRCJ-COOPER KY3906" AND 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 STURGIS ROAD, 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 ±.31 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 CORNERS 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.

"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.themathewscopany.com

MARK	DATE	REVISION	BY	AP'VD

Spirit Realty Capital, Inc.

314 Sturgis Road
Marion, KY

SCALE: 1"=40'	CHKD./AP'VD:
DATE: JULY 18, 2017	APPROVED:
DWN. BY: RTJ	
CHKD. BY: MLC	



1351 West Tapp Road Bloomington, Indiana 47403
Phone: 812-356-8277 Email: mcooper@brcjvl.com
BRCJ Project No. 9507F

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

NOTE: This survey was conducted using Topcon Hiper Ga dual-frequency GPS receivers by means of real time kinematic ("RTK") methods utilizing Geoid12A. This project was performed on an assumed coordinate basis rotated to the record legal description. The manufacturer's survey accuracy for real time kinematic methods are 10mm + 1.0ppm (x baseline length), resulting in a positional uncertainty of 0.03 feet. The Relative Positional Precision of measurements between monument does not exceed 0.07 feet plus 50 parts per million. The accuracy and precision of all measurements conducted during the course of this survey exceeds the standards for an "urban" retracement survey as defined in 201 KAR 18:150, Section 7(5).