ALTA / NSPS LAND TITLE SURVEY

Lot 2B of the Amended Record Plat of Royall Centre Subdivision Lot 2, LaRue County, KY

DESCRIPTION

Situate in LaRue County, State of KY:

Being Lot 2B of the Amended Record Plat of Royall Centre Subdivision Lot 2, recorded in Plat Cabinet 2, page 125, being a subdivision of Lot 2 of the Royall Centre Subdivision, as recorded in Plat Cabinet 1, Slide 215 in the LaRue County Court Clerk's Office.

Together with non-exclusive easements created by Cross-Easement Agreement recorded in Deed Book 173, page 103.

CERTIFICATION

To: Spirit Master Funding V, 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.

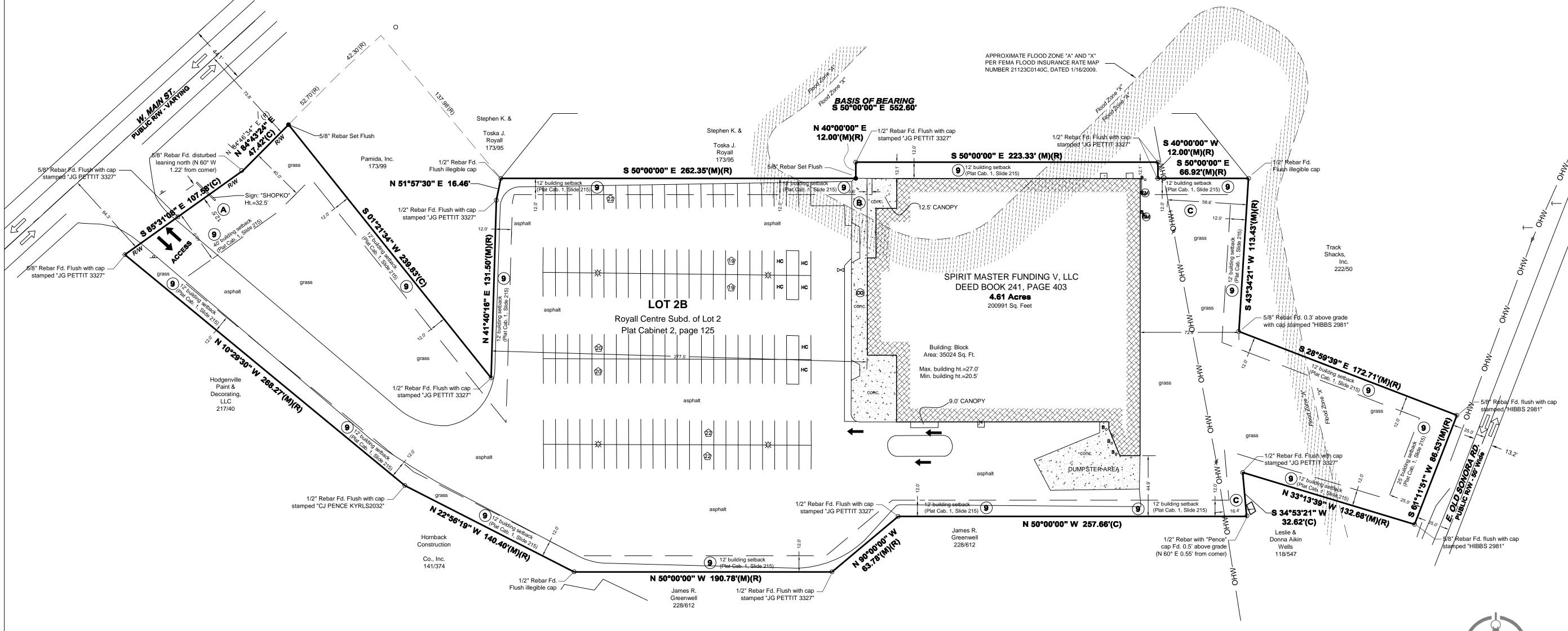
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 13, 14, 16, 17 and 20 of Table A thereof. The fieldwork was completed on June 21, 2017.

Date of Plat or Map: July 12, 2017 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-854888KY1-PHX1 dated June 22, 2017.



EASEMENT NOTES Per First American Title Insurance Company Title Commitment No. NCS-854888KY1-PHX1 dated June 22, 2017.

9. Building lines, easements, restrictions and stipulations as shown on the plats recorded in Plat Cabinet 2, Page 125, and in Plat Cabinet 1, Slide 215, both in the office of the Clerk of Larue County, Kentucky. THIS EASEMENT CROSSES THE SURVEYED PROPERTY AND AFFECTS AS SHOWN HEREON.

10. Easement granted City of Hodgenville, together with covenants set out therein, recorded in Deed Book 75, THIS EASEMENT DOES NOT CROSS OR TOUCH THE SURVEYED PROPERTY, NOT SHOWN.

11. Easement granted Kentucky Utilities Company, of record in Deed Book 142, Page 79, in the office aforesaid. THIS EASEMENT DOES NOT CROSS OR TOUCH THE SURVEYED PROPERTY, NOT SHOWN.

EASEMENT NOTES Per First American Title Insurance Company Title Commitment No. NCS-854888KY1-PHX1 dated June 22, 2017.

12. Terms and conditions of Cross-Easement Agreement, of record in Deed Book 173, Page 103, in the office THE SURVEYED PROPERTY IS INCLUDED WITHIN THIS DOCUMENT. BLANKET IN NATURE, NOT SHOWN.

13. Terms and conditions of Declaration, of record in Misc. Book 2, Page 711, in the office aforesaid. THE SURVEYED PROPERTY IS INCLUDED WITHIN THIS DOCUMENT. BLANKET IN NATURE, NOT

14. Terms and conditions of Assignment and Assumption of Operating Agreements between Pamida, Inc., and Pamida SPE Real Estate, LLC, dated January 27, 2006, and recorded in Deed Book 203, Page 611, in the office THE SURVEYED PROPERTY IS INCLUDED WITHIN THIS DOCUMENT. BLANKET IN NATURE, NOT

ENCROACHMENT NOTES

A. "SHOPKO" sign is 12.5' over the West Main Street right of way. B. Building canopy is 3.6' over the east 12' building setback line. C. Overhead power line crosses the east side of the subject property.

> 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 manufactures 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)

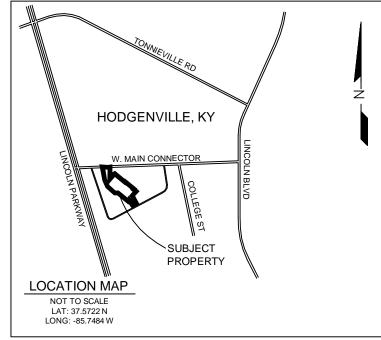


1351 West Tapp Road Bloomington, Indiana 47403 Phone: 812-336-8277 Email: mcooper@brcjcivil.com

BRCJ Project No. 9507E

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.



LEGEND:

		_			
) -	YARD LIGHT LIGHT POLE SIGNAL POLE UTILITY POLE GUY WIRE CATCH BASIN CURB INLET		FENCE GUARDRAIL OVERHEAD WIRES UNDER ELEC. GAS LINE SAN SEWER LINE STORM SEWER LINE UNDER TELEPHONE EXISTING WATER LINE CHILLED WATER LINE		FD AXLE FD BRASS DISK FD COT GIN SPDLE FD CHISELED X SET CHISELED X SET DRILL HOLE FD HARRISON MON. SET HARRISON MON. SET HUB/TACK FD REBAR
)	ELECTRIC MH	R/W Mon	SIGN R.O.W. MON.		SET REBAR FD MAG NAIL
)	MANHOLE	⊗	MONITORING WELL	Ď	SET MAG NAIL
)	PHONE MH	B _o BH _⊗	BOLLARD BORE HOLE	*	FD NAIL SET NAIL
)	SANITARY MH	DS _o	DOWNSPOUT	(FD PIPE
)	SIGNAL MH	G Po	GATE POST POLE	× ×	FD RR SPIKE SET RR SPIKE
)	STEAM MH	PMTR	PARKING METER	Δ	FD STONE
)	STORM MH	Š _o	SPIGOT T-POST	(R) (M)	RECORDED B&D MEASURED B&D
)	WATER MH	w _s	WOOD POST	(C)	CALCULATED B&D
)	ELEC. METER	4	PARKING SPACES TRANSFORMER	(PROP) A.G.	PROPORTIONAL DIST. ABOVE GROUND
)	CLEANOUT	EV	ELEC. VAULT	B.G.	BELOW GROUND
)	GAS METER	(STV)	PHONE VAULT STEAM VAULT	\odot	CONIF. TREE
)	GAS VALVE	W	VALVE VAULT	\bigcirc	DECID. TREE
l	WATER VALVE	AC PH	AC UNIT PHONE BOOTH	Tel ^S	SHRUB
)	FIRE HYDRANT	$\overline{000}$	FIRE MAIN POST	Ruer. TV ♦	PHONE RISER-BOX
)	SPR. HOOKUP	(PT)	MAILBOX PROP. TANK	Rar. Flec.♦	TV RISER-BOX
	SPRINKLER	<u> </u>	PARKING BLOCK	Box ♦	ELEC. RISER-BOX
•	GAS RISER-BOX		POST	—	NON-SCALABLE LINE
	- 0				

NOTES:

1. PROPERTY IS LOCATED IN FLOOD ZONE "A" AND "X" PER FEMA FLOOD INSURANCE RATE

2. ZONING NOTES: ZONING CLASSIFICATION: PROPERTY IS ZONED B-2 NEIGHBORHOOD BUSINESS (B-2), CURRENT USE AS RETAIL STORE IS ALLOWED. BUILDING SETBACKS:

SIDE = 12'; SIDE WITH STREET = 40'

HEIGHT RESTRICTIONS: MAXIMUM BUILDING HEIGHT = 45' OFF-STREET PARKING REQUIREMENTS: 1 SPACE FOR EVERY 100 SQUARE FEET OF FLOOR AREA, PLUS 1 FOR EVERY EMPLOYEE

THE ZONING INFORMATION ABOVE WAS PROCURED FROM THE LINCOLN TRAIL ARAE DEVELOPMENT DISTRICT ZONING LETTER DATED 06/16/2017.

3. PARKING: THERE ARE 150 TOTAL PARKING SPACES ON SITE, 6 OF WHICH ARE

4. FIELD WORK PERFORMED JUNE 21, 2017.

5. ALL 5/8" REBAR SET ARE MARKED WITH PURPLE CAP STAMPED "BRCJ-COOPER KY3906" AND ARE FLUSH WITH GROUND UNLESS NOTED OTHERWISE.

6. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

7. THERE IS NO VISIBLE EVIDENCE OF PROPOSED STREET RIGHT OF WAY CHANGES. R.O.W.

8. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK

9. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, SANITARY LANDFILL, CEMETERY, GRAVESITE OR BURIAL GROUNDS.

10. ACCESS IS PROVIDED DIRECTLY BY WEST MAIN STREET, A PUBLIC STREET 11. THIS SURVEY MAP CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF

12. THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES OF THE PROPERTY AS SHOWN ON THIS SURVEY MAP AND AS DESCRIBED IN THE LEGAL DESCRIPTION

13. THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE WITHIN +/_0.1 FOOT.

17. NO POSTED ADDRESS OBSERVED ON SITE.

14. 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

15. EXCEPT AS OTHERWISE NOTED BELOW, IF THE PROPERTY CONSISTS OF TWO OR MORE PARCELS. THERE ARE NO GAPS OR GORES BETWEEN SAID PARCELS. 16. 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.thematthewscompany.com

MARK	DATE	REVISION	BY	AP'V'D

Spirit Realty Capital, Inc.

657 West Main Connector Hodgenville, KY

	SCALE: 1"= 40'	CHKD./AP'V'D:			
	DATE: July 12, 2017	APPROVED:			
	DWN. BY: MLC				
	CHKD.BY: MLC				