

# Land of Lincoln Planning & Zoning

LaRue County Courthouse  
209 W. High St. Ste. 12  
Hodgenville, Ky. 42748

June 16, 2017

Debbie Mitchell  
Closing Paralegal  
Spirit Realty Capital, Inc.  
2727 N. Harwood Street, Suite 300  
Dallas, Texas 75201

Re: **Zoning Compliance Verification**

Spirit master Funding V LLC (the "Project") located at 657 West Main Connector (the "Property")

Dear Debbie:

In response to your request for information regarding the above referenced Project and Property, we have researched our files and represent the following:

1. The current zoning classification for the subject Property is \_\_\_\_\_ B-2 \_\_\_\_\_.
2. According to the zoning ordinances and regulations of this district, the use of the subject Property is:  
 Permitted Use  
 Non-Permitted Use  
 Conditional Use (see comments, or attached documentation)

Comments:

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3. According to the zoning ordinances and regulations of this district applicable to this Property, the structure is:  
 Legally Conforming  
 Legally Non-Conforming (see comments, or attached documentation)  
 Variance Granted (describe in comments, or attach documentation)  
 Non-Conforming (see comments, or attached documentation)

Comments:

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4. In the event of a casualty to the Project, in whole or in part, the structure:  
 May be rebuilt in its current form (i.e. no loss of sq. footage, same footprint, with drive through(s), if applicable)  
 May not be rebuilt in its current form, except upon satisfaction of the following conditions, limitations or requirements (describe):  

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5. Based on our records, the Project:

- Complies with applicable subdivision requirements
- Does not comply with, nor is exempt from subdivision regulations

6. The current parking requirements for the subject Property/Project are:

- Total Parking Spaces required (# Regular \_\_\_\_\_ # Handicapped \_\_\_\_\_)
- Parking Spaces, 1 space for each 100 sq. feet of floor area
- Parking Spaces, Other (describe):  
There is also 1 space for each employee  
That number can be reduced with a Variance if needed

7. Certificate of Occupancy, status:

- A valid Certificate of Occupancy has been issued for the Project and a copy is attached.
- A valid Certificate of Occupancy has been issued for the Project (approximate issuance date \_\_\_\_\_); however, we are unable to locate a copy in our records. The absence of a Certificate of Occupancy will not give rise to any enforcement action affecting the Project.
- Certificates of Occupancy for projects constructed prior to the year \_\_\_\_\_ are no longer on file with this office. The absence of a Certificate of Occupancy will not give rise to any enforcement action affecting the Project. A Certificate of Occupancy for the Project will only be required for new construction.
- Other (describe):  
There has been no C.O.O. issued for this project  
There may need to be a Change of Use Permit issued if used for other than what the present use is.

8. Additional Comments:

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This information was provided on June 16, 2017, by the undersigned, on behalf of Land of Lincoln Planning & Zoning ("Zoning Authority") per request and as a public service. The undersigned certifies that the above information contained herein is believed to be accurate and is based upon, or relates to the information supplied by the requestor. The Zoning Authority assumes no liability for errors and omissions. All information was obtained from public records, which may be inspected during regular business hours.

**ZONING AUTHORITY:**

By: Gordon Ireland  
 Printed Name: Gordon Ireland  
 Title: Administrator  
 Phone: 270-358-0830

APPENDIX "A"

12-1-14

ZONE	DISTRICT	MINIMUM LOT SIZE	MAX LOT COVERAGE (%)	MAX. BUILDING HEIGHT (ft)	MINIMUM SETBACK (FEET)				
					AREA (Sq. Ft)	Front Width (Ft)	Front	Rear	Side
A-1	Agricultural	217,800	N/A	N/A	45'	N/A	N/A	N/A	25' (1/4 R/W) 45'
R-1A	Res. Con.	35,000	35	45'	35'	30'	10'	10'	25' (1/4 R/W) 35'
R1-B	Res. Man.	35,000	35	45'	35'	30'	10'	10'	25' (1/2 R/W) 35'
R1-A	Res. Con. w/PW	25,000 30,000	35	45'	30'	25'	10'	10'	25' (1/4 R/W) 30'
R1-B	Res. Man. w/PW	25,000 30,000	35	45'	30'	25'	10'	10'	25' (1/4 R/W) 30'
R1-A	Res. Con. w/PW & w/SS	10,000	35	45'	25'	20'	10'	10'	25' (1/4 R/W)
R1-B	Res. Man. w/PW & w/SS	10,000	35	45'	25'	20'	10'	10'	25' (1/4 R/W)
R-2	Two Family (Duplex)	10,000	35	45'	30'	20'	10'	10'	25' (1/4 R/W) 30'
R-3	Multiple-Family	10,500 (3)	40	45'	30'	25'	15'	15'	25' (1/4 R/W) 30'
B-1	Central Business	4,000	100	45'	0	10'	0	0	0
B-2	Neighborhood Business	12,500	40	45'	1/2 R/W 40'	25'	12'	12'	1/4 R/W 40'
B-3	Highway Bus. w/PW & SS	25,000	50	45'	50'	50'	25'	25'	25' (2) 50' (2)
B-3	Highway Business w/PW	20,000	50	45'	50'	50'	25'	25'	25' (2) 50' (2)
I-1	Light Industrial	43,560	50	45'	100'	50'	25'	25'	25' (2) 100' (2)
I-2	Heavy Industrial	217,800	50	45'	100'	50'	50'	50'	100'
P-1	Public Facilities	N/A	N/A	N/A	1/2 R/W	N/A	N/A	N/A	N/A

Abbreviations:

- Agri.—Agricultural
- Res.—Residential
- Con.—Conventional
- Man.—Manufactured
- W/PW—With Public Water
- W/SS—With Sanitary Sewers
- 25'(1/2 r/w)—25' or 1/2 of Right-of-way (whichever is greater)
- 1/2 R/W—1/2 Right-of-way Width