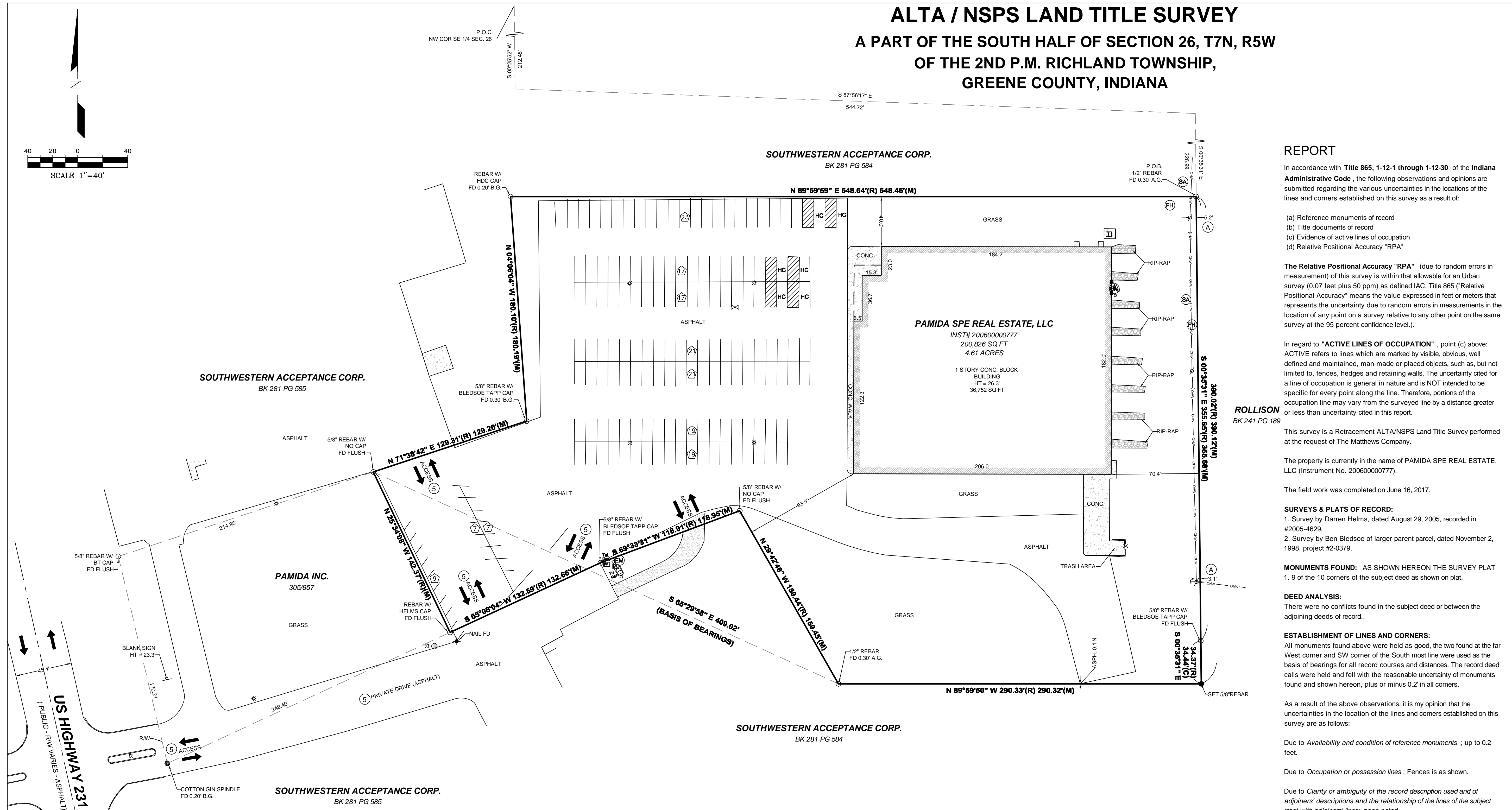
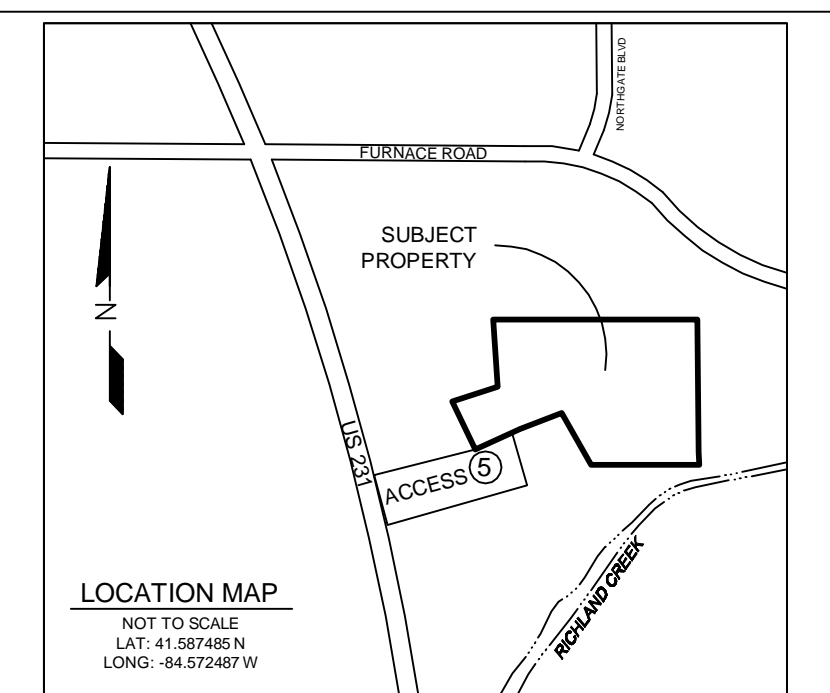
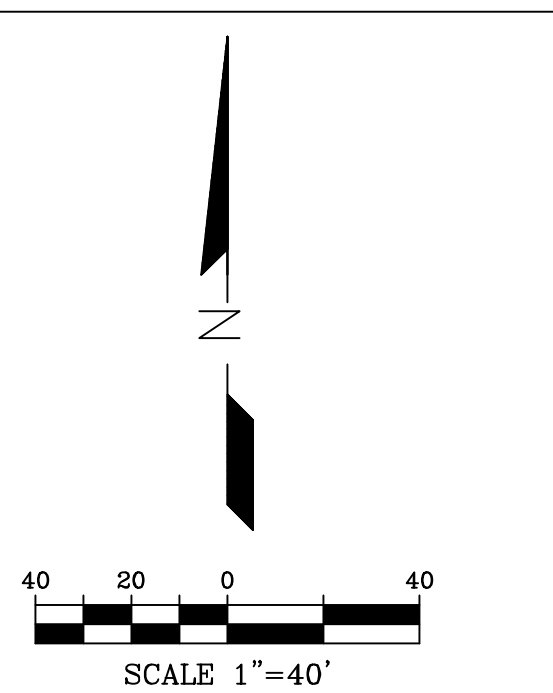


ALTA / NSPS LAND TITLE SURVEY

A PART OF THE SOUTH HALF OF SECTION 26, T7N, R5W OF THE 2ND P.M. RICHLAND TOWNSHIP, GREENE COUNTY, INDIANA



REPORT

In accordance with Title 865, 1-12-1 through 1-12-30 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

- (a) Reference monuments of record
- (b) Title documents of record
- (c) Evidence of active lines of occupation
- (d) Relative Positional Accuracy "RPA"

The Relative Positional Accuracy "RPA" (due to random errors in measurement) of this survey is within that allowable for an Urban survey (0.07 feet plus 50 ppm) as defined IAC, Title 865 ("Relative Positional Accuracy" means the value expressed in feet or meters that represents the uncertainty due to random errors in measurements in the location of any point on a survey relative to any other point on the same survey at the 95 percent confidence level).

In regard to "ACTIVE LINES OF OCCUPATION", point (c) above: ACTIVE refers to lines which are marked by visible, obvious, well defined and maintained, man-made or placed objects, such as, but not limited to, fences, hedges and retaining walls. The uncertainty cited for a line of occupation is general in nature and is NOT intended to be specific for every point along the line. Therefore, portions of the occupation line may vary from the surveyed line by a distance greater or less than uncertainty cited in this report.

ROLLISON
BK 241 PG 189

This survey is a Retracement ALTA/NSPS Land Title Survey performed at the request of The Matthews Company.

The property is currently in the name of PAMIDA SPE REAL ESTATE, LLC (Instrument No. 200600000777).

The field work was completed on June 16, 2017.

SURVEYS & PLATS OF RECORD:

- Survey by Darren Helms, dated August 29, 2005, recorded in #2005-4629.
- Survey by Ben Bledsoe of larger parent parcel, dated November 2, 1998, project #2-0379.

MONUMENTS FOUND: AS SHOWN HEREON THE SURVEY PLAT 1. 9 of the 10 corners of the subject deed as shown on plat.

DEED ANALYSIS:
There were no conflicts found in the subject deed or between the adjoining deeds of record.

ESTABLISHMENT OF LINES AND CORNERS:
All monuments found above were held as good, the two found at the far West corner and SW corner of the South most line were used as the basis of bearings for all record courses and distances. The record deed calls were held and fell within the reasonable uncertainty of monuments found and shown hereon, plus or minus 0.2' in all corners.

As a result of the above observations, it is my opinion that the uncertainties in the location of the lines and corners established on this survey are as follows:

Due to Availability and condition of reference monuments : up to 0.2 feet.

Due to Occupation or possession lines ; Fences is as shown.

Due to Clarity or ambiguity of the record description used and of adjoiners' descriptions and the relationship of the lines of the subject tract with adjoiners' lines; none noted.

LEGEND:

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

NOTES:

- PROPERTY IS LOCATED IN FLOOD ZONE "A" (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - ZONE A, NO BASE FLOOD ELEVATIONS DETERMINED) PER FEMA FLOOD INSURANCE RATE MAP NUMBER 18055C0195C, DATED 01/07/2015.
- ZONING NOTES:
THERE IS CURRENTLY NO ZONING ORDINANCE IN AFFECT OR APPLICABLE TO THIS SITE.
- PARKING: THERE ARE 166 TOTAL PARKING SPACES ON SITE, 6 OF WHICH ARE DESIGNATED HANDICAP.
- FIELD WORK PERFORMED JUNE 16, 2017.
- ALL 5/8" REBAR SET ARE MARKED WITH YELLOW CAP STAMPED "BRCJ, INC 8682 IN" 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, SUMP, SANITARY LANDFILL, CEMETERY, GRAVESITE OR BURIAL GROUNDS.
- ACCESS IS PROVIDED BY: CROSS EASEMENT AGREEMENT (305/863) TO US 231, 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 ± 0.31 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 CORES 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.

DESCRIPTION

THAT PORTION OF THE SOUTH 1/2 OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 5 WEST OF THE SECOND PRINCIPAL MERIDIAN, TOWN OF BLOOMFIELD, RICHLAND TOWNSHIP, GREENE COUNTY, INDIANA; BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION, WHICH IS MONUMENTED BY A 1/2-INCH REBAR FOUND FLUSH IN THE APPROXIMATE CENTER OF FURNACE ROAD (COUNTY ROAD 50 SOUTH); THENCE, ALONG THE WEST LINE OF SAID 1/4 LINE SECTION, SOUTH 00 DEGREES 25 MINUTES 52 SECONDS WEST 212.48 FEET; THENCE SOUTH 87 DEGREES 56 MINUTES 17 SECONDS EAST 544.72 FEET TO A RAILROAD SPIKE FOUND FLUSH IN THE APPROXIMATE CENTER OF FURNACE ROAD; THENCE SOUTH 00 DEGREES 35 MINUTES 31 SECONDS EAST 226.99 FEET TO A 1/2 INCH REBAR FOUND FLUSH AT THE NORTHEAST CORNER OF THE 5.44 ACRE TRACT DESCRIBED IN DEED (ALSO SHOWN ON A PLAT OF SURVEY) TO PAMIDA, INC. ON JUNE 9, 1999 IN DEED BOOK 305, PAGE 857 IN THE OFFICE OF THE RECORDER OF GREENE COUNTY, INDIANA AND BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 00 DEGREES 35 MINUTES 31 SECONDS EAST, PASSING A 5/8 INCH REBAR FOUND FLUSH AT 355.65 FEET WITH A SURVEY CAP INSCRIBED "BLEDSOE TAPP PC 50920004", 390.02 FEET IN ALL TO A 1/2 INCH REBAR FOUND FLUSH WITH A SURVEY CAP INSCRIBED "HDC ENG" AT THE SOUTHEAST CORNER OF SAID 5.44 ACRE TRACT; THENCE ALONG THE SOUTHERN BOUNDARY OF SAID 5.44 ACRE TRACT THE FOLLOWING FOUR (4) COURSES: (1) NORTH 89 DEGREES 59 MINUTES 50 SECONDS WEST 290.33 FEET TO A 1/2 INCH REBAR FOUND FLUSH WITH A SURVEY CAP INSCRIBED "HDC ENG", (2) NORTH 29 DEGREES 42 MINUTES 46 SECONDS WEST 159.44 FEET TO A 5/8 INCH REBAR FOUND FLUSH; (3) SOUTH 69 DEGREES 33 MINUTES 31 SECONDS WEST 118.91 FEET TO A 5/8 INCH REBAR FOUND FLUSH WITH A SURVEY CAP INSCRIBED "BLEDSOE TAPP PC 50920004" AND (4) SOUTH 65 DEGREES 08 MINUTES 04 SECONDS WEST 132.59 FEET TO A 5/8 INCH REBAR SET FLUSH WITH A SURVEY CAP INSCRIBED "D.L. HELMS PLS 29600022"; THENCE NORTH 25 DEGREES 34 MINUTES 08 SECONDS WEST 142.37 FEET TO A 5/8 INCH REBAR SET FLUSH WITH A SURVEY CAP INSCRIBED "D.L. HELMS PLS 29600022" ON THE NORTHERN BOUNDARY OF SAID 5.44 ACRE TRACT; THENCE ALONG THE NORTHERN BOUNDARY OF SAID 5.44 ACRE TRACT THE FOLLOWING THREE (3) COURSES: (1) NORTH 71 DEGREES 38 MINUTES 42 SECONDS EAST 129.31 FEET TO A 5/8 INCH REBAR FOUND FLUSH WITH A SURVEY CAP INSCRIBED "BLEDSOE TAPP PC 50920004"; (2) NORTH 04 DEGREES 06 MINUTES 04 SECONDS WEST 180.10 FEET TO A 1/2 INCH REBAR FOUND FLUSH WITH A SURVEY CAP INSCRIBED "HDC ENG" AND (3) NORTH 89 DEGREES 59 MINUTES 58 SECONDS EAST 548.65 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE NON-EXCLUSIVE EASEMENTS CREATED BY THAT CERTAIN CROSS-EASEMENT AGREEMENT, RECORDED IN BOOK 305, PAGE 863.

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 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 16, 2017.

Date of Plat or Map: July 11, 2017

By: *Marty J. James*
Name: Marty J. James
Professional Surveyor No. LS29900010
State of Indiana



The property described and shown hereon is the same property described in First American Title Insurance Company Title Commitment No. NCS-854881N1-PHX1 dated June 9, 2017.

EASEMENT NOTES Per First American Title Insurance Company Title Commitment No. NCS-854881N1-PHX1 dated June 9, 2017.

5. Terms and Conditions contained in Cross-Easement Agreement as disclosed by instrument recorded in Book 305, page 863. THE SURVEYED PROPERTY IS INCLUDED WITHIN THIS DOCUMENT. BLANKET IN NATURE, NOT SHOWN. ACCESS POINT SHOWN HEREON.

6. Assignment and Assumption of Operating Agreements dated January 27, 2006 recorded February 07, 2006 as document no. 200600000778 made by and between Pamida, Inc., a Delaware corporation to 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. OVERHEAD WIRES CROSS PROPERTY ALONG EAST LINE, NO EASEMENT.

"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	APVD					
	7-14-17	REVISED PER COMMENTS	GSK	MJJ					

Spirit Realty Capital, Inc.

Hwy. 231 S. RR 6
Bloomfield, IN

SCALE: 1"=40'	CHKD./APVD:
DATE: JULY 11, 2017	APPROVED:
DWN. BY: VS	
CHKD. BY: MJ	

BRCJ Project No. 9507-D

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.