



LEGAL DESCRIPTION

LOT 2, PAMIDA SUBDIVISION, CITY OF RAWLINS, CARBON COUNTY, WYOMING.
 The property surveyed shown hereon is the same property as described in Title Commitment First American Title Insurance Company's Number: NCS-899192WY1-PHX1, with an effective date of April 3, 2018 at 5:00 p.m.

NOTES CORRESPONDING TO SCHEDULE B

- 8. Reservations, restrictions and conditions as disclosed in Deed from the Union Pacific Railroad Company Recorded: October 16, 1900 Recording Information: Book 51, Page 613 DOES NOT AFFECT PROPERTY.
- 9. Right of way, including terms and conditions contained therein: Granted To: American Telephone and Telegraph Company of Wyoming For: Communication Systems Recorded: November 7, 1944 Recording Information: Book 249, Page 215 AFFECTS, PLOTTED HEREON.
- 10. Easement, including terms and conditions contained therein: Granted to: Northern Gas Company, a Wyoming corporation For: Pipeline for transportation of oil and gas, and also for telephone & telegraph lines Recorded: May 14, 1957 Recording Information: Book 370, Page 128 DOES NOT AFFECT PROPERTY.
- 11. Right of way, including terms and conditions contained therein: Granted To: East Rawlins Development Co., a Wyoming corporation For: Right-of-Way Recorded: June 25, 1970 Recording Information: Book 547, Page 586. AFFECTS, PLOTTED HEREON.
- 12. Covenants, conditions, restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes: Recording Information: June 25, 1970, Book 547, Page 586. PROPERTY IS SUBJECT TO TERMS CONTAINED THEREIN. EASEMENT PLOTTED PER ITEM 11.
- 13. Right of way, including terms and conditions contained therein: Granted To: American Telephone and Telegraph Company, and as assigned to the Mountain States Telephone and Telegraph Company For: Communication Systems Recorded: March 6, 1975 Recording Information: Book 621, Page 218. EASEMENT NOT DEFINED BY RECORD.
- 14. Easement, including terms and conditions contained therein: Granted to: Pacific Power & Light Company For: Electric Distribution Line Recorded: January 22, 1981 Recording Information: Book 727, Page 593. AFFECTS, PLOTTED HEREON.
- 15. The following matters as shown and delineated on the Boundary Survey, completed by Robert Jack Smith, Professional Land Surveyor, Registration No. 398, dated January 15, 1970, and revised February 11, 1970: Location of (a) Location of overhead power line for PP&L. (b) Location of buried cable for AT&T. (c) Location of Sanitary Sewer - 12" VCP Outfall Line of City of Rawlins. DOCUMENT NOT PROVIDED.
- 16. Terms, conditions and provisions of the Declaration of Cross-Easements and Covenants and Restrictions Affecting Land, recorded February 1, 2006, Book 1097, Page 85. CROSS ACCESS PERMITTED OVER LOTS 1, 2, & 3 PAMIDA SUBDIVISION AS SHOWN HEREON.
- 18. Utilities Easement Agreement including the terms and conditions thereof: Between: Pamida Holding Company, Inc., a Delaware corporation that is successor by merger to Pamida Inc., f/k/a New Pamida Inc. And: Ark rentals, LLC, a Wyoming limited liability company, Recorded: June 25, 2010, Recording Information: Book 1193, Page 243 AFFECTS, PLOTTED HEREON.

GENERAL NOTES

- 1. The Subject Property has indirect ingress and egress to HIGHWAY 80, which is a paved, public right-of-way.
- 2. The bearing of N 00°12'00" E (PER PLAT) as shown on the WEST line of the Subject Property, was used as the basis of bearing for the purpose of this survey.
- 3. The address of 2100 EAST CEDAR was posted on site of the Subject Property.
- 4. All field measurements matched record dimensions within the precision requirements of ALTA/NSPS specifications unless otherwise shown.
- 5. There is no visible evidence of earth moving on the Subject Property, current or proposed.
- 6. There is no visible evidence on site of use as a dump or sanitary landfill, currently or previously.
- 7. There is no visible evidence on site of use as a cemetery, currently or previously.
- 8. Surveyor is aware of no changes in street right-of-way lines, either completed or proposed. Surveyor observed no evidence of recent street or sidewalk construction or repairs.
- 9. Subject Property contains 171,551 SQ. FT. OR 3.5373 ACRES, more or less. Owner: PAMIDA SPE REAL ESTATE LLC; APN: R0013791.
- 10. This Survey Map correctly represents the facts found on the ground at the time of the survey.
- 11. There are no discrepancies between the boundary lines of the Subject Property as shown on this Survey Map and as described in the legal description presented in the Title Commitment.
- 12. The boundary line dimensions as shown on this Survey Map form a mathematically closed figure within +/- 0.1 foot.
- 13. The boundary lines of the Subject Property are contiguous with the boundary lines of all adjoining streets, highways, right-of-way and easements, public or private, as described in their most recent respective legal descriptions of record.
- 14. Except as otherwise noted below, if the Subject Property consists of two or more parcels, there are no gaps or gores between said parcels.
- 15. No evidence of potential wetlands was observed on the Subject Property at the time the survey was conducted, nor did we receive any documentation of any wetlands being located on the subject property.
- 16. The Subject Property is located at the intersection of HIGHWAY 80 AND HIGHWAY 287.
- 17. All utilities appear to enter the Subject Property via a public right-of-way except as shown hereon.
- 18. The Subject Property appears to drain into a public right-of-way except as shown hereon.

FLOOD NOTE

By graphic plotting only, this property is in AN AREA FOR WHICH FEMA HAS NOT CONDUCTED A FLOOD STUDY.
 By telephone call dated 04/19/18 to the National Flood Insurance Program (800-638-6620) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

ZONING INFORMATION

Source of Zoning Information: CITY OF RAWLINS, WY 307-328-4599

The Current Zoning Classification is: "C-2" HEAVY COMMERCIAL/ LIGHT INDUSTRIAL DISTRICT.
 Minimum Lot Area: 0.5 ACRE
 Minimum Frontage: None
 Minimum Lot Width: 50 Feet
 Bulk/Density: None
 Max Building Coverage: 45%
 Max Building Height: 50'

-Parking Space Table

Type	Count
Regular parking spaces	30
Handicap parking spaces	7
Total parking spaces	37

The current parking requirements are: 1 SPACE PER 200 SQ. FT.

-Building Setback Requirements

Front: 30 Feet
 Street Side: 10 Feet
 Interior Side: N/A
 Rear: 20 Feet

Because there may be a need for interpretation of the applicable zoning codes, we refer you to the CITY OF RAWLINS, WY, and the applicable zoning codes.

NO ZONING REPORT WAS PROVIDED TO SURVEYOR.



Survey Prepared By:
 Red Plains Surveying Company
 1917 S. Harvard Avenue
 Oklahoma City, OK 73128
 Phone: 405-603-7842 / Fax: 405-603-7852
 Email: info@rpsurveying.com

UTILITY NOTES

The aboveground utilities shown have been located from field survey information only. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further certifies that they are located as accurately as possible from the field information obtained.

STATEMENT OF ENCROACHMENTS

No visible encroachments or observed evidence of encroachments onto or over subject property's boundary line as of date of survey.

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 Red Plains Surveying Company's prior written consent. The Matthews Company, Inc. and Red Plains Surveying Company 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 Red Plains Surveying Company will not include the providers of any third party reports in the Surveyor's Certification.

ALTA/NSPS LAND TITLE SURVEY

2100 East Cedar
 Rawlins, WY

Surveyor's 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, The Matthews Company, Inc. and First American Title Insurance Company.

This is to certify that this map or plot 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), 7(c), 8, 9, 10(a), 13, 14, 16, 17, 18, and 21. The field work was completed on

Date of Plat or Map: 04/25/2018

LEROY W. FARLEY
 PLS No.: 10387
 IN THE STATE OF: WYOMING
 DATE OF SURVEY: 4/24/2018



"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.themattthewscompany.com

DATE	REVISION	BY	APVD

Spirit Realty Capital, Inc.

2100 East Cedar
 Rawlins, WY
 (Shopko)

SCALE: 1" = 50'	CHKD/APVD: ERH
SURVEY DATE: 04/24/2018	APPROVED: JMP
DWN. BY: LS	
CHKD. BY: RS	