

ITEMS CORRESPONDING TO SCHEDULE B-II

- 11 SUBJECT TO Grant of Easement and Right of Way of record in Map, Book 25, Page 592, in the Register's Office of Carter County, Tennessee, as shown on survey prepared by The Rezone Company, under direction of Book & Clark's National Surveyors Network, dated December 17, 2013, designated Project No. 20130289-011 (PLOTTED).
- 11 SUBJECT TO All matters shown on Plat of record in Plat Cabinet D, Page 145, in the Register's Office of Carter County, Tennessee. Note: The failure of the deed boundary lines to not coincide with the plat boundary lines and 7.5' drainage and utility centers. (PLOTTED).

ZONING INFORMATION

THE SURVEYOR HAS NOT BEEN PROVIDED A ZONING REPORT FOR THIS PROPERTY.

VICINITY MAP - NOT TO SCALE



LEGEND OF SYMBOLS & ABBREVIATIONS

- | | | |
|-----------------------------|------------------------|-----------------------|
| ⚡ POWER POLE | ⊕ SIGN (AS NOTED) | ⊕ SANITARY MANHOLE |
| ⚡ LIGHT POLE | ⊕ WATER VALVE | ⊕ CLEAN OUT |
| — GUY WIRE | ⊕ FIRE HYDRANT | ⊕ GAS VALVE |
| ☎ TELEPHONE PEDESTAL | ⊕ SIAMMSE FIRE HYDRANT | ⊕ GAS METER |
| ☎ CATY | ⊕ WATER MANHOLE | ⊕ HANDICAPPED PARKING |
| ⊕ TRANSFORMER | ⊕ BACKFLOW PREVENTER | ⊕ BENCHMARK |
| ⊕ AIR CONDITIONER UNIT | ⊕ WATER METER | (R) RECORD |
| ⊕ STORM DRAIN INLET | ⊕ PRESSURE INDICATOR | (M) MEASURED |
| ⊕ STORM PIPE | ⊕ POINT OF ACCESS | (C) CALCULATED |
| — OVERHEAD WIRES | ⊕ DEED BOOK | ⊕ PAGE |
| — UNDERGROUND ELECTRIC LINE | ⊕ DEED BOOK | ⊕ D.B. |
| — FENCE | ⊕ PLAT BOOK | ⊕ P.B. |
| — WATER LINE | | |
| — STORM DRAIN LINE | | |
| — SEWER LINE | | |
| — GUARD RAIL | | |

MISCELLANEOUS NOTES

- (MNU) AREA COMPUTED BY COORDINATE COMPUTATIONS.
- (MNU) SUBJECT PROPERTY TAX IDENTIFIER NUMBER: MAP NO. 04 1M, GROUP A, PARCEL 001 00, CARTER COUNTY, TN.
- (MNU) SUBJECT PROPERTY REFERENCE: DEED BOOK 209, PAGE 399, CARTER COUNTY, TN REGISTER OF DEEDS.
- (MNU) BASIS OF BEARING IS TN GRID NORTH (NAD83/2011) BY OPUSGPS SOLUTION.
- (MNU) THERE ARE 165 STANDARD PARKING SPACES & HANDICAPPED SPACES, FOR A TOTAL OF 171 SPACES AS SHOWN ON THIS SURVEY.
- (MNU) UTILITY LOCATIONS ARE BASED ON EXISTING EVIDENCE AT THE TIME OF THE SURVEY. UNDERGROUND UTILITIES WERE REQUESTED FROM TENNESSEE ONE CALL (811). NO FURTHER INVESTIGATION WAS PERFORMED TO VERIFY THE EXISTENCE OR LOCATION OF ADDITIONAL UTILITIES.
- (MNU) AT THE TIME OF THIS ALTA SURVEY, THERE WAS NO EVIDENCE OF 1) BUILDING CONSTRUCTION; 2) CHANGES IN RIGHTS OF WAY OR STREETS; 3) USE OF ANY OF THE SUBJECT PROPERTY AS A SOLID WASTE DUMP OR LANDFILL.
- (MNU) AT THE TIME OF THIS ALTA SURVEY, NO CEMENTERS WERE FOUND ON THE SUBJECT PROPERTY.
- (MNU) SUBJECT PROPERTY HAS DIRECT ACCESS TO US 321/195, A PUBLICLY DESIGNATED RIGHT OF WAY AS INDICATED ON THE DRAWING BY THE FOLLOWING ARROWS:
- (MNU) NO REGULATORY METAL DELINEATION MARKERS WERE OBSERVED DURING THE PROCESS OF CONDUCTING FIELD WORK ON THIS SURVEY.

SURVEY CLASSIFICATION CERTIFICATION:

I, **Brian T. Bartlett**, HEREBY CERTIFY THAT THIS IS A CATEGORY **1** SURVEY AND THE **RATIO OF PRECISION OF THE UNADJUSTED SURVEY** IS **1:25,000**.

GPS CERTIFICATION:

I, **Brian T. Bartlett**, hereby certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:
 (a) Type of Survey: **Real Time Kinematic**
 (b) Positional Accuracy: **0.05 Feet**
 (c) Date of Survey: **August 22, 2017**
 (d) Datum/Easement: **NAD83/2011 Epoch 2010.00**
 (e) Publication/Time Control used: **TDOT CORS Network**
 (f) Geoid model: **Geoid12a**
 (g) Combined DRG factor: **0.89999923**

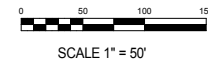
FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP COMMUNITY #1 PARCEL NO. 470020188 WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 08, 2008 AND IS NOT A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON THE FEMA WEBSITE (HTTP://MSF.FEMA.GOV). WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE, AND A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SIGNIFICANT OBSERVATIONS

- ⊕ OVERLAP BY SURVEY DEEDS ALONG NORTHERN LINE

TOTAL AREA OF SURVEY
2.549 Acres
111,021 Sq. Feet



COPYRIGHT 2017

BY BOOK & CLARK CORP.
 THIS PRODUCT STYLE AND FORMAT IS PROTECTED BY COPYRIGHT AND ALL RIGHTS ARE RESERVED. THE USE OF THIS STYLE AND FORMAT IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT AND PERMISSION OF BOOK & CLARK CORP.

RECORD DESCRIPTION

Situated in the Fifteenth (15th) Civil District of Carter County, Tennessee, and being more particularly described as follows:

TRACT I:

Beginning on an iron pin found on the south line of the Ronny G. Street property (D.B. 366, PG. 173), on the easterly side of old East Tennessee & Western North Carolina Railroad, being the northwest corner of the property herein described, and is further referenced as being located North 79° 42' 13" East - 60.39 feet from an iron pin found at the southwest corner of the Ronny G. Street property on the easterly side of Old Highway 19E (a.k.a. Stetline Road), thence leaving railroad with the south line of Ronny G. Street North 75° 42' 42" East - 30.32 feet to a point corner to Ruth Street Reversible Living Trust (D.B. 450, PG. 519); thence leaving the line of Ronny G. Street with the line of said trust South 20° 41' 37" East - 262.38 feet to an iron pin found corner to Peggy M. Meredith (D.B. 340, PG. 763); thence with the line of Meredith for two calls, South 20° 45' 06" East - 101.76 feet to an iron pin found and South 19° 43' 19" East - 129.72 feet to a 2 inch iron pipe found corner to United States Forest Service (work center) Tract 705 (D.B. 211, PG. 225); thence with the line of U.S.F.S. Tract 705 for two calls, South 18° 06' 49" East - 94.46 feet to a 2 inch iron pipe found and South 78° 47' 53" West - 26.66 feet to an iron pin found on the easterly side of old East Tennessee & Western North Carolina Railroad; thence with the easterly side of railroad in a northerly direction with a curve to the left having a radius of 1639.22 feet for an arc distance of 125.97 feet and a chord bearing and distance of North 33° 11' West - 125.94 feet to an iron pin set; thence North 20° 43' 17" West - 461.08 feet the point of beginning containing 0.397 acre more or less.

TRACT II:

Beginning on an iron pin found on the westerly side of Highway 321/19E corner to Ronny G. Street (D.B. 366, PG. 173), being the northern most corner of the property herein described, and is located 274.53 feet, as measured along the westerly side of said highway, from an iron pin found at the southeast corner of the CRICFW One, LLC property; thence with the westerly side of said highway South 26° 26' 54" East - 264.80 feet to an iron pin found at the end of a chain link fence, corner to Peggy M. Meredith (D.B. 340, PG. 763); thence leaving said highway with the line of Meredith South 75° 30' 05" West - 373.77 feet to an iron pin found on the easterly line of the Ruth Street and Jimmy Street property (D.B. 325 PG. 309); thence leaving the line of Meredith with the line of Ruth Street and Jimmy Street North 20° 41' 37" West - 262.38 feet to a point on the south boundary of Ronny G. Street; thence with the line of Ronny G. Street North 75° 42' 42" East - 347.26 feet to the point of beginning containing 2.151 acre more or less.

TRACT III:

Easement for transportation purposes as shown on the plat of record in Book Cab D, Page 145, in the Register's Office for Carter County, Tennessee.

Being the same property conveyed to Spirit Master Funding VI, LLC, a Delaware limited liability company, by Special Warranty Deed of record in Book 209, Page 399, in the Register's Office for Carter County, Tennessee.

Assurance is hereby made that the property surveyed is the same as described above and is in fact the same property referred to in the Title Commitment from First American Title Insurance Company, Commitment No. NCS-946890(N)-PHV, effective date August 17, 2017 at 8:00 a.m.

ALTA/NSPS LAND TITLE SURVEY

for
Lonestar Steakhouse
 B&C NSN Project No. 201702428-15

1361 US-19E
 Elizabethton, TN 37643

BASED UPON TITLE COMMITMENT NO. NCS-846890(N)-PHX1
 OF FIRST AMERICAN TITLE INSURANCE COMPANY
 BEARING AN EFFECTIVE DATE OF AUGUST 17, 2017 AT 8:00 A.M.

Surveyor's Certification
 To: First American Title Insurance Company, TMCY/NAD83 Spirit Lone Star LP (a Texas Limited Partnership); Spirit Realty Capital, Inc.; Spirit Realty LP; Spirit Master Funding VI, LLC; and Book & Clark Corporation.

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), 7(c), 8, 9, 13, 14, 16, 17, 18, and 20 of Table A thereof. The fieldwork was completed on August 19, 2017.

Brian T. Bartlett
 B. T. Bartlett

Brian T. Bartlett, SLS
 Registration No. 1184
 in the State of Tennessee
 Date of Survey: September 8, 2017
 Date of Last Revision: September 11, 2017
 Network Project No. 201702428-15

Survey Performed By:
 Appalachian Surveying Consultants, P.A.
 160 Deerpark Lane
 Chuckey, TN 37621
 Phone: 615-213-7250
 Fax: 866-716-7047
 Email: bobartlett@apalachiansurveying.com



Book & Clark's National Surveyors Network
 National Coordinators of ALTA/NSPS Land Title Surveys
 3500 W. Walnut Street, Suite 200, Alton, Ohio 45810
 Phone: (609) 392-9337, Fax: (609) 392-9308, www.bookandclark.com

