

ALTA / ACSM LAND TITLE SURVEY

DESCRIPTION

A Tract of Land described and consolidated in Deed of Consolidation dated September 28, 2000, of record in Deed Book 7521, Page 863 in the Office of the Clerk of Jefferson County Kentucky.

Being "Tract 1" on the minor subdivision plat attached to the deed dated September 8, 2000, recorded in Deed Book 7520, Page 949, in the Office aforesaid with adjoining and contiguous parcels, more particularly described as follows: viz:

Tract No. 1
Being Lot No. 8 as shown on the plat and a part of the Deed to Marie Mauer and recorded in Deed Book 968, Page 67, in the Office of the Clerk of Jefferson County, Kentucky.

Tract No. 2
Being Lot No. 7 as shown on the plat appended to and made a part of the Deed to Marie Mauer, dated November 20, 1920, and recorded in Deed Book 968, Page 67, in the Office of the Clerk of Jefferson County, Kentucky.

Tract No. 3
Beginning at a stone in the Southeastery corner of Lot No. 8, in Eli Lambert's first subdivision, now U B Sellers, thence with the Northerly line of a 30' street North 65° 30' East to a pipe, thence North 24° 30' West, 207 feet to a point, thence South 65° 30' West, 30 feet to the East line of Eli Lambert's first subdivision; thence South 24° 30' East, 207 feet to the point of beginning.

Tract No. 1, 2 and 3 also described by metes and bounds as follows by ALTA/ACSM Survey performed by Michael D. Arena under supervision of The Matthews Company, Inc., J.N. 38105, dated May 1, 2012, last revised _____:


Beginning at the Northwest corner of Lot 8 as shown on the plat and a part of the deed to Marie Mauer and recorded in Deed Book 968, page 67, in the office of the Clerk of Jefferson County, Kentucky; thence North 65 degrees 30 minutes 00 seconds East along the Northwestery line of said Lot 8 a distance of 250.50 feet to the East line of Eli Lambert's First Subdivision; thence North 24 degrees 30 minutes 00 seconds West along said East line a distance of 126.50 feet; thence North 65 degrees 30 minutes 00 seconds East, 30.00 feet; thence South 24 degrees 30 minutes 00 seconds East, 207.00 feet to the North line of "Tract 1" on the minor subdivision plat attached to the deed dated September 8, 2000, recorded in Deed Book 7520, page 949 in the office aforesaid; thence North 65 degrees 30 minutes 00 seconds East along the Northwestery line of said "Tract 1" a distance of 178.00 feet to the Northern most corner of said "Tract 1"; thence South 24 degrees 30 minutes 00 seconds East along the Northeastery line of said "Tract 1" a distance of 137.50 feet to the Eastern most corner of said "Tract 1"; thence South 65 degrees 30 minutes 00 seconds West along the Southeastery line of said "Tract 1" and the Southeastery line of Lot No. 7 as shown in aforesaid Deed Book 968, page 67 a distance of 458.50 feet to the Northeastery Right-of-Way of a 20 foot road; thence North 24 degrees 30 minutes 00 seconds West along said Rightof-Way a distance of 218.00 feet to the Point of Beginning.

CERTIFICATION

To: Golden Corral Corporation, its successors and/or assigns , Series C, LLC, and its successors and assigns, Cole CCPT III Acquisitions, LLC, Cole GC Louisville KY, LLC and First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(a), 13, 14, 16, 17, 18 and 21 of Table A thereof. The field work was completed in April 19, 2012.

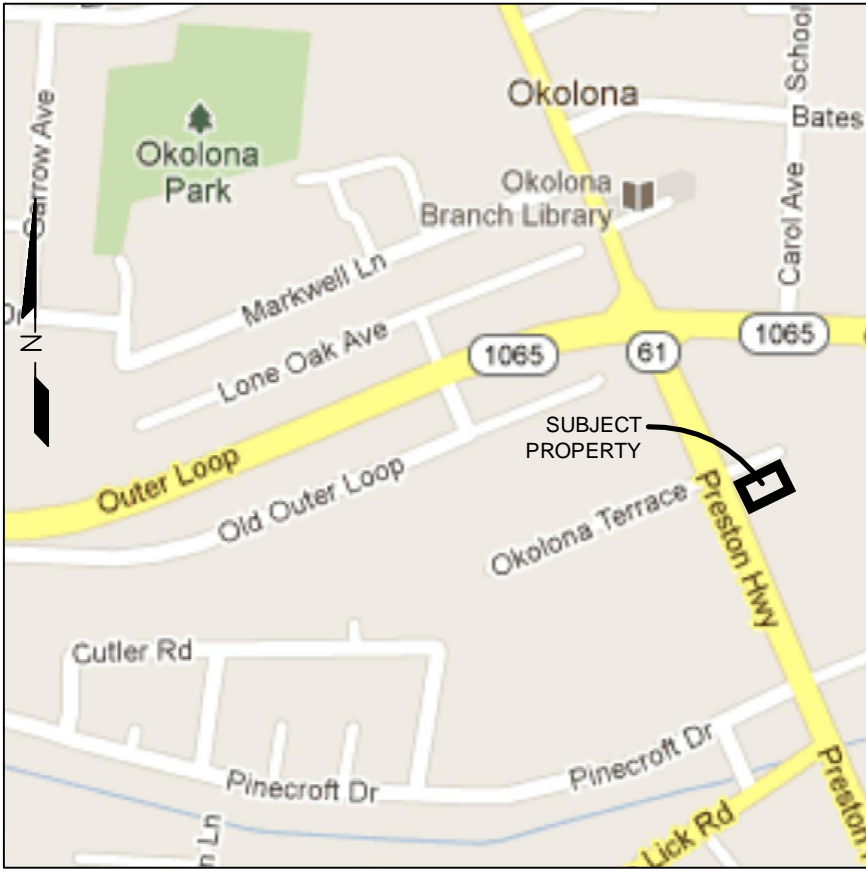
Date of Plat or Map: May 1, 2012

By: 
Name: Michael D. Arena
Registered Professional Land Surveyor No. 2610
Date: Dec. 31, 2013



The property described and shown hereon is the same property described in Title Commitment No. NCS-538480KY1-PHX1 AMENDMENT 2 dated April 19, 2012.

This professional service conforms to the current Kentucky standards for a boundary survey.



LEGEND:

- | | | | | | |
|---|--------------|---|---------------------|---|--------------------|
| A | YARD LIGHT | — | FENCE | ⊗ | FD AXLE |
| ⊗ | LIGHT POLE | — | GUARDRAIL | ⊙ | FD GRASS DISK |
| ⊗ | SIGNAL POLE | — | OHV | ⊗ | FD COT GIN SPDL |
| ⊗ | UTILITY POLE | — | USE | ⊗ | FD CHISELED X |
| ⊗ | GUY WIRE | — | UNDER ELEC. | ⊗ | SET CHISELED X |
| ⊗ | CATCH BASIN | — | GAS LINE | ⊗ | SET DRILL HOLE |
| ⊗ | CURB INLET | — | SAN | ⊗ | FD HARRISON MON. |
| ⊗ | ELECTRIC MH | — | ST | ⊗ | SET HARRISON MON. |
| ⊗ | MANHOLE | — | STORM SEWER LINE | ⊗ | SET HUB/TACK |
| ⊗ | PHONE MH | — | UT | ⊗ | FD REBAR |
| ⊗ | SANITARY MH | — | EXISTING WATER LINE | ⊗ | SET REBAR |
| ⊗ | SIGNAL MH | — | CHW | ⊗ | FD MAG NAIL |
| ⊗ | STEAM MH | — | CHILLED WATER LINE | ⊗ | FD NAIL |
| ⊗ | STORM MH | — | SIGN | ⊗ | SET NAIL |
| ⊗ | WATER MH | — | R.O.W. MON. | ⊗ | FD PIPE |
| ⊗ | ELEC. METER | — | MONITORING WELL | ⊗ | FD RR SPIKE |
| ⊗ | CLEANOUT | — | BOLLARD | ⊗ | RECORDED B&D |
| ⊗ | GAS METER | — | BORE HOLE | ⊗ | MEASURED B&D |
| ⊗ | GAS VALVE | — | DOWNSPOUT | ⊗ | PROPORTIONAL DIST. |
| ⊗ | WATER VALVE | — | GATE POST | ⊗ | A.G. ABOVE GROUND |
| ⊗ | FIRE HYDRANT | — | POLE | ⊗ | B.G. BELOW GROUND |
| ⊗ | SPR. HOOKUP | — | PARKING METER | ⊗ | CONF. TREE |
| ⊗ | SPRINKLER | — | SPIGOT | ⊗ | DECID. TREE |
| ⊗ | | — | T-POST | ⊗ | SHRUB |
| ⊗ | | — | WOOD POST | ⊗ | PHONE RISER-BOX |
| ⊗ | | — | PARKING SPACES | ⊗ | TV RISER-BOX |
| ⊗ | | — | ELEC. VAULT | ⊗ | ELEC. RISER-BOX |
| ⊗ | | — | PHONE VAULT | ⊗ | GAS RISER-BOX |
| ⊗ | | — | STEAM VAULT | | |
| ⊗ | | — | VALVE VAULT | | |
| ⊗ | | — | AC UNIT | | |
| ⊗ | | — | PHONE BOOTH | | |
| ⊗ | | — | BIRD FEEDER | | |
| ⊗ | | — | MAILBOX | | |
| ⊗ | | — | PROP. TANK | | |
| ⊗ | | — | PARKING BLOCK | | |
| ⊗ | | — | POST | | |

NOTES:

- PROPERTY IS LOCATED IN FLOOD ZONE "AE" AND "X" PER COMMUNITY NUMBER 210120-0004 E, DATED DECEMBER 5, 2006, APPROXIMATELY AS SHOWN HEREON.
- PROPERTY IS ZONED C-1, AND C-2 COMMERCIAL DISTRICTS/R-4 RESIDENTIAL SINGLE FAMILY DISTRICT/ N - NEIGHBORHOOD FORM DISTRICT (PARKING LOT ALONG EASTERN PORTION OF PROPERTY) INC. - SUBURBAN MARKETPLACE CORRIDOR FORM DISTRICT - NEIGHBORHOOD FORM DISTRICT; CURRENT USE AS A RESTAURANT IS ALLOWED (PARKING IMPROVEMENTS OVER FRONT SETBACK OF APPROX. 17.1' IS LEGALLY NON-CONFORMING).
- SETBACKS: PER CITY OF LOUISVILLE ZONING OFFICE 914-694-9600
FRONT = NO LESS THAN HALF THE DISTANCE OF ABUTTING ROAD RIGHT OF WAY.
SIDE = NONE FOR INTERIOR LINES EXCEPT 25' WHEN ABUTTING RESIDENTIAL.
REAR = NONE EXCEPT 25' ABUTTING RESIDENTIAL
MAX BUILDING HEIGHT = 60'
PARKING: 1 SPACE PER 125 SQUARE FEET OF FLOOR SPACE. 155 SPACES ON SITE, OF WHICH 6 ARE HANDICAP RESERVED AND 14 REGULAR SPACES ARE WITHIN STREET RIGHT OF WAY AS SHOWN.
- FIELD WORK PERFORMED APRIL 19, 2012.
- ALL 5/8" REBAR SET ARE MARKED WITH ORANGE CAP STAMPED "BRG-ARENA L2610" AND ARE 0.3' ABOVE 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, SLUMP OR SANITARY LANDFILL.
- ACCESS IS PROVIDED BY PRESTON HIGHWAY.
- 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 ± 0.1 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 GORES 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.

"ALTA/ACSM LAND TITLE SURVEY"

PREPARED FOR:

THE MATTHEWS COMPANY Inc.
National ALTA Survey Management

17220 Newhope Street, Suites 108-110, Fountain Valley, CA 92708
Tel: (714) 979-7181 Fax: (714) 641-2840
www.themathewscorporation.com

5-14-12	REVISED PER COMMENTS	GSK	BEB
5-9-12	REVISED PER COMMENTS	GSK	BEB
5-7-12	REVISED PER COMMENTS	GSK	BEB
MARK	DATE	REVISION	BY

COLE REAL ESTATE INVESTMENTS

8013 Preston Highway
Louisville, KY
(Golden Corral)

SCALE: 1"=20'	CHKD./AP'VD:
DATE: May 1, 2012	APPROVED:
DWN. BY: R.S.I.	
CHKD. BY: B.E.B.	Unit No.: 259

EASEMENT NOTES:

PER FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NCS-538480KY1-PHX1 AMENDMENT 2, DATED April 19, 2012.

9. Easement for construction and maintenance of drainage facilities together with controlled access stipulations in favor of the Commonwealth of Kentucky, for use and benefit of the Department of Transportation, as set forth in Deed Book 4888, Page 785, in the Office of the Clerk of Jefferson County, Kentucky. AFFECTS PARCEL "TRACT 1" AS SHOWN HEREON.

15. Easement for electric lines and facilities in favor of Louisville Gas and Electric Company, as set forth in Deed Book, 7622, Page 161, in the Office of the Clerk of Jefferson County, Kentucky. AS SHOWN HEREON.

Bledsoe Riggert Guerrettaz
LAND SURVEYING · CIVIL ENGINEERING
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Bloomington, Indiana 47403
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ben@brgcivil.com
BRG Project No. 7492 G

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

NOTE: This survey was made by the method of random traverse with an unadjusted linear closure that exceeds 1:10,000 and an angular closure of less than 15 seconds per angle. The bearings and distances shown hereon are unadjusted. This survey exceeds the minimum accuracy standards for a Class "A" survey as established by the Commonwealth of Kentucky, per 201 KAR 18:150.