

# ALTA / NSPS LAND TITLE SURVEY

## 283 LONDON SHOPPING CENTER, LONDON, KY

### LAUREL COUNTY

### DESCRIPTION

The Land referred to herein below is situated in the County of Laurel, State of Kentucky, and is described as follows:

BEGINNING AT AN IRON PIN CORNER TO THE LEDFORD LOT AND BEING IN THE LINE OF AN EASEMENT LEADING FROM STATE HIGHWAY NO. 192 TO THE LONDON DEVELOPMENT COMPANY; THIS SAID IRON PIN IS THE SOUTHEAST CORNER OF THE LEDFORD LOT; THENCE GOING WITH SAID EASEMENT LINE SOUTH 51° 31' 12" EAST 100.00 FEET; THENCE LEAVING SAID EASEMENT LINE AND GOING NORTH 38° 28' 48" EAST 240 FEET TO AN IRON PIN; THENCE NORTH 51° 31' 12" WEST 100 FEET TO AN IRON PIN AND BEING THE NORTHEAST CORNER OF THE LEDFORD LOT; THENCE WITH THE LEDFORD LOT SOUTH 38° 28' 46" WEST 240 FEET TO THE BEGINNING AND CONTAINING 0.551 ACRE, MORE OR LESS, AS SURVEYED BY C. DOUGLAS MULLINS, REGISTERED LAND SURVEYOR NO 2773.

THE FOLLOWING EASEMENT WAS RETAINED BY THE DEVELOPERS.

THE GRANTORS RESERVE EASEMENTS AS MAY BE NECESSARY WITH THE RIGHT TO MAINTAIN SAID EASEMENTS FOR THE DEVELOPMENT OF UTILITIES FOR THE PROPERTY OWNED BY THE GRANTORS ADJACENT TO THE PROPERTY BEING CONVEYED HEREBY WHICH MAY INCLUDE EASEMENTS FOR SEWAGE, WATER, GAS, AND ELECTRICITY WITH THE EASEMENTS TO BE AS PER THE REQUIREMENTS OF THE UTILITY COMPANY IN WHOSE FAVOR THEY MAY BE MADE. FURTHER, THE GRANTEE AGREES THAT ALL UTILITIES LOCATED UPON THE PREMISES HEREBY CONVEYED WILL BE PLACED UNDERGROUND. SPECIFICALLY, THE SEWER IS 15' SOUTH OF AND PARALLEL WITH THE LINE SHOWN AS NORTH BOUNDARY LINE 51° 31' 12" WEST 100 FEET TO AN IRON PIN AND BEING THE NORTHEAST CORNER OF THE LEDFORD LOT. IN ADDITION, THE WATER LINE IS LOCATED 5' SOUTH OF AND PARALLEL WITH THE LINE SHOWN AS NORTH BOUNDARY LINE 51° 31' 12" WEST 100 FEET TO AN IRON PIN AND BEING THE NORTHEAST CORNER OF THE LEDFORD LOT.

BEING THE SAME PROPERTY ACQUIRED BY SABATINI-HAZLETT LAND & CATTLE COMPANY #2, A KANSAS GENERAL PARTNERSHIP, BY THAT CERTAIN GENERAL WARRANTY DEED, DATED AUGUST 4, 1997, OF RECORD IN DEED BOOK 472, PAGE 583, AS CORRECTED BY THAT CERTAIN SPECIAL WARRANTY DEED, DATED JANUARY 21, 2013, OF RECORD IN DEED BOOK 687, PAGE 357, BOTH IN THE OFFICE OF THE CLERK OF LAUREL COUNTY, KENTUCKY.

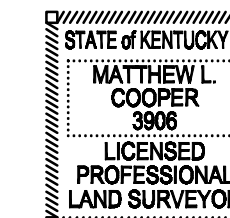
### CERTIFICATION

To: SCF RC Funding IV LLC, Essential Properties, L.P., Essential Properties OP G.P., LLC, and Citibank, N.A., as indenture trustee, and their respective 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 2021 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, 13, 14, 16, 17, 18 and 19 of Table A thereof. The fieldwork was completed on July 15, 2021.

Date of Plat or Map: July 23, 2021

By: *Matthew L. Cooper*  
 Name: Matthew L. Cooper  
 Professional Surveyor No. 3906  
 State of Kentucky



The property described and shown hereon is the same property described in First American Title Insurance Company Title Commitment No. NCS-1073968-6-PHX1 dated June 25, 2021.

### EASEMENT NOTES

- Per First American Title Insurance Company Title Commitment No. NCS-1073968-6-PHX1 dated June 25, 2021.
- Easement as set forth in that certain General Warranty Deed, dated August 4, 1997, of record in Deed Book 472, Page 583, as corrected by that certain Special Warranty Deed, dated January 21, 2013, of record in Deed Book 687, Page 357, both in the Office of the Clerk of Laurel County, Kentucky. THIS EASEMENT CROSSES THE SURVEYED PROPERTY AND AFFECTS AS SHOWN HEREON.
  - Easement as set forth in that certain Survivorship Deed, dated March 6, 1996, of record in Deed Book 454, Page 375, in the Office aforesaid. THIS EASEMENT CROSSES THE SURVEYED PROPERTY AND AFFECTS AS SHOWN HEREON.
  - Easement as set forth in that certain Deed, dated May 11, 1982, of record in Deed Book 304, Page 352, in the Office aforesaid. THE LOCATION OF THIS EASEMENT CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
  - Easements, terms and conditions as set forth in that certain Deed, dated January 13, 1984, of record in Deed Book 316, Page 173, in the Office aforesaid. THIS EASEMENT DOES NOT CROSS OR TOUCH THE SURVEYED PROPERTY, NOT SHOWN.
  - Easement as set forth in that certain Deed, dated October 5, 1987, of record in Deed Book 349, Page 556, in the Office aforesaid. THIS EASEMENT TOUCHES THE SURVEYED PROPERTY AND ACCESS POINT AFFECTS AS SHOWN HEREON.
  - Controlled access, terms, and conditions as set forth in that certain Deed to the Commonwealth of Kentucky for the use and benefit of the Department of Transportation, dated August 15, 1978, of record in Deed Book 277, Page 44, in the Office aforesaid. THIS EASEMENT DOES NOT CROSS OR TOUCH THE SURVEYED PROPERTY, NOT SHOWN.
  - Entrance and Drainage Easement granted in favor of London Development Company, dated June 8, 1987, of record in Deed Book 347, Page 95, in the Office aforesaid. THIS EASEMENT TOUCHES THE SURVEYED PROPERTY AND ACCESS POINT AFFECTS AS SHOWN HEREON. THIS ITEM WAS EVALUATED WITHOUT BENEFIT OF THE PLATS NOTED IN THE RECORD DOCUMENT (PLAT BOOK 1-S, PG 78 AND PLAT BOOK 1-A, PG 93), PLATS HAVE BEEN REQUESTED.
  - Water Line Easement granted in favor of the City of London, London, Kentucky, dated October 7, 1987, of record in Deed Book 350, Page 79, in the Office aforesaid. THIS EASEMENT CROSSES THE SURVEYED PROPERTY AND AFFECTS AS SHOWN HEREON.
  - Right of Way Easement granted in favor of Delta Natural Gas Company, Inc., dated July 8, 1987, of record in Deed Book 349, Page 183, in the Office aforesaid. THE EASEMENT DESCRIPTION IS VAGUE AND COULD NOT BE PLOTTED.
  - Sanitary Sewer Line Easement granted in favor of the City of London, London, Kentucky, dated October 15, 1987, of record in Deed Book 350, Page 108, in the Office aforesaid. THIS EASEMENT CROSSES THE SURVEYED PROPERTY AND AFFECTS AS SHOWN HEREON.
  - Water Line Easement granted in favor of the City of London, London, Kentucky, dated November 4, 1987, of record in Deed Book 351, Page 136, in the Office aforesaid. THIS EASEMENT CROSSES THE SURVEYED PROPERTY AND AFFECTS AS SHOWN HEREON.
  - Sanitary Sewer Line Easement granted in favor of the City of London, London, Kentucky, dated November 4, 1987, of record in Deed Book 351, Page 133, in the Office aforesaid. THIS EASEMENT CROSSES THE SURVEYED PROPERTY AND AFFECTS AS SHOWN HEREON.
  - Right of Way Easement granted in favor of Jackson County Rural Electric Cooperative Corporation, dated September 25, 1987, of record in Deed Book 349, Page 565, in the Office aforesaid. THE EASEMENT DESCRIPTION IS VAGUE AND COULD NOT BE PLOTTED.

### LEGEND:

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| ▲ YARD LIGHT    | — FENCE               | ○ FD AXLE           |
| ○ LIGHT POLE    | — GUARDRAIL           | ○ FD BRASS DISK     |
| ○ SIGNAL POLE   | — OVERHEAD WIRES      | ○ FD DOT GIN SPIDE  |
| ○ UTILITY POLE  | — GAS LINE            | ○ FD CHISELED X     |
| ○ GUY WIRE      | — SAN SEWER LINE      | ○ SET CHISELED X    |
| ○ CATCH BASIN   | — STORM SEWER LINE    | ○ SET DRILL HOLE    |
| ○ CURB INLET    | — EXISTING WATER LINE | ○ FD HARRISON MON.  |
| ○ ELECTRIC MH   | — CHILLED WATER LINE  | ○ SET HARRISON MON. |
| ○ MANHOLE       | ○ SIGN                | ○ FD REBAR          |
| ○ PHONE MH      | ○ R.O.W. MON.         | ○ SET REBAR         |
| ○ SANITARY MH   | ○ MONITORING WELL     | ○ FD MAG NAIL       |
| ○ SIGNAL MH     | ○ BORE HOLE           | ○ FD NAIL           |
| ○ GAS METER     | ○ DOWNPOUT            | ○ FD PIPE           |
| ○ WATER MH      | ○ GATE POST           | ○ FD RR SPIKE       |
| ○ STORM MH      | ○ PARKING METER       | ○ SET RR SPIKE      |
| ○ WATER VALVE   | ○ SPIGOT              | ○ FD MAG NAIL       |
| ○ ELEC. METER   | ○ PARKING SPACES      | ○ FD NAIL           |
| ○ CLEANOUT      | ○ WOOD POST           | ○ FD RR SPIKE       |
| ○ GAS METER     | ○ TRANSFORMER         | ○ SET RR SPIKE      |
| ○ GAS VALVE     | ○ ELEC. VALVT         | ○ FD MAG NAIL       |
| ○ WATER VALVE   | ○ GAS VALVT           | ○ FD NAIL           |
| ○ FIRE HYDRANT  | ○ AC UNIT             | ○ FD RR SPIKE       |
| ○ SPR. HOOKUP   | ○ PHONE BOOTH         | ○ FD PIPE           |
| ○ GAS RISER-BOX | ○ FIRE MAIN POST      | ○ FD RR SPIKE       |
|                 | ○ MAILBOX             | ○ SET RR SPIKE      |
|                 | ○ SPRINKLER           | ○ FD MAG NAIL       |
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