

MISCELLANEOUS NOTES AND SURVEYOR'S REPORT:

1. BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY RIGHT OF WAY LINE OF SOUTH CLEVELAND AVENUE BEING IN 01°10'00" W, AS PER THE LEGAL DESCRIPTION.
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. ALL UTILITIES SHOWN HEREON ARE BASED ON SURFACE EVIDENCE. ANY UTILITIES NOT SHOWN ARE LACKING SURFACE EVIDENCE TO MAKE A DETERMINATION OF LOCATION IN THE FIELD.
4. THE SOUTHERLY BOUNDARY LINE OF THE SUBJECT PROPERTY IS THE SAME AS THE NORTHERLY RIGHT OF WAY LINE OF CRYSTAL DRIVE AND THE EASTERLY BOUNDARY LINE OF THE SUBJECT PROPERTY IS THE SAME AS THE WESTERLY RIGHT OF WAY LINE OF SOUTH CLEVELAND AVENUE.
5. THE ORIGINAL DRAWING FROM WHICH THIS COPY WAS MADE IS AT THE SCALE SHOWN HEREON, HOWEVER IN THE PROCESS OF REPRODUCTION, THIS SCALE MAY BE SLIGHTLY REDUCED, ENLARGED, OR OTHERWISE DISTORTED FROM ITS ORIGINAL SCALE.
6. THIS SURVEY WAS PREPARED USING CONVENTIONAL SURVEYING METHODS AND NONE OF THE METHODOLOGY ALLOWED UNDER NO. 15 OF TABLE A OF THE 2011 ALTA/LCSM SURVEYING REQUIREMENTS WAS VIOLATED IN THE PREPARATION OF THIS SURVEY.
7. UNLESS OTHERWISE SHOWN ON SURVEY:
 - (A) THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
 - (B) THERE IS NO OBSERVABLE EVIDENCE NOR INFORMATION PROVIDED INDICATING CHANGES IN STREET RIGHT OF WAY LINES.
 - (C) THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
 - (D) THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SWAMP, SANITARY LANDFILL OR CEMETERY.
 - (E) 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.

FLOOD ZONE:

AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PROPERTY LIES IN ZONE "X", BY SCALE LOCATION ONLY.

LAND AREA:

THE LAND AREA IS 69,000 SQUARE FEET OR 1.584 ACRES.

SOURCE OF ZONING DATA:

THE LEE COUNTY, FLORIDA ZONING DEPARTMENT
PHONE: 239-533-8229

ZONING:

THE CURRENT ZONING IS C-1.
THE CURRENT ZONING ALLOWS FOR THE CURRENT USE.

BUILDING SETBACK REQUIREMENTS:

FRONT 25 FEET
SIDE 15 FEET
REAR 25 FEET

BUILDING HEIGHT RESTRICTION:

35 FEET

PARKING SPACE TABLE:

REGULAR PARKING SPACES: 117
HANDICAP PARKING SPACES: 5
TOTAL: 122

PARKING SPACE REQUIREMENTS:

14 PARKING SPACES FOR EACH 1,000 SQ. FT. OF TOTAL FLOOR AREA; OUTDOOR SEATING AREA CALCULATED AT SAME RATE.

Because there may be a need for interpretation of the applicable zoning codes, we refer you to Lee County, Florida and the applicable zoning codes.

BUILDING AREA:

EXTERIOR FOOT PRINT AT GROUND FLOOR IS 9,039 SQUARE FEET.

ACCESS NOTE:

ACCESS TO THE SUBJECT PROPERTY IS BY PUBLIC RIGHTS OF WAY OF CRYSTAL DRIVE AND SOUTH CLEVELAND AVENUE.

ENCROACHMENTS:

- ⓐ ASPHALT PAVEMENT ENCROACHES 1.3 FEET ONTO ADJACENT PROPERTY.
- ⓑ BUILDING ENCROACHES INTO PAVEMENT.

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-687334-PHX1, DATED JULY 31, 2014, SCHEDULE B - SECTION 2, EXCEPTIONS PERTAINING TO THIS SURVEY

9. Easement granted to Florida Power & Light Company recorded in Official Records Book 1215, Page 695 - PLOTTED HEREON.

10. Terms, conditions and other provisions contained in Department Order No. 3-28-83 as amended, recorded in Official Records Book 1549, Page 4378 - BLANKET IN NATURE AFFECTING ENTIRE SUBJECT PROPERTY AND CANNOT BE PLOTTED.

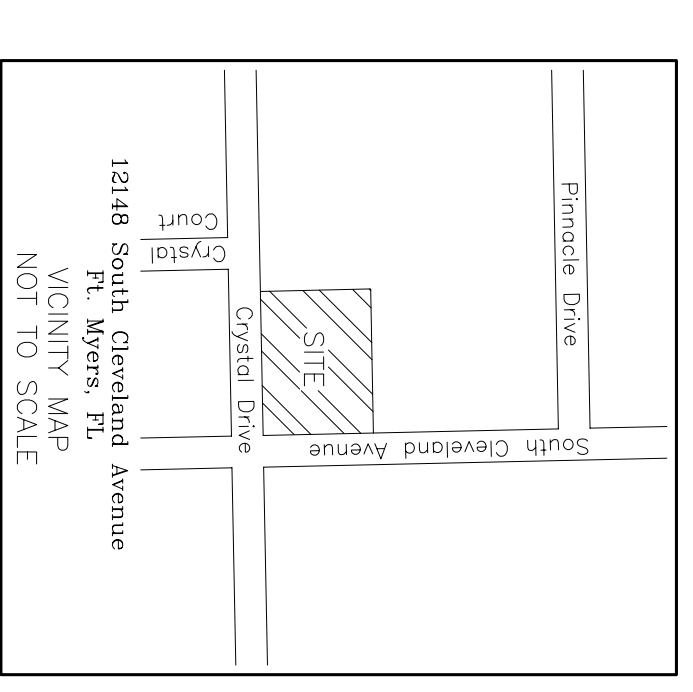
11. Terms, conditions and other provisions of the Lee County Garbage and Solid Waste Collection Municipal Service Benefit Unit as described in Lee County Ordinance No. 86-14 recorded in Official Records Book 2189, Page 3281 and as affected by amendment thereto recorded in Official Records Book 259, Page 3334. BLANKET IN NATURE AFFECTING ENTIRE SUBJECT PROPERTY AND CANNOT BE PLOTTED.

DESCRIPTION:

The land referred to herein below is situated in the County of Lee, State of Florida, and is described as follows:

ALL OF THAT TRACT OR PARCEL OF LAND LYING AND BEING IN SECTION 14, TOWNSHIP 45 NORTH, RANGE 24 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SECTION 14, TOWNSHIP 45 NORTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, AND EXTENDING SOUTH ALONG THE WESTERLY RIGHT-OF-WAY LINE OF U.S. 41 (STATE ROAD NO. 45) THENCE RUN N 01°16'00" W ALONG RIGHT-OF-WAY LINE OF U.S. 41 (STATE ROAD NO. 45) THENCE RUN N 01°16'00" W ALONG SOUTH AND WESTERLY RIGHT-OF-WAY LINE 200.25 FEET TO THE POINT OF BEGINNING; THENCE S 01°16'00" E 230.00 FEET TO THE POINT OF BEGINNING; THENCE S 01°16'00" E 230.00 FEET; THENCE N 88°54'58" E 3000.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. ROUTE 41 (STATE ROAD 45) AND THE POINT OF BEGINNING. Property surveyed and shown hereon is the same property as described in the commitment number NCS-687334-PHX1, dated July 31, 2014, prepared by First American Title Insurance Company.



CERTIFICATION

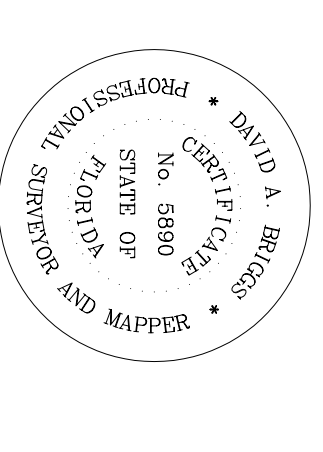
TO: STORE MASTER FUNDING, INC., a Delaware limited liability company, and its respective successors and assigns, First American Title Insurance Company and The Matthews Company, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 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, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 21 of Table A thereof. The field work was completed on September 5, 2014.

Date of Plat or Map: September 5, 2014

DAVID A. MATTHEWS
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA

The property described and shown hereon is the same property described in First American Title Insurance Company Title Commitment No. NCS-687334-PHX1, dated July 31, 2014.



"ALTA/ACSM LAND TITLE SURVEY"

PREPARED FOR:



17220 Newhope Street, Sullies 106-110, Fountain Valley, CA 92708
Tel: (714) 979-7181 Fax: (714) 641-2840
www.themathewssurveying.com

MARK	DATE	REVISION	BY	APP'D
Δ	9/15/14	Revised per Comments	WJW	DAB

STORE CAPITAL
7210/02-216.1

12148 South Cleveland Avenue
Fl. Myers, FL
(Famous Dave's)

SCALE: 1" = 20'	CHKD: JAP/V'D: DAB
DATE: September 5, 2014	APPROVED: DAB
DWN. BY: WJW	
CHKD BY: WJW	

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 any other party for any other purpose including, without limitation, the preparation of zoning reports or other third party reports, without the Matthews Company, Inc. and Briggs, Washington & Thompson Land Surveying, 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 Briggs, Washington & Thompson Land Surveying, Inc. will not include the providers of any third party reports in the Surveyor's Certification.

BRIGGS, WASHINGTON & THOMPSON
LAND SURVEYING, INC.

406 SW Raliedge Street
P.O. Box 263
Madison, FL 32340

850-973-6188
850-973-5850

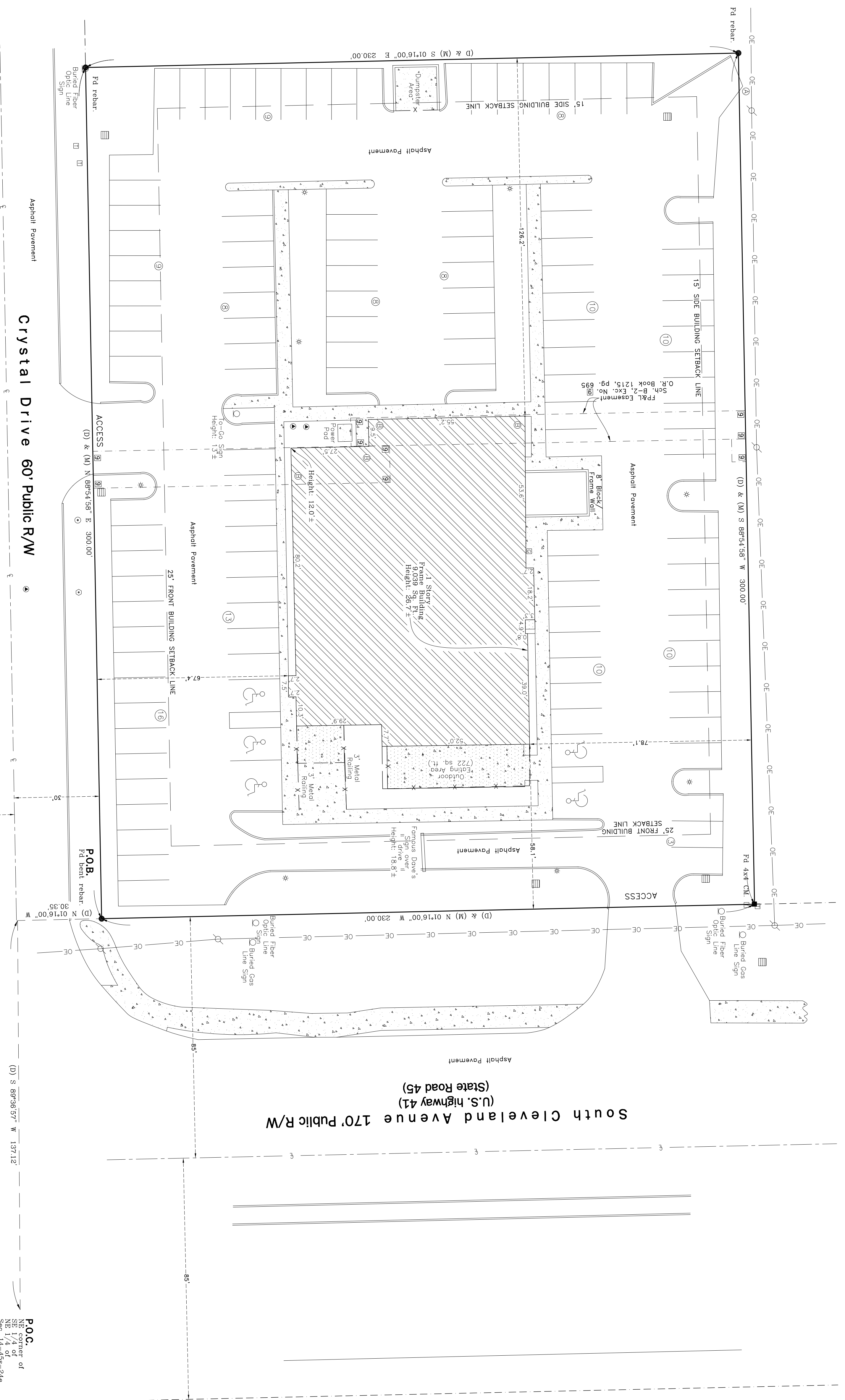
Mon-Fri: 8:00am-5:00pm
Sat: 8:00am-12:00pm
Sun: 9:00am-12:00pm

DL No. 7820
EJL - State Lister
Sec 14-48s-22e Let. Co. FL

DWG. File: 14-231.dwg
CADC File: 14-231.cad

Drawn By: WJW
B-2 By: WJW
Job Order No: 14-231

Field work completed: September 5, 2014



South Cleveland Avenue 170' Public R/W
(U.S. Highway 41)
(State Road 45)

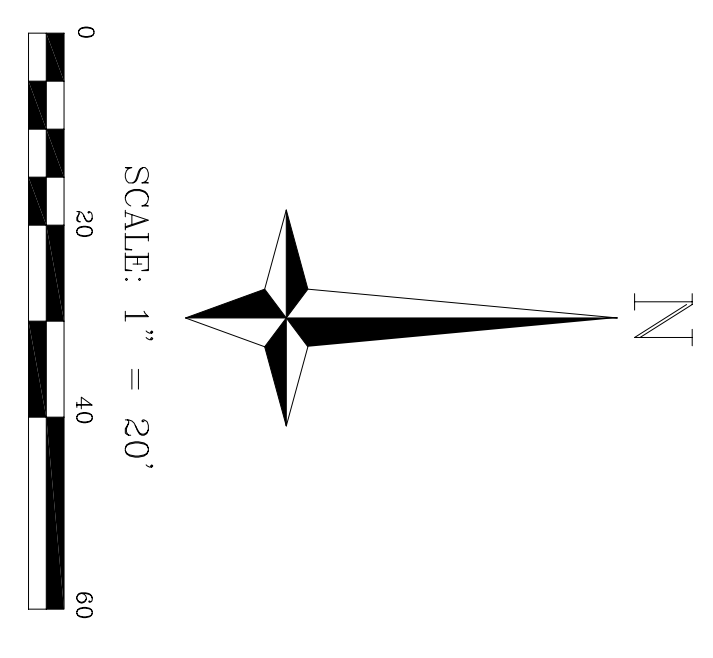
Crystal Drive 60' Public R/W

BRIGGS, WASHINGTON & THOMPSON
LAND SURVEYING, INC.
406 SW Rutledge Street
P.O. Box 263
Madison, FL 32340
850-973-6180
www.thomassurveying.com

Job Order No: 14-231

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- LEGEND:**
- Point of Commencement
 - P.O.B. Point of Beginning
 - Found monument
 - Found rebar or iron pipe as indicated
 - Found concrete monument as indicated
 - Right-of-way
 - Right-of-way and/or distance
 - Measured bearing and/or distance
 - concrete sidewalk
 - canopy or covered area
 - power pole
 - light pole
 - water valve
 - telephone pedestal
 - any sewer manhole
 - sign
 - gas meter
 - man in or curb inlet
 - overhead powerline
 - centerline



THE MATTHEWS COMPANY
17220 Newhope Street, Jiles 106-110 Fountain Valley, CA 92708
Tel: (714) 979-7181 Fax: (714) 641-2840
www.thomassurveying.com

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