

DATA
 ZONED: B-2 GENERAL BUSINESS DISTRICT
 SETBACK REQUIREMENTS:
 FRONT: 75' FROM CENTERLINE OR 40'
 SIDE: NONE
 REAR: 20'
 MAX. BLDG. HEIGHT: 65'
 MIN. LOT AREA: NONE STATED
 MIN. LOT WIDTH: NONE STATED

SITE AREA
 100,683 SQ.FT.
 2.311 ACRES

PARKING TABLE

TYPE OF SPACES	NO. OF SPACES
REGULAR	142
COMPACT	0
HANDICAP	6
TOTAL	148

A RESTAURANT IS A PERMITTED USE IN DESIGNATED ZONING DISTRICT

SOURCE OF DATA
 CITY OF LENOIR
 PLANNING DEPARTMENT
 P.O. BOX 956
 LENOIR, NC 28645
 (828) 757-2200

PARKING REQUIREMENTS
 1 SPACE FOR EVERY 250 SQ.FT. OF GROSS FLOOR AREA

ACCESS NOTE

DIRECT ACCESS TO SUBJECT PROPERTY VIA PUBLIC RIGHT OF WAY OF BLOWING ROCK BOULEVARD NE (US HIGHWAY 321)

ENCROACHMENTS/PROJECTIONS

- (A) SUBJECT PROPERTY'S SIGN PROJECTS 0.6' INTO THE RIGHT OF WAY OF BLOWING ROCK BOULEVARD NE (US HWY 321)
- (B) ADJ.'S STORMWATER DRAINS ONTO SUBJECT PROPERTY WITHOUT THE BENEFIT OF A KNOWN EASEMENT
- (C) SUBJECT PROPERTY'S RIP RAP PROJECTS ONTO ADJOINER 2.4' AT THE GREATEST POINT

REFERENCE PLAT

- 1. PLAT ENTITLED "ALTA/ACSM LAND TITLE SURVEY SAGEBRUSH OF NORTH CAROLINA, LLC", LAST REVISED 10-01-2002 AND PREPARED BY JOHNNY W. NOBLES & ASSOCIATES
- 2. PLAT ENTITLED "LENOIR LAND COMPANY SUBDIVISION", DATED 8-13-97, PREPARED BY CATAWBA VALLEY SURVEYING AND RECORDED IN THE OFFICE OF THE ROD FOR IDELL COUNTY IN PLAT BOOK 17 AT PAGE 77.

REFERENCE DEED

DEED BOOK 1838 PAGE 1903

TAX ASSESSOR PARCEL NO.

PID: 2850.17 22 1269

BASIS OF BEARINGS

THE BEARING NORTH 10°06'11" WEST LOCATED ALONG THE EASTERN RIGHT OF WAY OF US HWY 321-BLOWING ROCK BLVD NE, PER REF. PLAT NOTED HEREON, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY

FLOOD ZONE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS, STATE OF NORTH CAROLINA WITH AN EFFECTIVE DATE OF JULY 7, 2009, THE PROPERTY SURVEYED AND SHOWN HEREON LIES WITHIN ZONE "X" PER COMMUNITY MAP NO. 3710285000J. (CITY OF LENOIR COMMUNITY NUMBER 370040)

ZONE "X" DEFINED AS AREAS OUTSIDE OF 500 YEAR FLOOD PLAIN

SURVEYOR'S NOTES

1. THERE IS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
2. THERE ARE NO KNOWN CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND REFERENCE PLAT INFORMATION
3. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
4. THERE IS NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
5. THE SUBJECT PROPERTY IS CONTIGUOUS TO THE EASTERN RIGHT OF WAY OF BLOWING ROCK BOULEVARD NE (US HIGHWAY 321) AND THE EASTERN PROPERTY LINE LIES WITHIN THE PUBLIC RIGHT OF WAY OF SEEHORN STREET
6. SUBJECT PROPERTY FIELD SURVEYED 11/14/2014.
7. OBSERVED POSTED ADDRESS: 954 BLOWING ROCK BOULEVARD NE
8. 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.
9. (A) THIS SURVEY MAP CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.
 (B) 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.
 (C) THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE WITHIN +/-0.1 FOOT.
 (D) 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 THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.
 (E) THE PROPERTY CONSISTS OF ONLY ONE PARCEL
10. ALL VISIBLE ABOVE GROUND UTILITIES APPEAR TO ENTER THE SUBJECT PROPERTY FROM THE PUBLIC RIGHT-OF-WAY OR THROUGH DEDICATED EASEMENTS
11. SUBJECT PROPERTY APPEARS TO DRAIN INTO PUBLIC RIGHT OF WAY AND INTO CANAL ALONG THE SOUTHERN PROPERTY LINE.
12. NO CREEKS OR STREAMS OBSERVED AT TIME OF FIELD SURVEY.

EASEMENTS
 NUMBERS CORRESPOND TO SCHEDULE B EXCEPTION ITEMS
 FIRST AMERICAN TITLE INSURANCE COMPANY
 COMMITMENT NO.: NCS-699143NC3-PHX1
 DATED: NOVEMBER 04, 2014

- (3) RIGHT OF WAY OF SEEHORN PLACE TO ITS FULL LEGAL WIDTH. AFFECTS - CURRENT KNOWN R/W PLOTTED AND NOTED HEREON
- (4) TITLE TO THAT PORTION OF INSURED PREMISES LYING BELOW THE MEAN HIGH WATER MARK OF CANAL. AFFECTS - OBSERVED CANAL PLOTTED HEREON
- (5) CLAIMS TO LAND CREATED OR LOST BY ACCRETION, RELICTION OR AVULSION RESULTING FROM MOVEMENT OF THE CANAL FORMING PART OF THE BOUNDARY OF THE INSURED LAND. AFFECTS - BLANKET IN NATURE
- (6) EASEMENT TO THE DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 685, PAGE 471 AND BOOK 685, PAGE 474, CALDWELL COUNTY REGISTRY. UNABLE TO DETERMINE AFFECT WITHOUT THE BENEFIT OF THE REFERENCED HIGHWAY PLANS - NOTHING PLOTTED OR NOTED HEREON
- (8) TITLE TO THAT PORTION OF INSURED PREMISES LYING WITHIN THE BOUNDS OF SEEHORN PLACE. AFFECTS - CURRENT KNOWN R/W PLOTTED AND NOTED HEREON

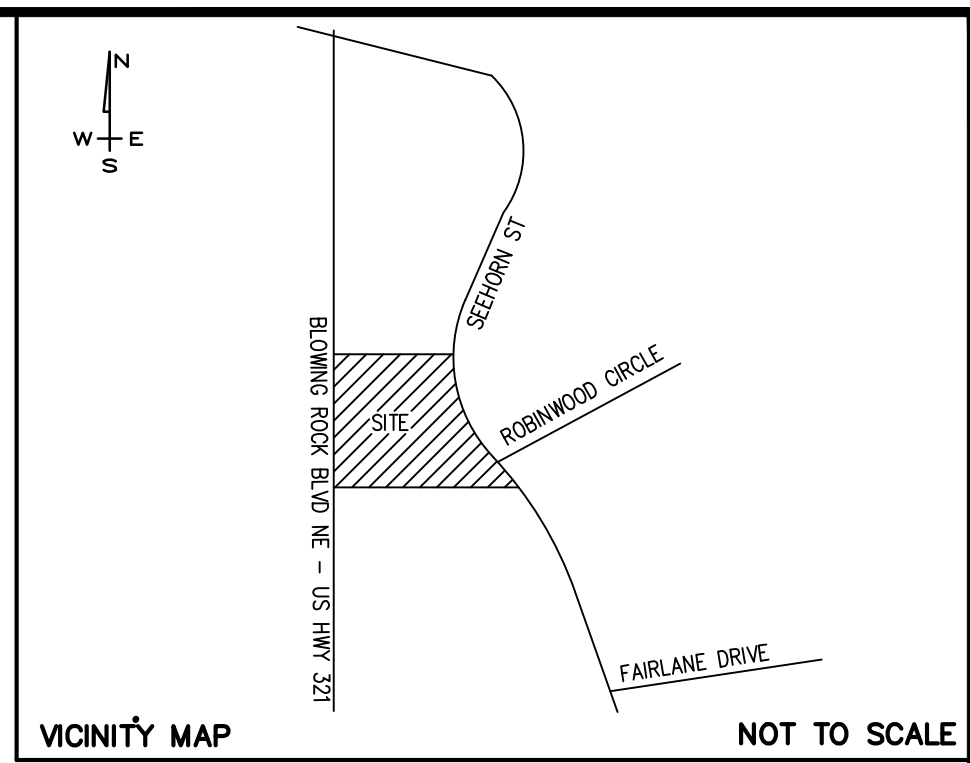
TITLE COMMITMENT LEGAL DESCRIPTION

954 BLOWING ROCK BOULEVARD, LENOIR, NC 28645 - CALDWELL COUNTY
 ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATED, LYING AND BEING IN CALDWELL COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT N.C.G.S. MONUMENT "LOWE", HAVING COORDINATES N=802,438.021 E=1,251,876.446, THE POINT OF COMMENCEMENT AND RUNS THENCE SOUTH 23° 32' 17" EAST 434.26 FEET TO AN IRON PIPE FOUND IN THE INTERSECTION OF A CANAL AND EASTERN RIGHT OF WAY (100 FT. RIGHT OF WAY) OF U.S. HIGHWAY 321 THE POINT OF BEGINNING; THENCE WITH SAID EASTERN RIGHT OF WAY OF U.S. HIGHWAY 321 NORTH 10° 06' 11" WEST 361.85 FEET TO AN IRON ROD FOUND; THENCE NORTH 79° 57' 02" EAST 317.33 TO AN IRON ROD FOUND IN THE WESTERN RIGHT OF WAY SEEHORN PLACE; THENCE NORTH 79° 56' 45" EAST 19.95 FEET TO A NAIL FOUND IN THE CENTERLINE OF SEEHORN PLACE; THENCE WITH THE CURVED CENTERLINE OF SEEHORN PLACE THE FOLLOWING SIX COURSES: SOUTH 20° 57' 26" WEST 7.15 FEET TO A NAIL SET; SOUTH 12° 54' 07" WEST 66.82 FEET TO A NAIL SET; SOUTH 01° 44' 20" WEST 40.38 FEET TO A NAIL SET; SOUTH 12° 49' 54" EAST 36.17 FEET TO A NAIL SET; SOUTH 27° 37' 34" EAST 64.03 FEET TO A NAIL SET; SOUTH 33° 29' 24" EAST 64.43 FEET TO A P.K. FOUND IN THE CENTER OF SEEHORN PLACE; THENCE SOUTH 64° 40' 30" WEST 15.06 FEET TO AN IRON ROD FOUND IN THE WESTERN RIGHT OF WAY OF SEEHORN PLACE OF IT'S INTERSECTION WITH A CANAL; THENCE WITH SAID CANAL SOUTH 64° 32' 10" WEST 344.45 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S WRITTEN LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND SITUATE, LYING AND BEING IN CALDWELL COUNTY, STATE OF NORTH CAROLINA, CONTAINING 2.311 ACRES AS SHOWN ON A PLAT ENTITLED, "ALTA/ACSM LAND TITLE SURVEY PREPARED FOR: STORE CAPITAL", PREPARED BY SITE DESIGN, INC., DATED MARCH 14, 2014, AND HAVING ACCORDING TO SAID PLAT THE FOLLOWING METES AND BOUNDS TO WIT:
 BEGINNING AT AN IRON PIN OLD 1/2" REBAR LOCATED ON THE EASTERN RIGHT OF WAY OF BLOWING ROCK BOULEVARD NE (US HWY 321) AND AT THE COMMON CORNER WITH GOODWILL INDUSTRIES OF NORTHWEST NORTH CAROLINA, INC. PROPERTY, NOW OR FORMERLY; SAID IRON PIN ALSO BEING LOCATED 560.9'± SOUTH OF SEEHORN STREET; THENCE LEAVING SAID RIGHT OF WAY AND RUNNING ALONG THE COMMON LINE WITH SAID GOODWILL INDUSTRIES OF NORTHWEST NORTH CAROLINA, INC. PROPERTY N 79-57-28 E 337.20 FEET TO AN OLD MAG NAIL LOCATED IN THE CENTERLINE OF SEEHORN STREET AND CROSSING AN IRON PIN OLD 1/2" REBAR AT 317.25 FEET; THENCE RUNNING ALONG THE CENTERLINE OF SEEHORN STREET S 20-55-09 W 7.15 FEET TO A POINT; THENCE S 12-51-50 W 66.82 FEET TO A POINT; THENCE S 01-44-55 W 40.36 FEET TO AN OLD MAG NAIL; THENCE S 12-47-22 E 36.21 FEET TO AN OLD MAG NAIL; THENCE S 26-42-08 E 67.29 FEET TO AN OLD MAG NAIL THENCE S 34-24-19 E 64.24 FEET TO AN OLD PK NAIL LOCATED AT THE COMMON CORNER WITH SOUTH LENOIR METHODIST CHURCH PROPERTY, NOW OR FORMERLY; THENCE LEAVING SAID CENTERLINE AND RUNNING ALONG THE COMMON LINE WITH SAID SOUTH LENOIR METHODIST CHURCH PROPERTY S 64-32-43 W 359.34 FEET TO AN IRON PIN OLD 1" OPEN TOP LOCATED ON THE EASTERN RIGHT OF WAY OF BLOWING ROCK BOULEVARD NE (US HWY 321); THENCE RUNNING ALONG SAID RIGHT OF WAY N 10-06-11 W 361.85 FEET TO THE POINT OF BEGINNING.

THIS BEING THE SAME PROPERTY REFERRED TO IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-699143NC3-PHX1, BEARING AN EFFECTIVE DATE OF NOVEMBER 04, 2014.



SURVEYOR'S CERTIFICATE

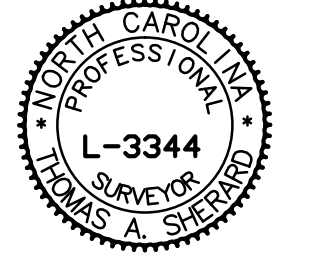
TO: STORE MASTER FUNDING VII, LLC, A DELAWARE LIMITED LIABILITY COMPANY, STORE CAPITAL CORPORATION, A MARYLAND CORPORATION, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, FIRST AMERICAN TITLE INSURANCE COMPANY AND THE MATTHEWS COMPANY, INC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 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 ON 11-14-14.

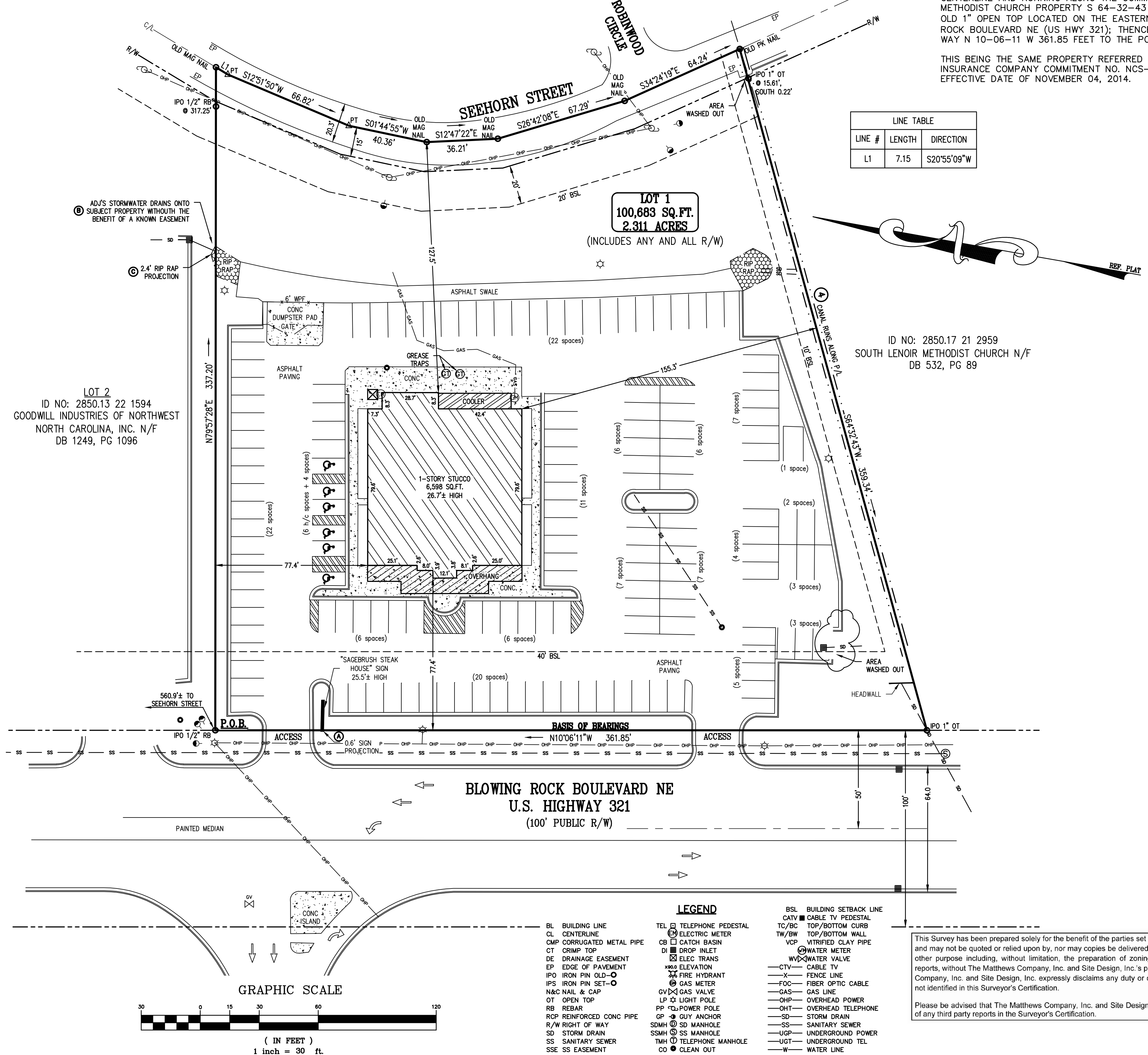
DATE OF PLAT OR MAP: 11-14-14

BY: T. ANDREW SHERARD, P.E.

T.A. Sherard
 NC REG. NO. L-3344
 NC FIRM LICENSE NO. C-1317
 STATE OF NORTH CAROLINA



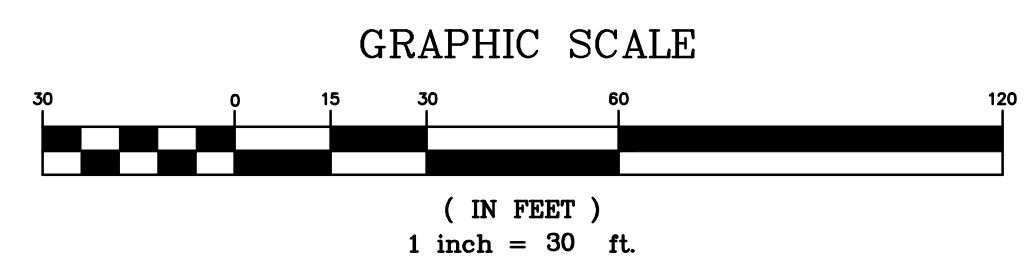
THIS BEING THE SAME PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. NCS-699143NC3-PHX1, BEARING AN EFFECTIVE DATE OF NOVEMBER 04, 2014



LINE TABLE

LINE #	LENGTH	DIRECTION
L1	7.15	S20°55'09"W

ID NO: 2850.17 21 2959
 SOUTH LENOIR METHODIST CHURCH N/F
 DB 532, PG 89



LEGEND

- BL BUILDING LINE
- CL CENTERLINE
- CMP CORRUGATED METAL PIPE
- CT CRIMP TOP
- DE DRAINAGE EASEMENT
- EP EDGE OF PAVEMENT
- IPO IRON PIN OLD
- IS IRON PIN SET
- N&C NAIL & CAP
- OT OPEN TOP
- RB REBAR
- ROP REINFORCED CONC PIPE
- R/W RIGHT OF WAY
- SD STORM DRAIN
- SS SANITARY SEWER
- SSE ASSE EASEMENT
- TEL TELEPHONE PEDESTAL
- EM ELECTRIC METER
- CB CATCH BASIN
- DI DROP INLET
- ET ELEC TRANS
- EL ELEVATION
- FH FIRE HYDRANT
- GM GAS METER
- GV GAS VALVE
- LP LIGHT POLE
- PP POWER POLE
- GA GUY ANCHOR
- SDM SD MANHOLE
- SSM SS MANHOLE
- TMH TELEPHONE MANHOLE
- CO CLEAN OUT
- BSL BUILDING SETBACK LINE
- CAV CABLE TV PEDESTAL
- TC/BC TOP/BOTTOM CURB
- TW/BW TOP/BOTTOM WALL
- VCP VITRIFIED CLAY PIPE
- WV WATER VALVE
- CTV CABLE TV
- FENCE FENCE LINE
- FOC FIBER OPTIC CABLE
- GAS GAS LINE
- OHP OVERHEAD POWER
- OHIT OVERHEAD TELEPHONE
- SD STORM DRAIN
- SS SANITARY SEWER
- UGP UNDERGROUND POWER
- UT UNDERGROUND TEL
- WL WATER LINE

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PREPARED BY:

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 800 E. WASHINGTON ST. STE. B GREENVILLE, SC 29601
 PH: (864)271-0496 FAX: (864)271-0402
 www.sitedesign-inc.com

"ALTA/ACSM LAND TITLE SURVEY"
 PREPARED FOR:

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DATE	REVISION	DRA BY
12-03-14	REVISE PER CLIENT COMMENTS	DRA

STORE CAPITAL
 7210/02-67.14

954 Blowing Rock Boulevard NE
 Caldwell County
 Lenoir, North Carolina
 (Sagebrush Steakhouse)

SCALE: 1" = 30'	CHKD. / AP'VD: JFG/ACJ
DATE: 11/14/2014	APPROVED: TAS
DRAWN BY: JAM/DRA	
FLD. BY: RS-HS	SDI DWG. NO.: S140468