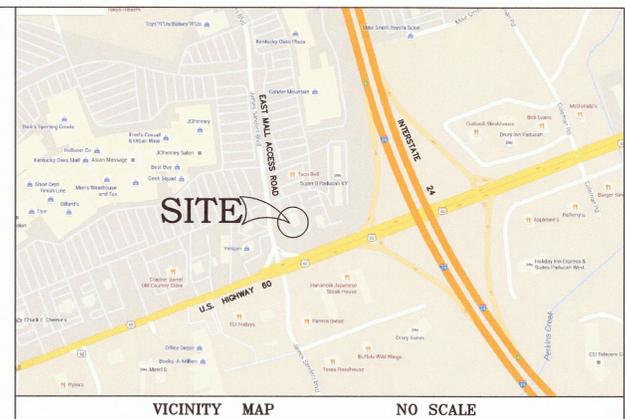
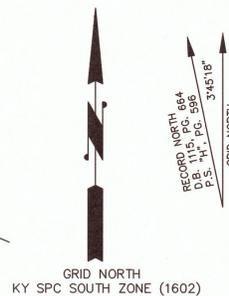


**ELEVATION NOTES:**  
 TYPICAL SPOT ELEVATION:  
 TOP OF CURB OR SIDEWALK ELEVATION PHYSICALLY MEASURED IN FIELD  
 BOTTOM OF CURB OR SIDEWALK ELEVATION CALCULATED BASED UPON 6" HIGH CURB

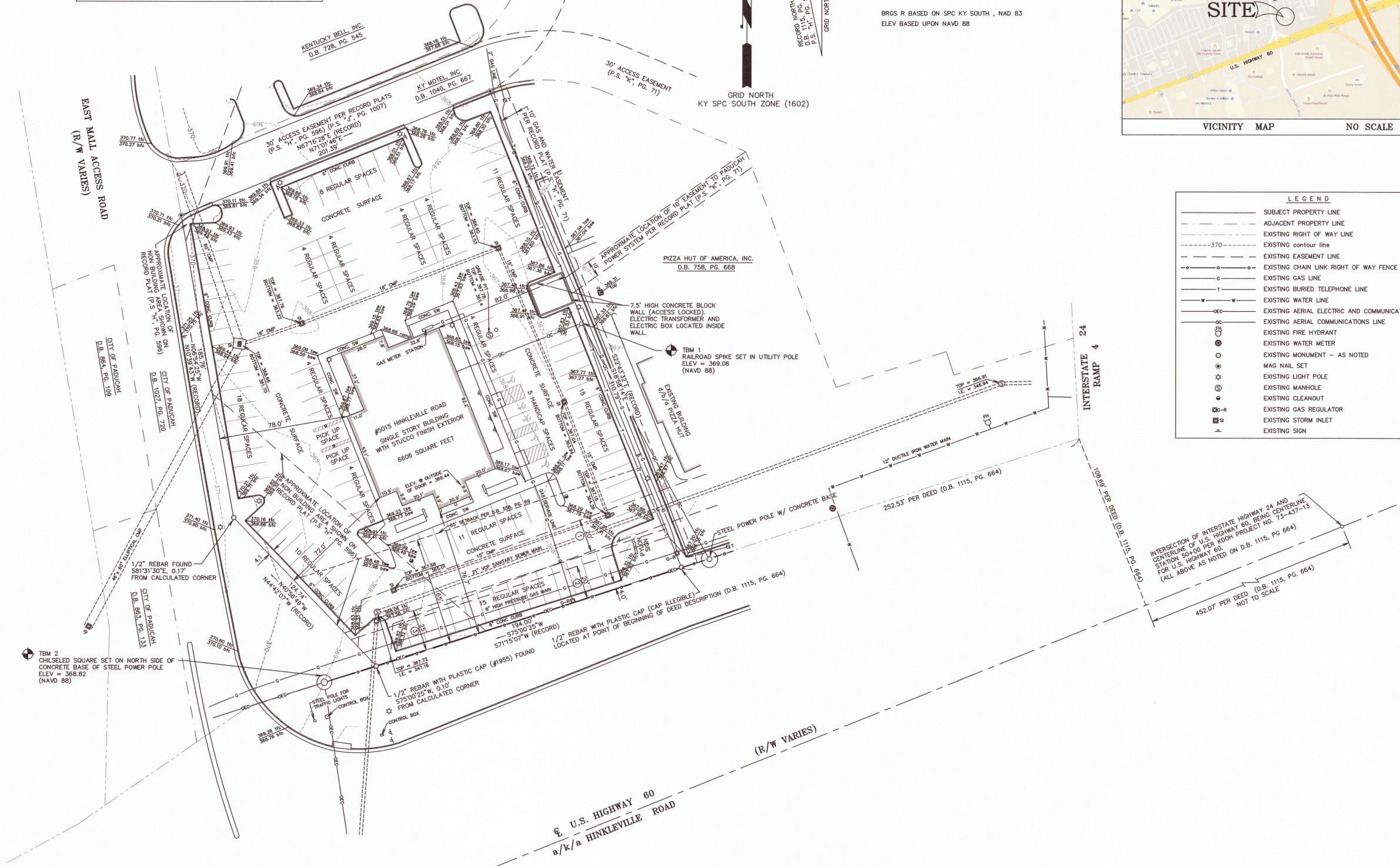
tc = TOP FACE OF CURB  
 bfc = BOTTOM FACE OF CURB  
 tw = TOP OF SIDEWALK  
 law = EDGE OF PAVEMENT AT BOTTOM OF SIDEWALK

BRGS R BASED ON SPC KY SOUTH , NAD 83  
 ELEV BASED UPON NAVD 88



**LEGEND**

---	SUBJECT PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	EXISTING RIGHT OF WAY LINE
---	EXISTING contour line
---	EXISTING EASEMENT LINE
---	EXISTING CHAIN LINK RIGHT OF WAY FENCE
---	EXISTING GAS LINE
---	EXISTING BURIED TELEPHONE LINE
---	EXISTING WATER LINE
---	EXISTING AERIAL ELECTRIC AND COMMUNICATIONS LINES
---	EXISTING AERIAL COMMUNICATIONS LINE
---	EXISTING FIRE HYDRANT
---	EXISTING WATER METER
---	EXISTING MONUMENT - AS NOTED
---	MAG NAIL SET
---	EXISTING LIGHT POLE
---	EXISTING MANHOLE
---	EXISTING CLEANOUT
---	EXISTING GAS REGULATOR
---	EXISTING STORM INLET
---	EXISTING SIGN

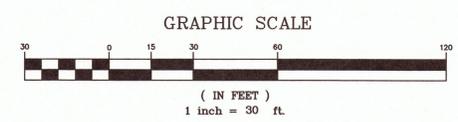


**EASEMENT REFERENCES**

NUMBER	GRANTEE	WIDTH	TYPE	RECORD LOCATION
①	CITY OF PADUCAH	20'	SANITARY	* ORDINANCE 82-2-2211
②	WESTERN KENTUCKY GAS COMPANY	20'	GAS	D.B. 635, PG. 407
③	JACKSON PURCHASE RURAL ELECTRIC COOPERATIVE CORPORATION	25'	ELECTRIC	D.B. 198, PG. 545

\* COPY OF ORDINANCE WAS NOT FURNISHED IN TITLE DOCUMENTS. REFERENCE TO THE ORDINANCE IS SHOWN ON RECORD PLAT IN PLAT SECTION "K", PAGE 2003.

SOURCE OF TITLE: D.B. 1115, PG. 664



**ALTA/CASM LAND TITLE SURVEY**

THE PLAT OF SURVEY SHOWN HEREON REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201KAR 18:150  
**PARCEL #30 IN PLAT SECTION "H", PAGE 596**  
 LOCATED AT 5015 HINKLEVILLE ROAD, PADUCAH, KY  
 FOR: SPIRIT MASTER FUNDING III, LLC  
 14631 N. SCOTTSDALE ROAD, SUITE 200, SCOTTSDALE, AZ

PROJECT NO. :	15185
DATE:	JANUARY 21, 2016
DRAWN BY:	LEK
REV.	DESCRIPTION

SHEET  
**1**  
 OF 2

**siteWORX**  
 SURVEY & DESIGN, LLC  
 124 South 31st Street - Paducah, KY 42001 - Ph: (270) 443-8481  
 www.siteworkdesign.com



ALL RIGHTS RESERVED - SURVEY, DESIGN & DESIGN, LLC RESERVES ALL RIGHTS TO THE INFORMATION SHOWN HEREON. THESE PLANS MAY NOT BE REPRODUCED OR COPIED WITHOUT THE EXPRESS WRITTEN CONSENT OF SURVEY & DESIGN, LLC.

STEWART TITLE GUARANTY COMPANY – COMMITMENT #2015166  
SCHEDULE B – PART II

1. NOT SURVEY RELATED
2. NOT SURVEY RELATED
3. ALL KNOWN EASEMENTS ARE SHOWN ON PLAT HEREON.
4. ANY ENCROACHMENTS ARE SHOWN ON PLAT HEREON.
5. NOT SURVEY RELATED
6. NOT SURVEY RELATED
7. *Plats of record in Plat Book "H", Page 393, and Plat Book "H", Page 596, both in the aforesaid office: DIMENSIONS SHOWN HEREON COINCIDE WITH RECORD PLAT*
8. *Conditions, stipulations, restrictions, building lines and easements as set forth in Deed dated December 14, 1983, of record in Deed Book 650, Page 215, in the Office aforesaid:*  
SCHEDULE "B", ITEM B2 IN SAID DEED STATES "A minimum distance of 5' shall be maintained from the property line to the edge of pavement along the perimeter of the out parcel as a landscape buffer strip, unless otherwise specified on the site plan."  
THE EDGE OF PAVEMENT, AT FACE OF CURB, IS LESS THAN 5' ALONG THE CURB NEAR THE SOUTHWEST PROPERTY CORNER AND ALONG THE CURB ADJACENT TO HIGHWAY 60 RIGHT OF WAY AS INDICATED ON THE PLAT HEREON.  
SCHEDULE "B", ITEM B6 IN SAID DEED STATES "The extension of any and all utility services by Purchaser and/or the local utility companies shall be entirely underground, with no overhead lines, services, poles or wires, etc. permitted."  
AN OVERHEAD COMMUNICATIONS LINE EXISTS FROM THE STEEL POWER POLE NEAR THE SOUTHEAST PROPERTY CORNER TO THE SUBJECT BUILDING AS SHOWN ON THE PLAT HEREON.
9. *Right of Way Easement dated Septembe 21, 1937, to Jackson Purchase Rural Electric Cooperative Corporation of Paducah, Kentucky, of record in Deed Book 198, Page 545, in the Office aforesaid:*  
DEED BOOK 198, PAGE 545 DOES NOT CLEARLY DEFINE THE CURRENT LOCATION OF THE 25' EASEMENT. HOWEVER, PLAT SECTION "H", PAGE 393 SHOWS THE EASEMENT RUNNING ALONG, NORTH OF AND PARALLEL TO THE NORTH RIGHT OF WAY LINE OF HIGHWAY 60 AND IS GRAPHICALLY SHOWN ON THE PLAT HEREON.
10. *Right of Way Easement dated February 20, 1981, to Western Kentucky Gas Company, of record in Deed Book 635, Page 407, in the Office aforesaid:*  
EASEMENT IS GRAPHICALLY SHOWN ON THE PLAT HEREON.
11. *Covenants and restrictions as set forth in Deed dated August 30, 1973, of record in Deed Book 556, Page 69, in the Office aforesaid:*  
THE 65' SETBACK FROM THE NORTH RIGHT OF WAY LINE OF HIGHWAY 60 IS SHOWN GRAPHICALLY ON THE PLAT HEREON. THE 60' NON-EXCLUSIVE ACCESS EASEMENT LIES WITHIN THE CURRENT EAST MALL ACCESS ROAD DEEDED TO THE CITY OF PADUCAH.
12. *Declaration of Easements dated June 7, 1982, of record in Deed Book 646, Page 256, in the Office aforesaid:*  
THE SUBJECT PROPERTY LIES WITHIN PARCEL G OF EXHIBIT "B" DESCRIBED IN DEED BOOK 646, PAGE 256. HOWEVER, THE EASEMENT IS BLANKET IN NATURE AND IS NOT DEPICTED ON THE PLAT HEREON.
13. NOT SURVEY RELATED
14. NOT SURVEY RELATED

ZONING – PADUCAH, KY CODE OF ORDINANCE  
HIGHWAY BUSINESS DISTRICT (HBD) FOR NON-RESIDENTIAL USE

FRONT YARD: ALL BUILDINGS SHALL BE SET BACK FROM THE STREET RIGHT OF WAY LINE NOT LESS THAN 50 FEET, EXCEPT WHERE A PARALLEL ACCESS ROAD IS PROVIDED WITH CONSTRUCTION REQUIREMENTS WHICH MEET THE STANDARDS OF THE CITY OF PADUCAH PLAN.

SIDE YARD: THE WIDTH OF ANY SIDE YARD WHICH ABUTS A RESIDENTIAL DISTRICT SHALL NOT BE LESS THAN 25 FEET. IN ALL OTHER CASES EACH SIDE YARD SHALL NOT BE LESS THAN 12 FEET.

REAR YARD: EACH LOT SHALL HAVE A REAR YARD OF NOT LESS THAN 10 FEET. WHERE A COMMERCIAL BUILDING IS SERVICED FROM THE REAR, THERE SHALL BE A REAR YARD OF NOT LES THAN 30 FEET. THE DEPTH OF A REAR YARD WHICH ABUTS A RESIDENTIAL DISTRICT SHALL NOT BE LESS THAN 30 FEET.

LOT WIDTH: EACH LOT SHALL HAVE A WIDTH AT THE FRONT BUILDING LINE OF NOT LESS THAN 75 FEET.

LOT AREA: THERE SHALL BE A MINIMUM LOT AREA OF NOT LESS THAN 10,000 SQUARE FEET.

HEIGHT REQUIREMENTS: NONE.

PARKING REQUIREMENTS: FOR A SIT DOWN STYLE RESTAURANT – 1 PER 3 SEATS.

EXISTING PARKING SPACES AT SUBJECT PROPERTY:  
116 REGULAR SPACES  
5 HANDICAP SPACES  
2 SPACES RESERVED FOR ORDER PICK UP  
123 TOTAL SPACES

TOTAL LOT AREA = 1.527 ACRES (66,499 SQUARE FEET)

NOTE: SET BACK LINES PER THE PADUCAH ZONING ORDINANCE ARE SUBJECT TO INTERPRETATION BY CITY OFFICIALS. THEREFORE SAID SETBACK LINES ARE NOT DEPICTED ON THE PLAT HEREON.

SURVEY NOTES:

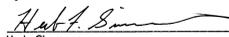
- 1) THIS PROPERTY IS LOCATED IN THE HIGHWAY BUSINESS DISTRICT (HBD) PER THE CITY OF PADUCAH ZONING ORDINANCE.
- 2) THE SURVEY TRAVERSE HAS AN UNADJUSTED ERROR OF CLOSURE OF 1:49,082. DIMENSIONS SHOWN HEREON ARE BASED UPON COMPASS ADJUSTMENT. TRAVERSE WAS CHECKED BY LEAST SQUARES AND PASSED THE CHI-SQUARE TEST AT 95% CONFIDENCE LEVEL.
- 3) UNLESS NOTED OTHERWISE, ALL BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH PER KENTUCKY STATE PLANE COORDINATES, SOUTH ZONE (1602), NAD 83. BEARINGS RELATING TO RECORD PLAT AND DEED ARE NOTED HEREON AS (RECORD).
- 4) THE SUBJECT PROPERTY IS LOCATED IN ZONE X. "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 21145G0133F, WITH AN EFFECTIVE DATE OF NOVEMBER 2, 2011.
- 5) THE LOCATION OF UTILITIES SHOWN HEREON ARE BASED UPON OBSERVED SURFACE EVIDENCE. BURIED UTILITIES SHOWN HEREON ARE BASED UPON UTILITY COMPANY SURFACE PAINT MARKINGS. AS-BUILT DRAWINGS OF UNDERGROUND UTILITIES WERE NOT FURNISHED TO THIS SURVEYOR. OTHER UTILITIES MIGHT EXIST ON THE SUBJECT PROPERTY WHICH ARE NOT SHOWN ON THE PLAT HEREON.
- 6) EXCEPT FOR RECENT SOIL BORINGS, THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- 7) THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
- 8) THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- 9) THE POSTED ADDRESS OF THE SITE IS #5015.
- 10) ANY REFERENCE ON THIS SHEET TO "PLAT HEREON" REFERS TO THE PLAT OF THE SUBJECT SITE SHOWN ON SHEET 1 OF 2.

SURVEYOR'S CERTIFICATE

The undersigned being a professional land surveyor of the State of Kentucky, certifies to 1) Quattro Development, LLC 2) Quattro Paducah, LLC 3) Stewart Title Guaranty Company as follows:

- 1) The map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for the ALTA/ACSM Land Title Surveys," jointly established and adopted by the American Land Title Association and the American Congress on Surveying and Mapping in 2011 and meets the accuracy requirements for an Urban Survey, as defined therein.
- 2) The survey was completed on the ground on the 25th day of September, 2015 by me or under my supervision and correctly shows the metes and bounds description and the land area of the subject property.
- 3) Except as shown on the survey there are no visible easements or rights of way of which the undersigned has been advised.
- 4) Except as shown on the survey there are no party walls and no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets, alleys, easements, or rights of way, or (b) by the improvements on any adjoining properties, streets, or alleys upon the subject property.
- 5) The location of each easement, right of way, servitude, and other matter affecting the subject property, all as listed in the title insurance commitment File No. 2015166, Effective Date: August 18, 2015, issued by Stewart Title Guaranty Company with respect to the extent that such matters can be located. The property shown on the survey is the property described in that title commitment. The location of all improvements on the subject property is in accord with minimum setback, side yard and rear yard lines, provisions and restriction of record for the subject property referenced in such title report.
- 6) The property has access to and from a dedicated and accepted public street or highway.
- 7) Except as shown on the survey, the subject property does not serve any adjoining property for drainage, utilities, structural support or ingress or egress.
- 8) The record description of the subject property forms a mathematically closed figure.
- 9) The current zoning ordinance of Paducah, Kentucky is Highway Business District (HBD). The subject property meets the current zoning ordinance requirements.
- 10) Except as shown on the survey, no portion of the property shown on the survey lies within a Special Hazard Area, as described on the Flood Insurance Rate Map for the community which the subject property is located.

The parties listed above and their successors and assigns are entitled to rely on the survey and this certificate as being true and accurate to the best of my knowledge and belief.

  
Herb Simmons Date 2-2-16

PLS No. 3732

LEGAL DESCRIPTION

FEE PARCEL

Situated in the City of Paducah, County of McCracken, State of Kentucky, and being a part of the 7.581 acre future development area as shown on a survey plat entitled "Waiver of Subdivision" Parcel F, recorded in the Office of the Clerk of the Court for the County of McCracken, State of Kentucky, dated April 21, 1982, in Plat Section "H", Page 393, and being more fully described as follows:

Beginning at the point of intersection of the centerline of Interstate Highway 24 and the centerline of U.S. Route 60, said point being centerline station 50+00 of U.S. 60 as shown on Commonwealth of Kentucky Department of Highways Project No. 73-437-13, highway plans; thence S 67°16'28" W, along the centerline of U.S. 60, a distance of 452.07 feet to a point; thence to the right and perpendicular to said centerline a distance of 108.69 feet to a point, said point being the point of intersection of the controlled access right of way of Interstate Highway 24 and U.S. Route 60; thence S 71°15'07" W along the northerly controlled access line of U.S. Route 60, a distance of 252.53 feet to a point and true place of beginning for the parcel herein described; thence continuing S 71°15'07" W, along the northerly controlled access line of U.S. Route 60, a distance of 194.00 feet to a point, said point being the southeast corner of Parcel A, said parcel being shown on survey plat entitled "Waiver of Subdivision" Parcels A, B, C, D and E, recorded in the office of the Clerk of McCracken, State of Kentucky, dated December 8, 1981, in Plat Section "H", Page 393; thence N 44°42'07" W, along an east line of said Parcel A a distance of 124.74 feet to a point; thence N 10°39'43" W, along an east line of Parcel A, a distance of 185.76 feet to a point; thence N 67°16'28" E, a distance of 201.39 feet to a point; thence S 22°43'32" E, to the right and perpendicular to the last described line a distance of 310.79 feet to a point and the true place of beginning.

The real property which is described in the foregoing legal description is shown as Parcel #30 on plat of record in Plat Book "H", Page 596, in aforesaid Clerk's office.

EASEMENT PARCEL

Access easement OP 30' x 156.50' as shown by Plat of record in Plat Section "H", page 596, aforesaid Clerk's Office, which access easement connects with Ring Road which rights are granted in Deed Book 646, Page 256, aforesaid Clerk's Office.

Being the same property conveyed to SPIRIT MASTER FUNDING III, LLC, by Deed dated February 26, 2007, and recorded in Deed Book 1115, Page 664, in the Office aforesaid.



**siteWORX**  
SURVEY & DESIGN, LLC  
124 South 31st Street - Paducah, KY 42001 - Ph: (270) 443-8491  
www.siteworxdesign.com

ALTA/ACSM LAND TITLE SURVEY  
THE PLAT OF SURVEY SHOWN HEREON REPRESENTS A  
BOUNDARY SURVEY AND COMPLEES WITH 2011 KAR 18:150  
PARCEL #30 IN PLAT SECTION "H", PAGE 596  
LOCATED AT 5015 HINKLEVILLE ROAD, PADUCAH, KY  
FOR: SPIRIT MASTER FUNDING III, LLC  
14631 N. SCOTTSDALE ROAD, SUITE 200, SCOTTSDALE, AZ

PROJECT NO.: 15185  
DATE: JANUARY 21, 2016  
DRAWN BY: LEX

REV. DESCRIPTION

SHEET  
2  
OF 2