

ZONING INFORMATION

LISTED BELOW ARE SETBACK, HEIGHT, AND FLOOR SPACE AREA RESTRICTIONS AS DISCLOSED BY APPLICABLE ZONING OR BUILDING CODES (BEYOND THOSE REQUIRED UNDER PARAGRAPH 5d OF THE ALTA STANDARDS) UNLESS "NONE" IS STATED BELOW. THE SOURCE OF THIS INFORMATION IS [PLEASE LIST SOURCE].

FLOOD ZONE

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. ANY FLOOD ZONE LINES DISTINGUISHING BETWEEN FLOOD AREAS ARE GRAPHICALLY PLOTTED FROM FEMA FLOOD INSURANCE RATE MAPS (FIRM). A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE OR VERIFY THE LOCATION OF THE FLOOD AREAS. THE SUBJECT PROPERTY'S COMMUNITY DOES PARTICIPATE IN THE PROGRAM. IT IS DETERMINED THAT THE SUBJECT PROPERTY RESIDES IN THE FOLLOWING FLOOD ZONE(S) X AS DETERMINED BY OR SHOWN BY FIRM COMMUNITY PANEL NO. 2104700351C AND 2104700353C DATED 9-17-2008 AND IS NOT A FLOOD ZONE AREA. THE FLOOD INSURANCE RATE PROGRAM WAS CONTACTED ON 11-20-15 BY EMAIL (www.fema.gov)

MISCELLANEOUS NOTES

N1 THE BASIS OF BEARINGS OF THIS SURVEY IS BASED ON THE NORTHERLY LINE OF LOT 1 OF DIVISION PLAT OF HOPKINSVILLE PARK PLAZA, LLC PER PLAT RECORDED AS PLAT 11, PAGE 403; SAID BEARING BEING NORTH 74 DEGREES 01 MINUTES 16 SECONDS EAST.

N2 THE TABLE BELOW DESCRIBES THE TYPE AND NUMBER OF PARKING STALLS ENTIRELY WITHIN PROPERTY BOUNDARY. STALLS THAT ARE PARTIALLY WITHIN BOUNDARY ARE LISTED UNDER THE HEADING "PARTIAL". PARTIAL STALLS ARE NOT COUNTED IN THE TOTAL

PARKING

REGULAR	HANDICAP	TRAILER	PARTIAL	TOTAL
534	11			545

N3 DURING OUR FIELD SITE VISIT, THERE WAS OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILD ADDITIONS WITHIN RECENT MONTHS.

N4 THERE WAS NOT ANY CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM CONTROLLING JURISDICTION OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.

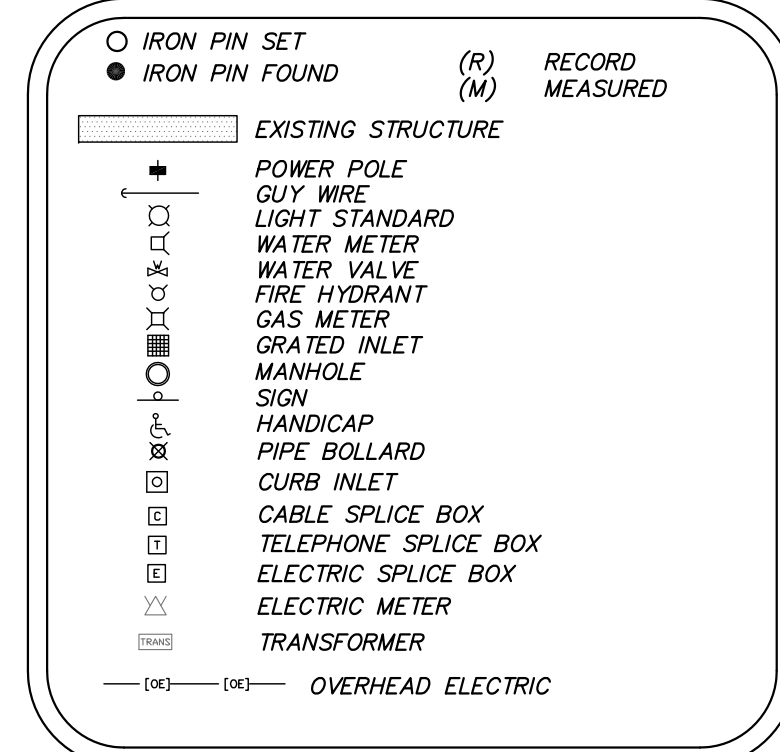
N5 DURING OUR FIELD SITE VISIT, THERE WAS NOT OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL

N6 SUBJECT PROPERTY HAS DIRECT PUBLIC ACCESS TO COUNTRY CLUB LANE AND FORT CAMPBELL BOULEVARD (AKA US HIGHWAY 41-A).

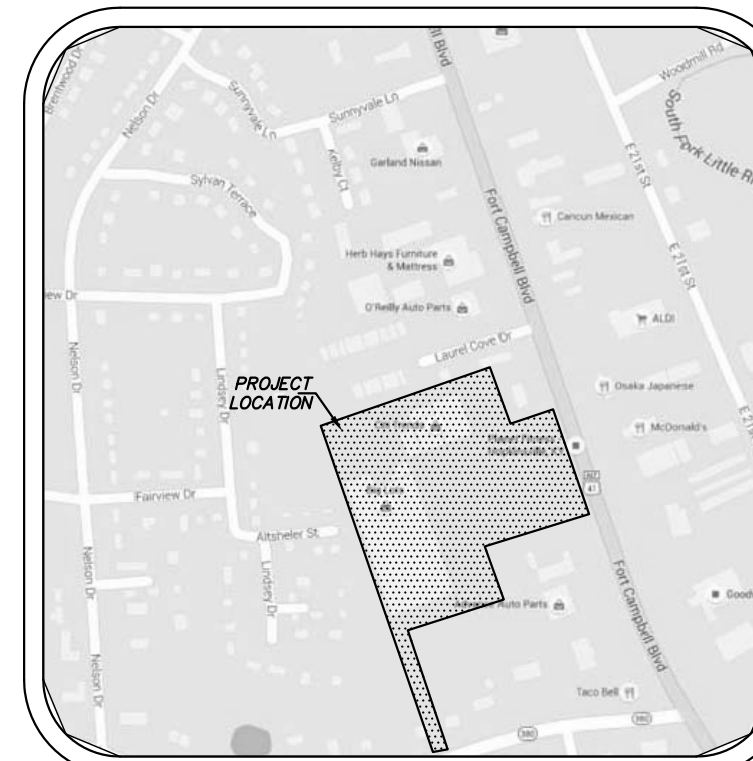
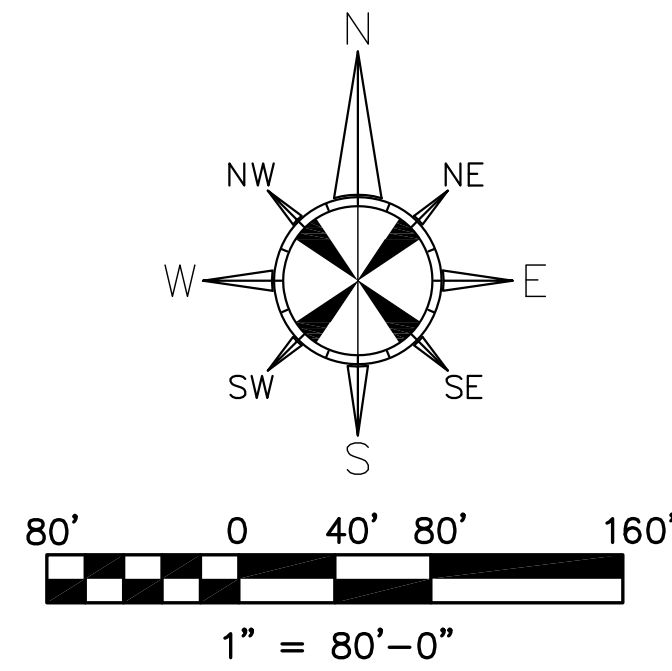
N7 SUBJECT PROPERTY CONTAINS 477,614 SQUARE FEET, OR 10.965 ACRES, MORE OR LESS.

UTILITY NOTE

1 LOCATIONS OF UTILITIES ARE SHOWN HEREON BY OBSERVED EVIDENCE ONLY.



LEGEND



SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B TITLE COMMITMENT

- 7 EASEMENT GRANTED SEWER COMMISSION OF CITY OF HOPKINSVILLE, DATED AUGUST 13, 1956, OF RECORD IN DEED BOOK 254, PAGE 353, IN THE OFFICE AFORESAID. LIES ON SUBJECT PROPERTY AS SHOWN.
- 8 EASEMENT GRANTED SEWER COMMISSION OF CITY OF HOPKINSVILLE, DATED AUGUST 13, 1956, OF RECORD IN DEED BOOK 254, PAGE 355, IN THE OFFICE AFORESAID. LIES ON SUBJECT PROPERTY AS SHOWN.
- 9 EASEMENT GRANTED WESTERN KENTUCKY GAS COMPANY, DATED SEPTEMBER 13, 1967, OF RECORD IN DEED BOOK 322, PAGE 342, IN THE OFFICE AFORESAID. LIES ON SUBJECT PROPERTY AS SHOWN.
- 11 DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS DATED AUGUST 14, 2015, OF RECORD IN MISC. BOOK 126, PAGE 157, IN THE OFFICE AFORESAID. THIS ENCOMPASSES ALL OF SUBJECT PROPERTY, LOT 2, AND WAL-MART PARKING AREA, BUT THERE IS NOTHING TO PLOT.
- 13 DECLARATION OF CROSS ACCESS AND PARKING EASEMENTS DATED AUGUST 14, 2015, OF RECORD IN MISC. BOOK 126, PAGE 173, IN THE OFFICE AFORESAID. LIES ON SUBJECT PROPERTY AS SHOWN.

TITLE LEGAL DESCRIPTION

BEING LOT 1, AS SHOWN ON THE DIVISION PLAT OF HOPKINSVILLE PARK PLAZA, LLC, REVISION OF PLAT CABINET 11, FILE 393, RECORDED IN PLAT CABINET 11, PAGE 403, IN THE OFFICE OF THE CLERK OF CHRISTIAN COUNTY, KENTUCKY, CONTAINING 10.96 ACRES, MORE OR LESS.
 BEING THE REMAINING PROPERTY ACQUIRED BY HOPKINSVILLE PARK PLAZA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED DATED JULY 11, 2013, OF RECORD IN DEED BOOK 696, PAGE 399, IN THE OFFICE AFORESAID.
 TAX DATA: 2529 FT. CAMPBELL BOULEVARD, HOPKINSVILLE, KY 42240
 MAP NUMBER: 229-00 01 052.00

THE ABOVE DESCRIBED PARCEL IS THE SAME LAND DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER 3020-756069, DATED OCTOBER 13, 2015.

ALTA/ACSM LAND TITLE SURVEY FOR PARK PLAZA

PARTNER PROJECT NUMBER 15-150686.2 SITE NUMBER 1
 ALTA SURVEY BASED AND RELIED ON FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER 3020-756069, CONTAINING AN EFFECTIVE DATE OF OCTOBER 13, 2015

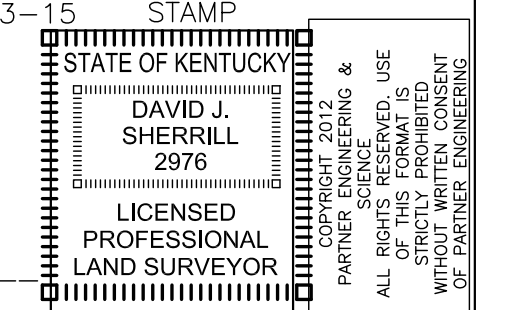
CERTIFICATION

TO CORNERSTONE COMMERCIAL MORTGAGES, LLC; 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, 6a, 7a, 7b1, 7c, 8, 9, 11a, 13, 14, 16, 17, 18, 19, AND 22 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 11-13-15.

DATE OF PLAT OR MAP: 11-20-15
 PROPERTY ADDRESS: 2525 FORT CAMPBELL BOULEVARD
 HOPKINSVILLE, KY 42240

SURVEYOR: DAVID J. SHERRILL
 REGISTRATION NUMBER 2976
 STATE OF REGISTRATION KY
 FIELD DATE OF SURVEY 11-13-15
 LATEST REVISION DATE

SURVEY PREPARED BY:
 SHERRILL ASSOCIATES, INC.
 316 N MAIN ST.
 EDWARDSVILLE, IL 62025
 618-656-9251
 EMAIL: DJS@SHERRILLASSOC.COM



STATEMENT OF ENCROACHMENTS

E1 SUBJECT'S BUILDING CROSSES GAS LINE EASEMENT BY A WIDTH OF 46.43' FOR A LENGTH OF 34.14' AS SHOWN.



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