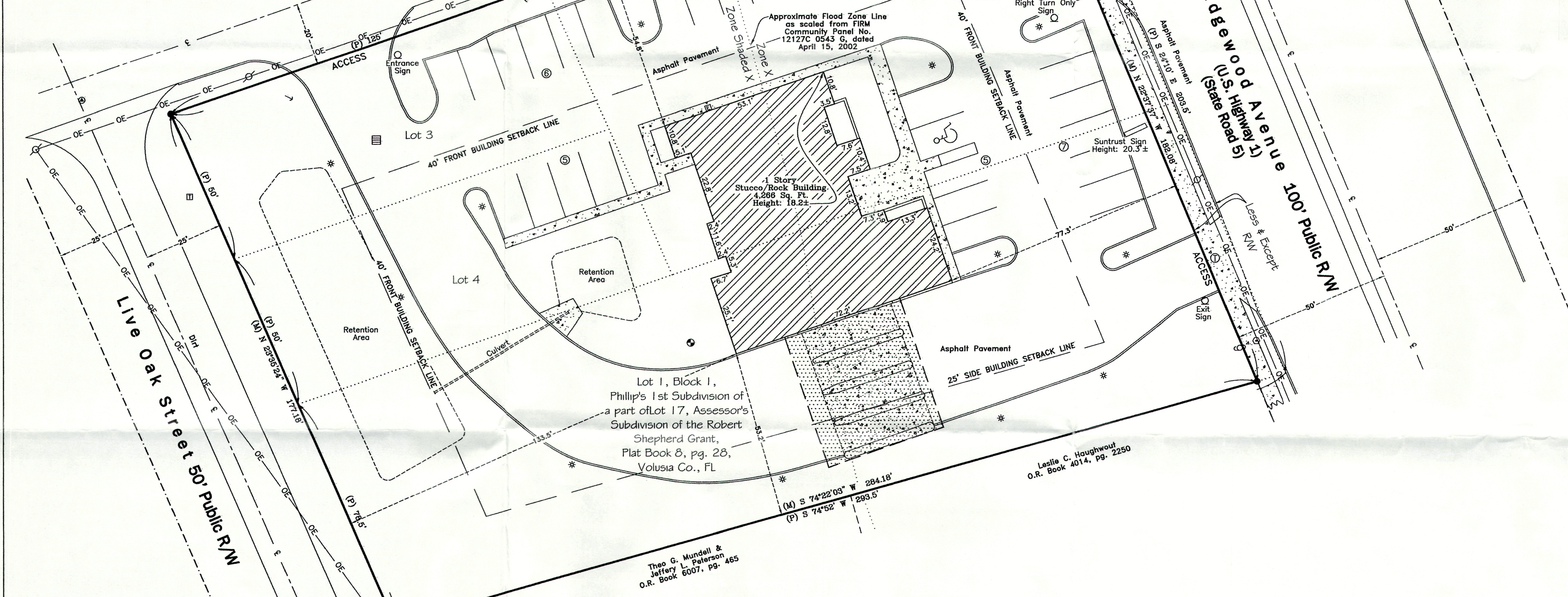


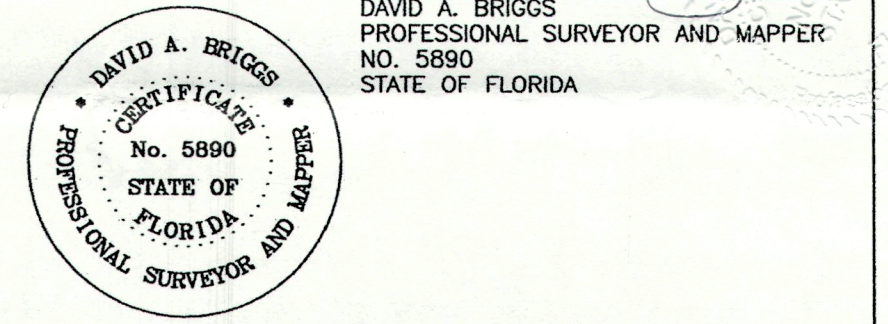
512 North Ridgewood Avenue  
Edgewater, FL  
VICINITY MAP  
NOT TO SCALE



DESCRIPTION:  
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF VOLUSIA, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:  
LOTS 1 AND 2, EXCEPT PORTION OF ROAD RIGHT OF WAY AND LOTS 3 AND 4, BLOCK 1, PHILLIPS SUBDIVISION OF A PART OF LOT 17, ASSESSOR'S SUBDIVISION OF THE ROBERT SHEPHERD GRANT, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 8, PAGE 28, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.  
Property surveyed and shown hereon is the same property as described in title commitment number NCS-569446-128-CH12, dated February 1, 2013, prepared by First American Title Insurance Company.

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-569446-128-CH12, DATED FEBRUARY 1, 2013.  
SCHEDULE B - SECTION 2, EXCEPTIONS PERTAINING TO THIS SURVEY  
9. Provisions of the Plat of Phillips 1st Subdivision of a Part of Lot 17, Assessor's Subdivision of the Robert Shepherd Grant, recorded in Plat Book 8, Page 28 of the Public Records of Volusia County, Florida. NONE PLOTTABLE.  
10. Unrecorded Parking License Agreement in favor of Edgewater Medical Specialists dated June 5, 2006. DOCUMENT NOT PROVIDED.  
11. All of the terms and provisions set forth and contained in that certain Lease, a memorandum of which is recorded in Book 6222, Page 4047, BLANKET IN NATURE AFFECTING ENTIRE SUBJECT PROPERTY AND CANNOT BE PLOTTED.

CERTIFICATION  
To National Retail Properties, Inc., National Retail Properties, LP, NNN Acquisitions, Inc., The Matthews Company, Inc., SunTrust Bank, IA Branch Florida Portfolio, L.L.C. and First American Title Insurance Company and their respective successors and assigns:  
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, 21 and 22 of Table A thereof. The field work was completed on May 7, 2013.  
Date of Plat or Map: May 7, 2013



**BRIGGS, WASHINGTON & THOMPSON LAND SURVEYING, INC.**  
406 SW Rutledge Street, P.O. Box 283, Madison, FL 32340  
thompsonsurveying@earthlink.net  
thompsonsurveying.com  
LB No. 7583 850-973-6186 800-882-8396 Fax: 850-973-6931  
FB - See Folder DWG file: 13-136.dwg Calc File: 13-136.crd  
Sec. 50-17a-34e, Volusia Co., FL  
Drawn by: WDW B-2 By: WDW Job Order No: 13-136  
Field work completed: May 7, 2013

**MISCELLANEOUS NOTES AND SURVEYOR'S REPORT:**

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF KNAPP STREET BEING S 71°19'19" W, AN ASSUMED BEARING.
- 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.
- 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.
- THE NORTHERLY BOUNDARY LINE OF THE SUBJECT PROPERTY IS THE SAME AS THE SOUTHERLY RIGHT OF WAY LINE OF KNAPP STREET, THE EASTERLY BOUNDARY LINE OF THE SUBJECT PROPERTY IS THE SAME AS THE WESTERLY RIGHT OF WAY LINE OF NORTH RIDGEWOOD AVENUE AND THE WESTERLY BOUNDARY LINE OF THE SUBJECT PROPERTY IS THE SAME AS THE EASTERLY RIGHT OF WAY LINE OF LIVE OAK STREET.
- 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.
- THIS SURVEY WAS PREPARED USING CONVENTIONAL SURVEYING METHODS AND NONE OF THE METHODOLOGY ALLOWED UNDER NO. 15 OF TABLE A OF THE 2011 ALTA/ACSM SURVEYING REQUIREMENTS WAS UTILIZED IN THE PREPARATION OF THIS SURVEY.
- UNLESS OTHERWISE SHOWN ON SURVEY:
  - THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
  - THERE IS NO OBSERVABLE EVIDENCE NOR INFORMATION PROVIDED INDICATING CHANGES IN STREET RIGHT OF WAY LINES.
  - THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
  - THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, SANITARY LANDFILL OR CEMETERY.
- 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.
- UTILITIES APPEAR TO ENTER THE SUBJECT PROPERTY FROM A PUBLIC RIGHT OF WAY.
- SUBJECT PROPERTY APPEARS TO DRAIN INTO ONSITE RETENTION AREAS.
- THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE WITHIN +/-0.1 FEET.
- LOTS COMPRISING THE SUBJECT PROPERTY ARE CONTIGUOUS ALONG THEIR COMMON BOUNDARIES AND CONTAIN NO GAPS, STRIPS OR OVERLAPS.

**LAND AREA:**  
THE LAND AREA IS 52,235 SQUARE FEET OR 1.199 ACRES.

**SOURCE OF ZONING DATA:**  
THE CITY OF EDGEWATER, FLORIDA ZONING DEPARTMENT  
PHONE: 386-424-2400

**ZONING:**  
THE CURRENT ZONING IS B-3 (HIGHWAY COMMERCIAL).  
THE CURRENT ZONING ALLOWS FOR THE CURRENT USE.

**BUILDING SETBACK REQUIREMENTS:**  
FRONT 40 FEET  
SIDE 25 FEET  
REAR 25 FEET

**BUILDING HEIGHT RESTRICTION:**  
45 FEET

**PARKING SPACE TABLE:**  
REGULAR PARKING SPACES: 32  
HANDICAP PARKING SPACES: 1  
TOTAL: 33

**PARKING SPACE REQUIREMENTS:**  
1 PARKING SPACE FOR EACH 250 SQ. FT. OF GROSS FLOOR AREA.  
Because there may be a need for interpretation of the applicable zoning codes, we refer you to the City of Edgewater, Florida and the applicable zoning codes.

**BUILDING AREA:**  
EXTERIOR FOOT PRINT AT GROUND FLOOR IS 4,266 SQUARE FEET.

**ACCESS NOTE:**  
ACCESS TO THE SUBJECT PROPERTY IS BY PUBLIC RIGHTS OF WAY OF NORTH RIDGEWOOD AVENUE AND KNAPP STREET.

**ENCROACHMENTS:**  
THERE ARE NO APPARENT ENCROACHMENTS.

**"ALTA/ACSM LAND TITLE SURVEY"**  
PREPARED FOR:  
**THE MATTHEWS COMPANY Inc.**  
17220 Newhope Street, Suites 108-110, Fountain Valley, CA 92708  
Tel: (714) 979-7181 Fax: (714) 641-2840  
www.themathewscopany.com

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6/1/13	Revise per Comments.	WDW	DAB
MARK	DATE	REVISION	BY

**NATIONAL RETAIL PROPERTIES, INC.**

512 North Ridgewood Avenue  
Edgewater, FL  
(SunTrust)

SCALE: 1" = 20'	CHKD./AP'V'D: DAB
DATE: May 7, 2013	APPROVED: DAB
DWN. BY: WDW	
CHKD. BY: WDW	

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, nor may copies be delivered to, any other party or used for any other purpose including, without limitation, the preparation of zoning reports or any other third party reports, without The Matthews Company, Inc. and Briggs, Washington & Thompson Land Surveying, Inc.'s prior written consent. 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.

**LEGEND:**

- Fd = Found
- = found rebar or iron pipe as indicated
- X = fence
- R/W = right-of-way
- (M) = measured bearing and/or distance
- (P) = plat bearing and/or distance
- = concrete sidewalk
- ▨ = canopy or covered area
- = power pole
- = guy anchor
- = light pole
- = fire hydrant
- = water valve
- = telephone manhole
- = telephone pedestal
- = sanitary sewer manhole
- = sign
- = electric meter
- = catch basin or curb inlet
- = well
- = overhead powerline
- = centerline

SCALE: 1" = 20'

**FLOOD ZONE:**  
AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 12127C 0543 G, DATED APRIL 15, 2002, THE SUBJECT PROPERTY LIES IN ZONES "X" AND "SHADED X", BY SCALE LOCATION ONLY.