

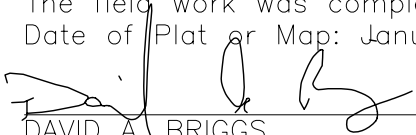
SURVEYOR'S CERTIFICATION

To US Real Estate Limited Partnership, SWH Corporation, National Retail Properties, Inc., National Retail Properties, LP, NNN Acquisitions, Inc., The Matthews Company, Inc. and Fidelity National Title Insurance Company and their respective successors and assigns:

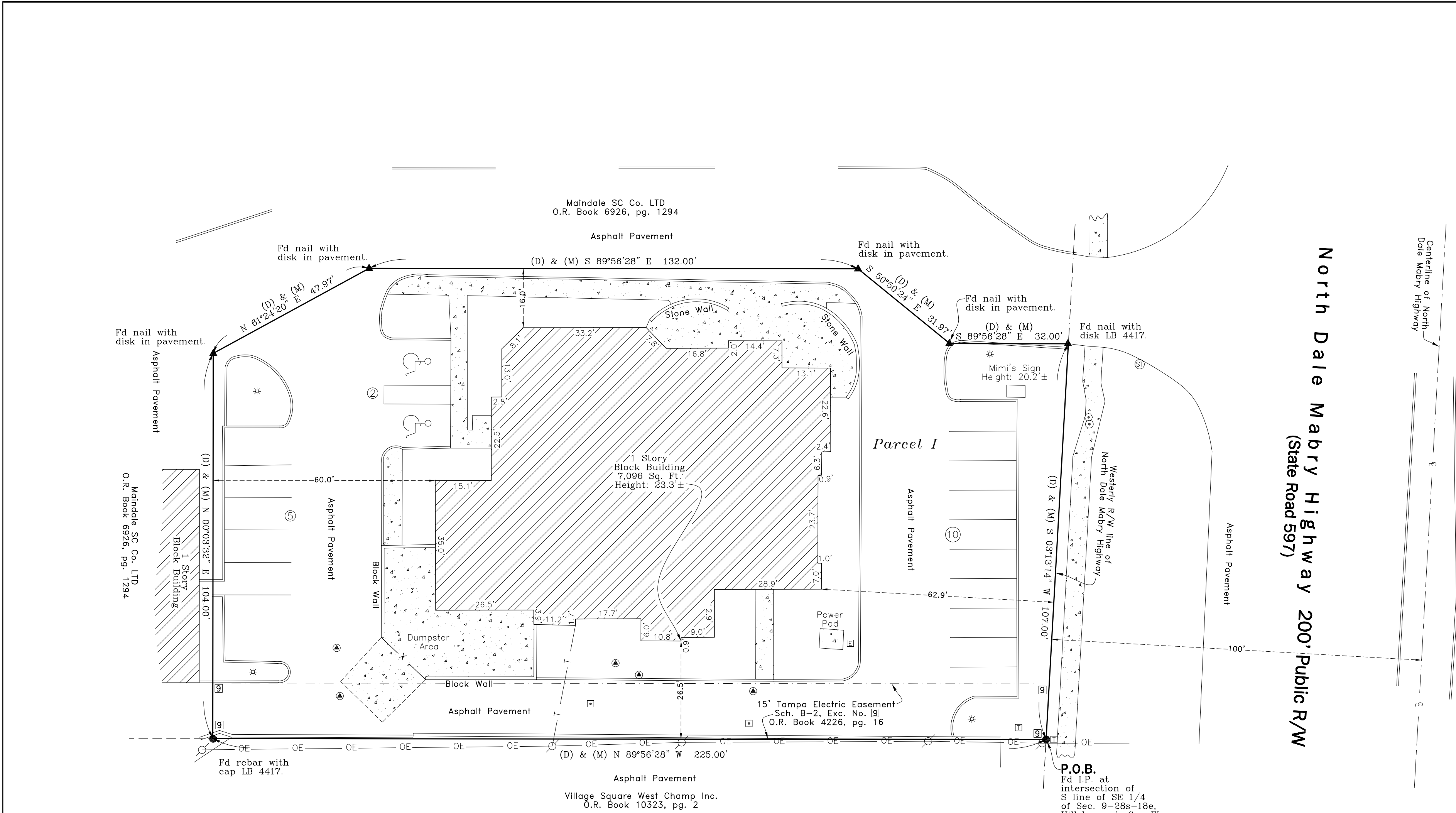
This is to certify that this map or plat and the survey on which it is based: (1) were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(a), 13, 14, 16, 17, 18, 21 and 22 of Table A thereof; (2) correctly shows the record description of the land, the gross square footage of the land, and the location, exterior dimensions and the gross square footage of all buildings, structures or other improvements at ground level, as well as the number and layout of all loading docks and related facilities, and the location of all artificial water courses and water bodies on or adjoining the land; (3) correctly shows the location of, and the recording information for, all matters of record affecting the land that are referenced in Title Insurance Commitment No. NT13-4080 issued by the Title Company; (4) correctly shows that the land is shown on the Federal Emergency Management Agency Flood Insurance Rate Map Number 12057C, Community Panel Number 0192 H, dated August 28, 2008, for Hillsborough County, Florida and Incorporated areas and no portion of the land is shown to be in a flood hazard; (5) shows the location and direction of all visible storm drainage systems for the collection and disposal of all roof and surface drainage; (6) correctly shows the point of entry of all utility services to the land described in this survey, either from adjoining public streets or adjoining private land; (7) correctly shows that if the parcels comprising the land as described on the survey share common boundaries, there are no hiatus parcels between them and no overlaps; (8) correctly shows there are no encroachments on the land by improvements on adjacent property; or encroachments on adjacent property; including rights-of-way, by any improvements on the land, except as specifically noted on the face of the survey; and (9) correctly shows ingress to and egress from the land is provided by easement from public right-of-way as shown on the survey, which are contiguous to the land along its easterly boundary. The undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Florida, the Relative Positional Precision of this survey does not exceed that which is specified by the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys.

The field work was completed on January 9, 2014.

Date of Plat or Map: January 9, 2014



DAVID A. BRIGGS
PROFESSIONAL SURVEYOR AND MAPPER
NO. 5890
STATE OF FLORIDA



MISCELLANEOUS NOTES AND SURVEYOR'S REPORT:

- BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY RIGHT OF WAY LINE OF NORTH DALE MABRY HIGHWAY BEING S 03°13'14" W, AS PER THE LEGAL DESCRIPTION.
- 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 EASTERLY BOUNDARY LINE OF THE SUBJECT PROPERTY IS THE SAME AS THE WESTERLY RIGHT OF WAY LINE OF NORTH DALE MABRY HIGHWAY.
- 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 ONTO ADJACENT PROPERTY TO THE NORTH AND WEST.
- THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE WITHIN +/- 0.1 FOOT.

FLOOD ZONE:

AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 12057C 0192 H, DATED AUGUST 28, 2008, THE SUBJECT PROPERTY LIES IN ZONE "X", BY SCALE LOCATION ONLY.

LAND AREA:

THE LAND AREA IS 27,631 SQUARE FEET OR 0.634 ACRES.

SOURCE OF ZONING DATA:

THE HILLSBOROUGH COUNTY, FLORIDA ZONING DEPARTMENT
PHONE: 813-272-5600

ZONING:

THE CURRENT ZONING IS PD (PLANNED DEVELOPMENT).
THE CURRENT ZONING ALLOWS FOR THE CURRENT USE.

BUILDING SETBACK REQUIREMENTS:

BASED ON APPROVED SITE PLAN

BUILDING HEIGHT RESTRICTION:

BASED ON APPROVED SITE PLAN

PARKING SPACE TABLE:

REGULAR PARKING SPACES:	15
HANDICAP PARKING SPACES:	2
TOTAL:	17

PARKING SPACE REQUIREMENTS:

BASED ON APPROVED SITE PLAN

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

BUILDING AREA:

EXTERIOR FOOT PRINT AT GROUND FLOOR IS 7,096 SQUARE FEET.

ACCESS NOTE:

ACCESS TO THE SUBJECT PROPERTY IS VIA EASEMENT FROM PUBLIC RIGHT OF WAY OF NORTH DALE MABRY HIGHWAY.

ENCROACHMENTS:

THERE ARE NO APPARENT ENCROACHMENTS.

DESCRIPTION:

PARCEL I:

A portion of land in the Southeast 1/4 of Section 9, Township 28 South, Range 18 East, Hillsborough County, Florida being more particularly described as follows:

Beginning at the intersection of the South boundary of the Southeast 1/4 of said Section 9 and West right-of-way line of State Road No. 597; thence North 89 degrees 56 minutes 28 seconds West along the South boundary of said Southeast 1/4, 225.00 feet; thence North 00 degrees 03 minutes 32 seconds East, 104.00 feet; thence North 61 degrees 24 minutes 20 seconds East, 47.97 feet; thence South 89 degrees 56 minutes 28 seconds East, 132.00 feet; thence South 50 degrees 50 minutes 24 seconds East, 31.97 feet; thence South 89 degrees 56 minutes 28 seconds East, 32.00 feet to a point on the West right-of-way line of State Road No. 597; thence South 03 degrees 13 minutes 14 seconds West, along the said West right-of-way, 107.00 feet to the POINT OF BEGINNING.

PARCEL II: (EASEMENT)

The non-exclusive easements as defined in that certain Agreement by and between Main Street Shopping Center, and Zohar-Greenbalm, Inc. December 1, 1986, recorded January 9, 1987 in Official Record Book 5015, page 613, of the Public Records of Hillsborough County, Florida.

LESS AND EXCEPT any portion lying within Parcel I above.

PARCEL III: (EASEMENT)

The non-exclusive easements as defined in that certain Maintenance and Reciprocal Easement Agreement by and between Maindale SC Company, Ltd. and Brinker Florida, Inc., dated March 15, 1994, recorded March 18, 1994 in Official Record Book 7328, page 1106, of the Public Records of Hillsborough County, Florida.

LESS AND EXCEPT any portion lying within Parcel I above.

Property surveyed and shown hereon is the same property as described in title commitment number NT13-4080, dated December 26, 2013, prepared by Fidelity National Title Insurance Company.

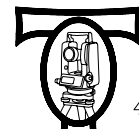
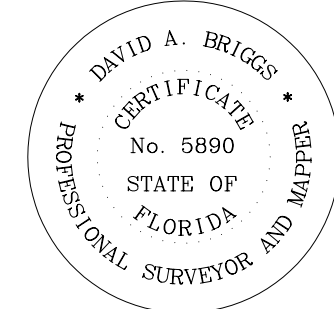
CERTIFICATION

To US Real Estate Limited Partnership, SWH Corporation, National Retail Properties, Inc., National Retail Properties, LP, NNN Acquisitions, Inc., The Matthews Company, Inc. and Fidelity National Title Insurance Company and their respective successors and assigns:

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Date of Plat or Map: January 9, 2014

DAVID A. BRIGGS
PROFESSIONAL SURVEYOR AND MAPPER
NO. 5890
STATE OF FLORIDA



BRIGGS, WASHINGTON & THOMPSON
LAND SURVEYING, INC.

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

thompsonsurveying@earthlink.net

LB No. 7563 850-973-6186 800-882-8396 Fax: 850-973-6931

FB - See Folder DWG file: 14-010.dwg Calc File: 14-010.crd

Sec. 9-28s-18e, Hillsborough Co., FL

Drawn by: WDW B-2 By: WDW Job Order No:

Field work completed: January 9, 2014 14-010

"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.themathewscompany.com

2/11/14 Revise per Comments. WDW DAB

MARK DATE REVISION BY AP'V'D

NATIONAL RETAIL PROPERTIES, INC.

11702 North Dale Mabry Highway
Tampa, FL
(Mimi's)

SCALE: 1" = 20' CHKD./AP'V'D: DAB

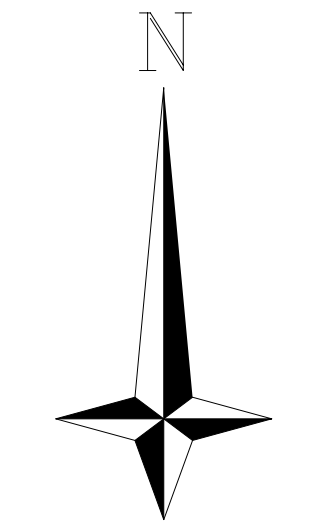
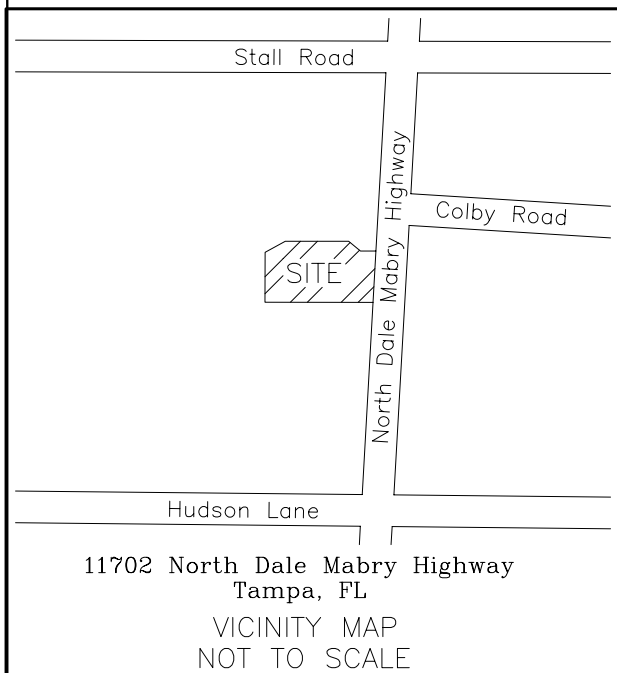
DATE: January 9, 2014 APPROVED: DAB

DWN. BY: WDW

CHKD. BY: WDW

LEGEND:

- P.O.B. = Point of Beginning
Pd = Found
I.P. = iron pipe
● = found rebar or iron pipe as indicated
▲ = found nail as indicated
- - - = fence
- - - = right-of-way
(D) = deed bearing and/or distance
(M) = measured bearing and/or distance
- - - = concrete sidewalk
○ = power pole
○ = light pole
○ = water meter
○ = water valve
○ = telephone pedestal
○ = sanitary sewer manhole
○ = stormwater manhole
○ = electric meter
○ = gas valve
○ = catch basin or curb inlet
- - - = overhead powerline
- - - = overhead telephone line
- - - = centerline



SCALE: 1" = 20'



FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. NT13-4080, DATED DECEMBER 26, 2013.
SCHEDULE B - SECTION 2, EXCEPTIONS PERTAINING TO THIS SURVEY

7. Easement in favor of Tampa Electric Company recorded in Official Record Book 4131, page 213, of the Public Records of Hillsborough County, Florida. (As to Easement Parcels) DOES NOT AFFECT FEE PORTION OF SUBJECT PROPERTY.

8. Declaration of Easement recorded in Official Record Book 4170, page 2000, of the Public Records of Hillsborough County, Florida. (As to Easement Parcels) DOES NOT AFFECT FEE PORTION OF SUBJECT PROPERTY.

9. Easement in favor of Tampa Electric Company recorded in Official Record Book 4226, page 16, of the Public Records of Hillsborough County, Florida. PORTION PLOTTED HEREON. PORTION BASED ON EXISTING FACILITIES. UNDERGROUND UTILITIES NOT LOCATED, THEREFORE THIS PORTION CANNOT BE PLOTTED.

10. Easement in favor of Tampa Electric Company recorded in Official Record Book 4247, page 891, of the Public Records of Hillsborough County, Florida. (As to Easement Parcels) DOES NOT AFFECT FEE PORTION OF SUBJECT PROPERTY.

11. Agreement by and between Main Street Shopping Center, and Zohar-Greenbalm, Inc., recorded in Official Record Book 5015, page 613, of the Public Records of Hillsborough County, Florida. PLOTTED HEREON.

12. Maintenance and Reciprocal Easement Agreement by and between Maindale SC Company, Ltd. and Brinker Florida, Inc., recorded in Official Record Book 7328, page 1106, of the Public Records of Hillsborough County, Florida. PLOTTED HEREON.

13. Terms, conditions and provisions in that certain unrecorded Lease Agreement in favor of SWH Corporation, as evidenced by the Memorandum of Lease Termination of Existing Memorandum of Lease dated February 24, 2003, recorded in Official Record Book 12482, page 1197, of the Public Records of Hillsborough County, Florida. BLANKET IN NATURE AFFECTING ENTIRE SUBJECT PROPERTY AND CANNOT BE PLOTTED.

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.