

KNOW ALL MEN BY THESE PRESENTS:

That STORE Master Funding VIII, LLC, a Delaware Limited Liability Company, being the owner of the following described tract of land to wit:

A portion of the Northeast Quarter of the Southeast Quarter of Section 36, Township 11 South, Range 67 West of the 6th P.M., situate in El Paso County, Colorado, described as follows:

The Land referred to herein below is situated in the County of El Paso, State of Colorado, and is described as follows: A tract of land in the Northeast quarter of the Southwest quarter in Section 36, Township 11 South, Range 67 West of the 6th P.M., El Paso County, Colorado, described as follows: Beginning at a point of intersection with the West line of said Northeast quarter of the Southwest quarter and the northeasterly line of a tract described by Deed to the Department of Highways, State of Colorado, recorded August 12, 1963 in Book 1969 at Page 746 under Reception No. 301954 of the records of El Paso County, Colorado; thence N00°39'12"E on said West line, 745.58 feet to the most westerly corner of Lot 28, Chaparral Hills, as recorded in Plat Book T2 at Page 2 in the records of El Paso County, Colorado; thence S89°20'48"E, 485.53 feet to an angle point on the southerly line of said Lot 28; thence S40°33'06"E, 471.44 feet to a point of intersection with the northwesterly line of Spanish Bit Drive as platted in Chaparral Hills; thence along said northwesterly line of Spanish Bit Drive for the following five courses; S49°26'54"W, 227.19 feet to a point of curve; thence on a curve to the left, through a central angle of 14°19'10", having a radius of 530.00 feet, an arc distance of 132.46 feet; thence S35°07'44"W, 167.67 feet to a point of curve; thence on a curve to the right through a central angle of 29°52'41", having a radius of 470.00 feet, an arc distance of 245.09 feet; thence S65°00'25"W, 166.60 feet to a point of intersection with said recorded Department of Highways northeasterly line; thence N24°59'35"W, 250.13 feet to the point of beginning, except that portion conveyed by Special Warranty Deed recorded January 2, 2007 under Reception No. 207000187, County of El Paso, State of Colorado.

BEING THE SAME AS THAT PROPERTY ON ALTA/ACSM SURVEY BY DANIEL L. BOYD, FOR ALTA SURVEYS OF COLORADO INC., JOB NO. S15-64, SIGNED DECEMBER 2, 2015, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A parcel of land located in the Northeast Quarter of the Southwest Quarter of Section 36, Township 11 South, Range 67 West of the Sixth P.M. in El Paso County Colorado, more particularly described as follows:

Commencing from the southwest corner of Lot 27 Chaparral Hills, recorded in Plat Book T2 at Page 2, El Paso County records being the True Point of Beginning; S49°26'54"W along the northwesterly right of way line of Spanish Bit Drive as platted in said Chaparral Hills Subdivision, a distance of 227.19 feet to a point of curve; Thence continuing along said northerly right of way of said Spanish Bit Drive on a curve to the left having a central angle of 14°19'10", a radius of 530.00 feet and a length of 131.27 feet; Thence continuing along said right of way line S35°07'44"W, a distance of 167.67 feet to a point of curve; Thence continuing on the said right of way line through a curve to the right having a central angle of 29°52'41", a radius of 470.00 feet and a length of 242.19 feet; Thence continuing along said right of way of Spanish Bit Drive S65°00'25"W, a distance of 6.60 feet to a point on the northeasterly line of Suthers Road as described in a Special Warranty Deed recorded January 2, 2007 under Reception No. 207000187, El Paso County records; Thence along the easterly line of said Suthers right of way the following four courses;

1. N69°59'25"W, a distance of 70.71 feet;
2. Thence N24°59'27", a distance of 115.63 feet;
3. Thence along a curve to the right having a central angle of 25°38'51", a radius of 880.00 feet and a length of 393.92 feet;
4. Thence N00°39'12"E, a distance of 392.80 feet to a point on the south line of Lot 28 of said Chaparral Hills; Thence S89°20'48"E, a distance of 435.53 feet to an angle point on the southerly line of said Lot 28, Thence S40°33'06"E along the southwesterly lines of said lots 28 and 27 a distance of 471.44 feet to the True Point of Beginning.

Containing 10.246 acres, more or less.

DEDICATION:

The above owner has caused said tract of land to be surveyed and subdivided into lots and easements as shown on the accompanying plat, which plat is drawn to a fixed scale as indicated thereon and accurately sets forth the boundaries and dimensions of said tract of land and the locations of said lots and easements. Said plat shall be known as CATHEDRAL ROCK COMMONS COMMERCIAL, El Paso County, Colorado.

IN WITNESS WHEREOF:

The aforementioned, STORE Master Funding VIII, LLC, a Delaware Limited Liability Company, has executed this instrument this 8th day of SEPTEMBER, 2023 A.D.

STORE Master Funding VIII, LLC, a Delaware Limited Liability Company

By: [Signature]

Name: Ryan Dempf
Title: Vice-President, Portfolio Operations

NOTARIAL:

STATE OF ARIZONA }
COUNTY OF MARICOPA }SS

The above and aforementioned was acknowledged before me this 8 day of September, 2023 A.D., by Ryan Dempf, Vice-President of STORE Master Funding VIII, LLC, a Delaware Limited Liability Company.

Witness my hand and seal.

[Signature]
Notary Public

My commission expires 6/15/2026



MORTGAGEE/LIENHOLDER:

Dedication acknowledged and consent executed this 8th day of SEPTEMBER

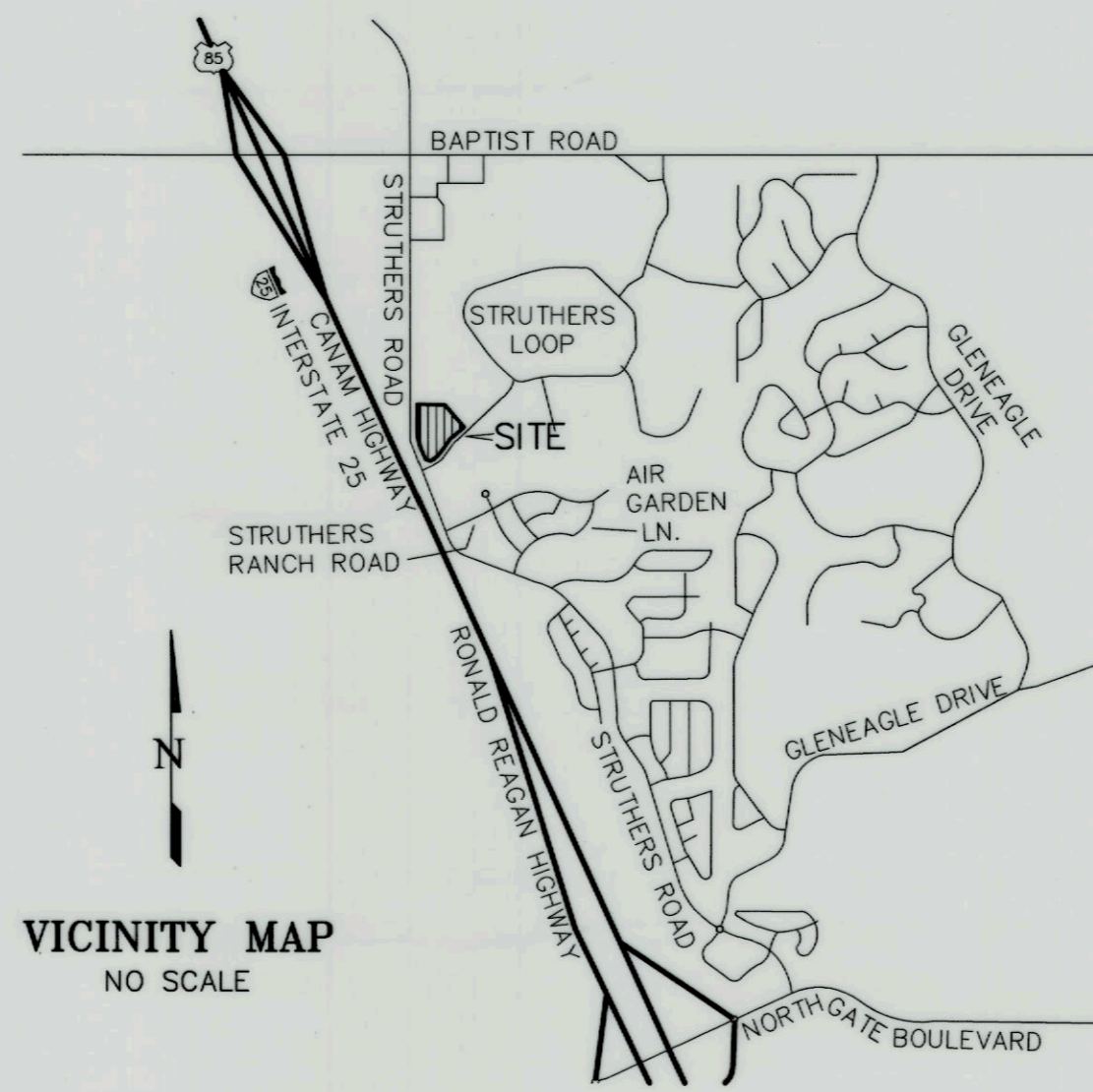
2023 A.D.

CITIBANK, N.A., in its capacity as Collateral Agent

By: STORE Capital LLC, a Delaware Limited Liability Company, formerly known as STORE Capital Corporation, a Maryland Corporation, as Attorney-in-Fact pursuant to the Limited Power of Attorney from Citibank, N.A. dated February 3, 2023

[Signature]
Signer: Ryan Dempf
Title: Vice-President, Portfolio Operations

CATHEDRAL ROCK COMMONS COMMERCIAL
A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO



VICINITY MAP
NO SCALE

NOTARIAL:

STATE OF ARIZONA }
COUNTY OF MARICOPA }SS

Acknowledged before me this 8 day of September, 2023, by Ryan Dempf as Vice-President of STORE Capital LLC, a Delaware Limited Liability Company, formerly known as STORE Capital Corporation, a Maryland Corporation, as Attorney-in-Fact pursuant to the Limited Power of Attorney from Citibank, N.A. dated February 3, 2023 for CITIBANK, N.A., in its capacity as Collateral Agent.

Witness my hand and seal.

[Signature]
Notary Public

My commission expires 6/15/2026



NOTES:

1. - Indicates survey monument set with a #4 rebar with Surveyor's Cap, PLS No. 20681.
• - Indicates survey monument found as noted.
* - Indicates not a part of this Subdivision Plat.
2. This survey does not constitute a title search by LDC, Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of record, LDC, Inc. relied upon a Commitment for Title Insurance, prepared by FIRST AMERICAN TITLE INSURANCE COMPANY, File No. NCS-1039140-PHX1 dated November 24, 2020 at 5:00 p.m.
3. Date of plat preparation: May 28, 2021
4. No driveway shall be established unless an access permit has been granted by El Paso County.
5. No direct vehicular access will be allowed to and/or from Lot 1 via Struthers Road.
6. Utility services for this Subdivision are to be provided by the following entities: Electric service by MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.; natural gas service by BLACK HILLS ENERGY; water and wastewater service has been (Lot 1) and will be (Lots 2 and 3) provided by the DONALD WATER AND SANITATION DISTRICT subject to the DISTRICT's rules and specifications.
7. Basis of Bearings: All bearings are based on that portion of the Easterly right-of-way line of Struthers Road (r.o.w. width varies), monumented as shown and assumed to bear N00°39'18"E, a distance of 393.27 feet.
8. As indicated, all side, front and rear lot lines are hereby platted on either side with a ten (10) foot public utility and drainage easement. All exterior subdivision boundaries are hereby platted with a twenty (20) foot public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
9. All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
10. FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map, Map Numbers 0841C0286 G effective date December 7, 2018 and 08041C0287 G effective date December 7 indicates the area in the vicinity of this parcel of land to be a Zone X (area determined to be out of the 500 year flood plain).
11. (B40) - Indicates property address. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
12. All property owners are responsible for maintaining proper storm water drainage in and through their property.
13. The following reports have been submitted and are on file at the El Paso County Planning and Community Development Department: Drainage Report, Water Resources Report, Wastewater Disposal Report, Soils and Geology Report and Traffic Memorandum.
14. Mailboxes shall be installed in accordance with all El Paso County Department of Transportation and United States Postal Service regulations.
15. NOTICE: This property may be impacted by noise and other effects of flight by aircraft used in the United States Air Force Academy's Airmanship Program. In conjunction with this notice, the Grantor agrees to waive and release any right or cause of action which it now has or may have in the future against Grantee, the United States Air Force Academy, its successors and assigns, due to noise and other effects by operation of such aircraft. This notice shall be in effect until the Air Force Academy shall cease to be used for training purposes, or all airports on the Air Force Academy shall cease to be actively used. This notice shall run with the land.

NOTES (continued):

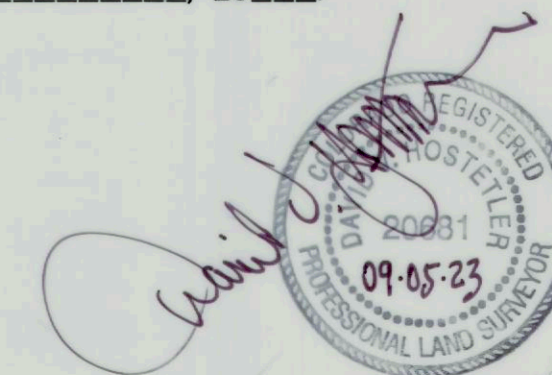
16. Maintenance responsibilities for the private detention pond on Lot 1 shall be as set forth in the Private Detention Basin/Stormwater Quality Maintenance Agreement and Easement ("Agreement") recorded at Reception No. _____ of the public records of El Paso County, Colorado.
17. Property within this subdivision is subject to the terms and provisions of the El Paso County Road Impact Fee Program (Resolution 19-471) and any subsequent amendments. Fees for each lot within this subdivision shall be paid in full at the time of building permit issuance.

SURVEYOR'S CERTIFICATION:

I David Hostetler, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on date of survey, by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000; and that said plat has been prepared in full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and all applicable provisions of the El Paso County Land Development Code.

I attest the above on this 5th day of SEPTEMBER, 2023.

David V. Hostetler
Colorado Professional Land Surveyor No. 20681



PCD DIRECTOR CERTIFICATE:

This plat for CATHEDRAL ROCK COMMONS COMMERCIAL was approved for filing by the El Paso County, Colorado Planning and Community Development Department on the _____ day of _____, 20____, subject to any notes or conditions specified hereon.

Planning and Community Development Director _____ Date _____

RECORDING:

STATE OF COLORADO }
COUNTY OF EL PASO }SS

I hereby certify that this instrument was filed for record in my office at _____ o'clock _____ M., this _____ day of _____, 20____ A.D., and is duly recorded under Reception No. _____ of the records of El Paso County, Colorado.

Chuck Broerman, Recorder

SURCHARGE: _____ BY: _____ Deputy
FEE: _____

FEES:

Park Fee: _____ Drainage Fee: _____
School Fee: _____ Bridge Fee: _____

OWNER INFORMATION:

STORE Master Funding VIII, LLC, a Delaware Limited Liability Company
8377 E. Hartford Drive, Suite 100
Scottsdale, AZ 85255
Phone: (480) 256-1100

According to Colorado law, you must commence any legal action based upon this plat within 180 days of the date of recording. If you fail to commence any legal action within this time period, you may be deemed to have accepted the plat as correct. In no event, may any action be commenced more than ten years from the date of recording of this plat. The plat is not a warranty of any kind. The plat is not a guarantee of any kind. The plat is not a representation of any kind. The plat is not a statement of any kind. The plat is not a contract of any kind. The plat is not a deed of any kind. The plat is not a mortgage of any kind. The plat is not a lease of any kind. The plat is not a license of any kind. The plat is not a power of attorney of any kind. The plat is not a will of any kind. The plat is not a trust agreement of any kind. The plat is not a partnership agreement of any kind. The plat is not a joint tenancy agreement of any kind. The plat is not a tenancy in common agreement of any kind. The plat is not a co-ownership agreement of any kind. The plat is not a joint venture agreement of any kind. The plat is not a partnership agreement of any kind. The plat is not a joint tenancy agreement of any kind. The plat is not a tenancy in common agreement of any kind. The plat is not a co-ownership agreement of any kind. The plat is not a joint venture agreement of any kind.

CALL BEFORE YOU DIG . . .
811
DIAL 811
48 HOURS BEFORE YOU DIG. CALL UTILITY LOCATORS FOR LOCATING GAS, ELECTRIC, WATER AND WASTEWATER.

No.	Description	By	Date
1	COUNTY COMMENTS	DVH	08/25/22
2	COUNTY COMMENTS	DVH	11/23/22
3	COUNTY COMMENTS	DVH	03/08/23
4	COUNTY COMMENTS	DVH	05/11/23
5	COUNTY COMMENTS	DVH	08/30/23

H Scale: N/A
V Scale: N/A
Designed By: N/A
Drawn By: BRH
Checked By: DVH
Date: 06/28/21

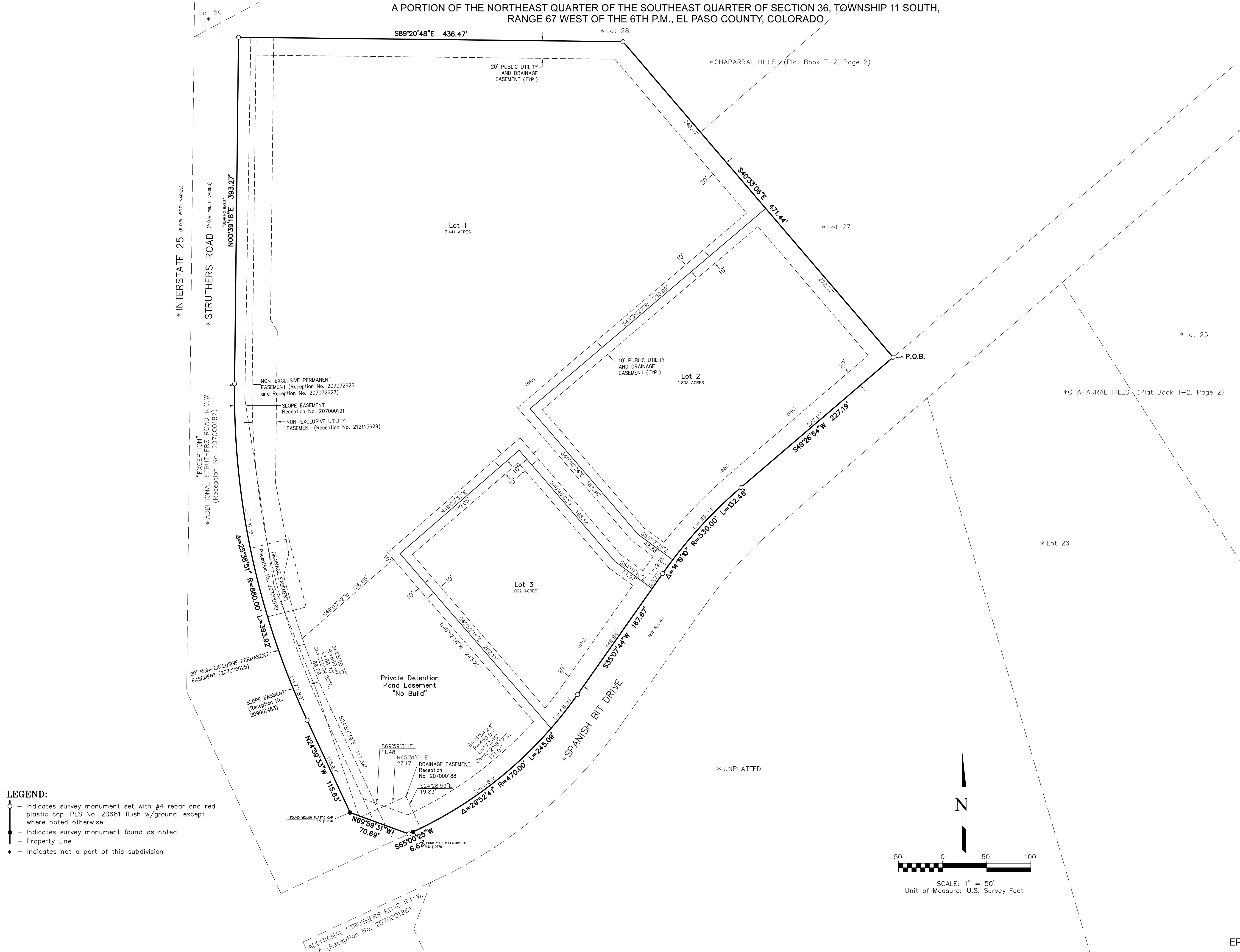
Land Development Consultants, Inc.
PLANNING • SURVEYING
www.ldc-inc.com • TEL: (719) 526-6133 • FAX: (719) 526-6648
3888 MAZELAND ROAD • COLORADO SPRINGS, CO 80909

CATHEDRAL ROCK COMMONS COMMERCIAL - FINAL PLAT

Project No.: 21003
Sheet: 1 of 2

CATHEDRAL ROCK COMMONS COMMERCIAL

A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO



- LEGEND:**
- - Indicates survey monument set with #4 rebar and red plastic cap, PLS No. 20681 flush w/ground, except where noted otherwise
 - - Indicates survey monument found as noted
 - - Property Line
 - * - Indicates not a part of this subdivision

According to Colorado law, this plat is a legal action based upon any defect in this survey within five years after the first discovery of such defect. In no event, may any action based upon any defect in this plat be brought more than ten years from the date of the certification shown hereon.

CALL BEFORE YOU DIG ...
811
 DIAL 811
 48 HOURS BEFORE YOU DIG. CALL UTILITY LOCATORS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND WASTEWATER

No.	REVISIONS	Description	By	Date
1	COUNTY COMMENTS		DVH	08/25/22
2	COUNTY COMMENTS		DVH	11/23/22
3	COUNTY COMMENTS		DVH	08/23/23
4	DATA CLARIFICATION		DVH	06/12/23

H Scale: 1" = 50'
 V Scale: N/A
 Designed By: N/A
 Drawn By: BRH
 Checked By: DVH
 Date: 05/28/21

Land Development Consultants, Inc.
 PLANNING · SURVEYING
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 3888 MAZELAND ROAD · COLORADO SPRINGS, CO 80909

CATHEDRAL ROCK COMMONS COMMERCIAL - FINAL PLAT

Project No.: 21003
 Sheet: 2 of 2