

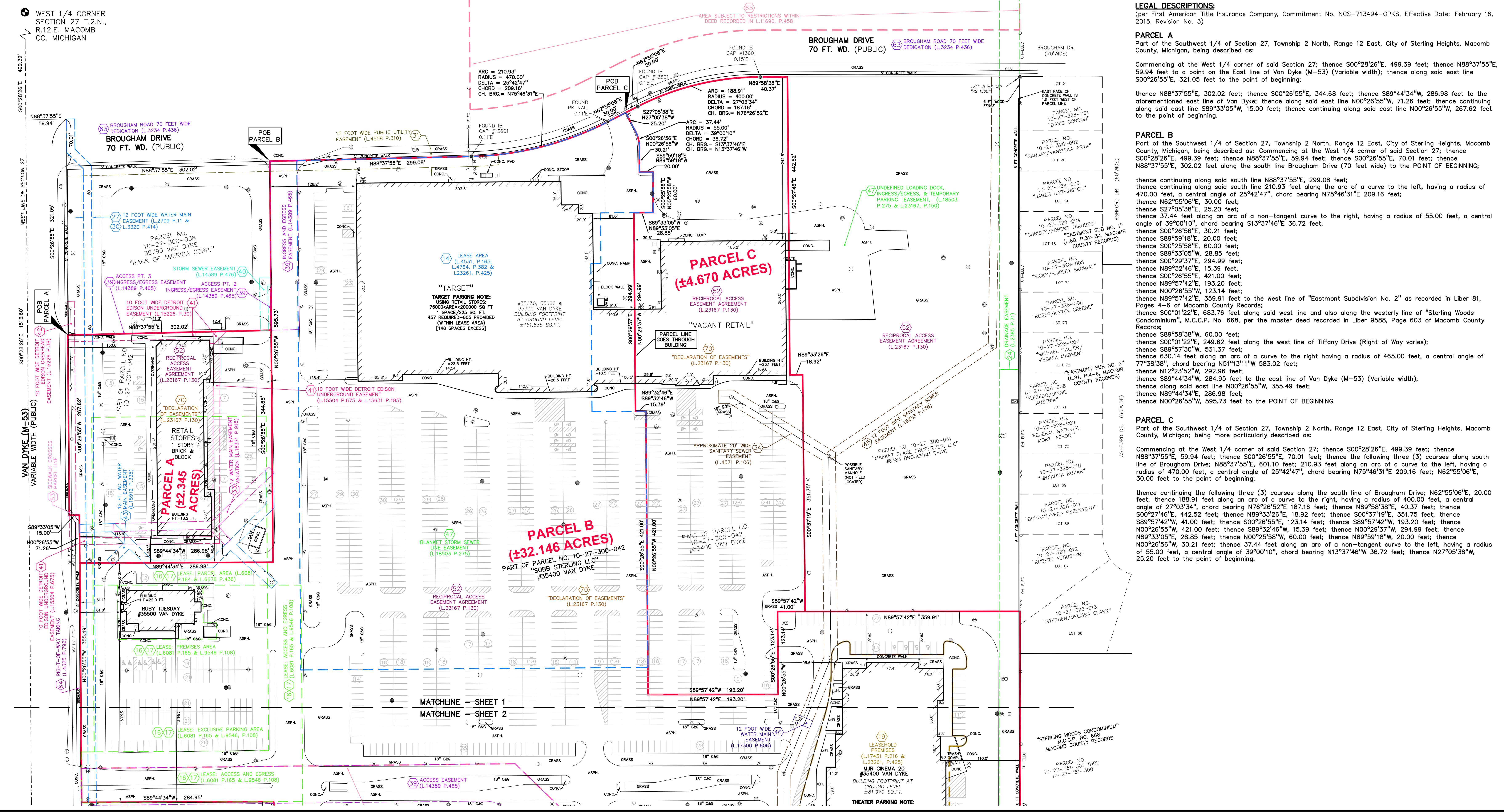
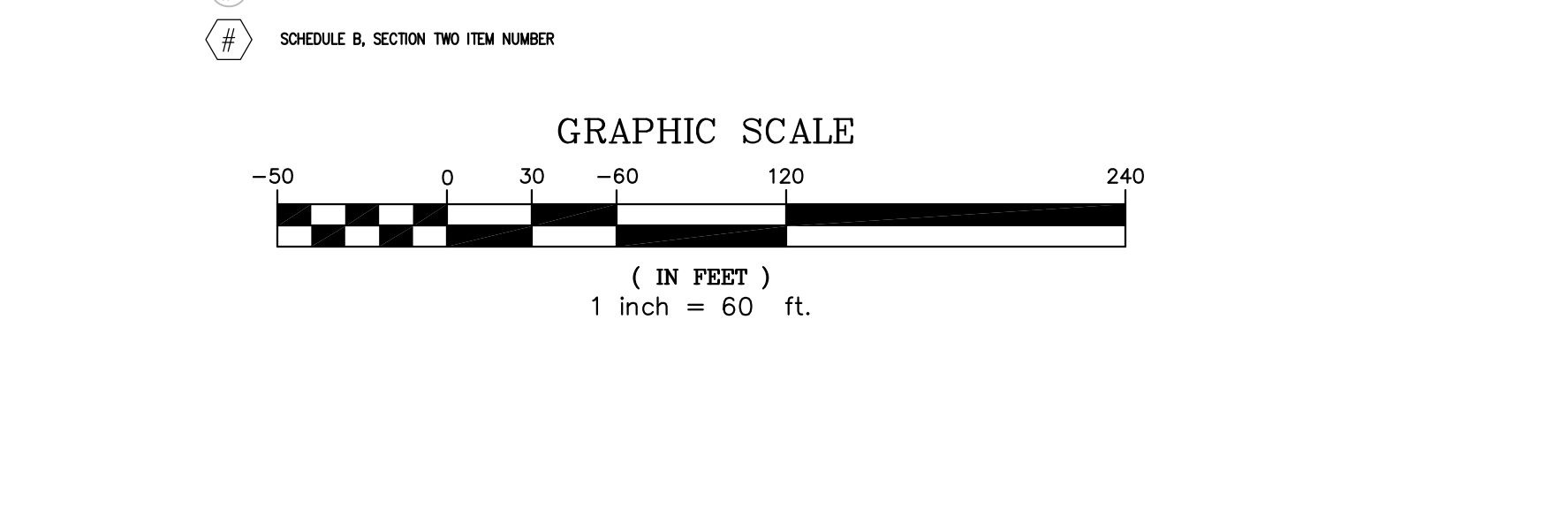
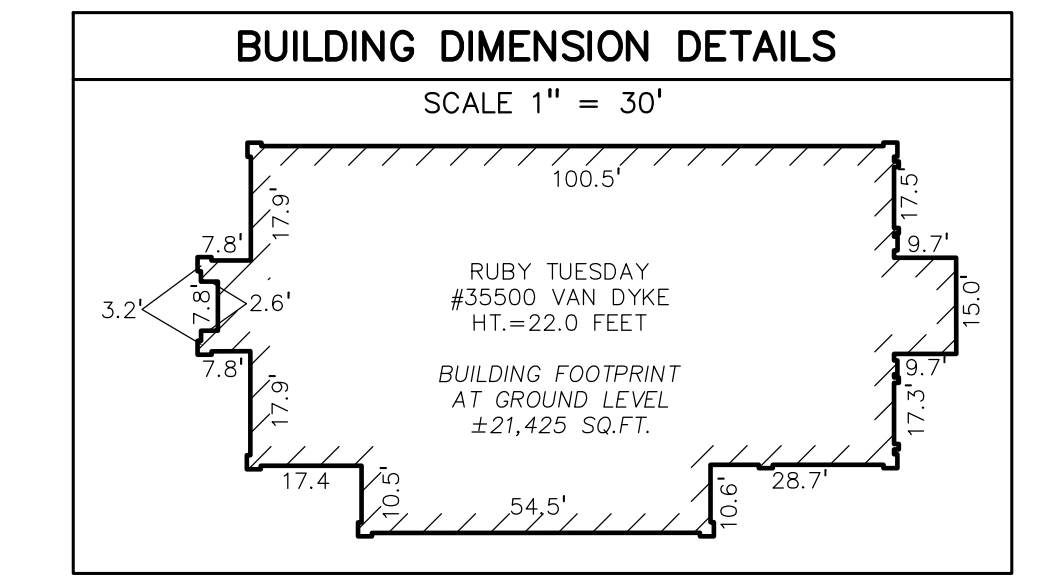
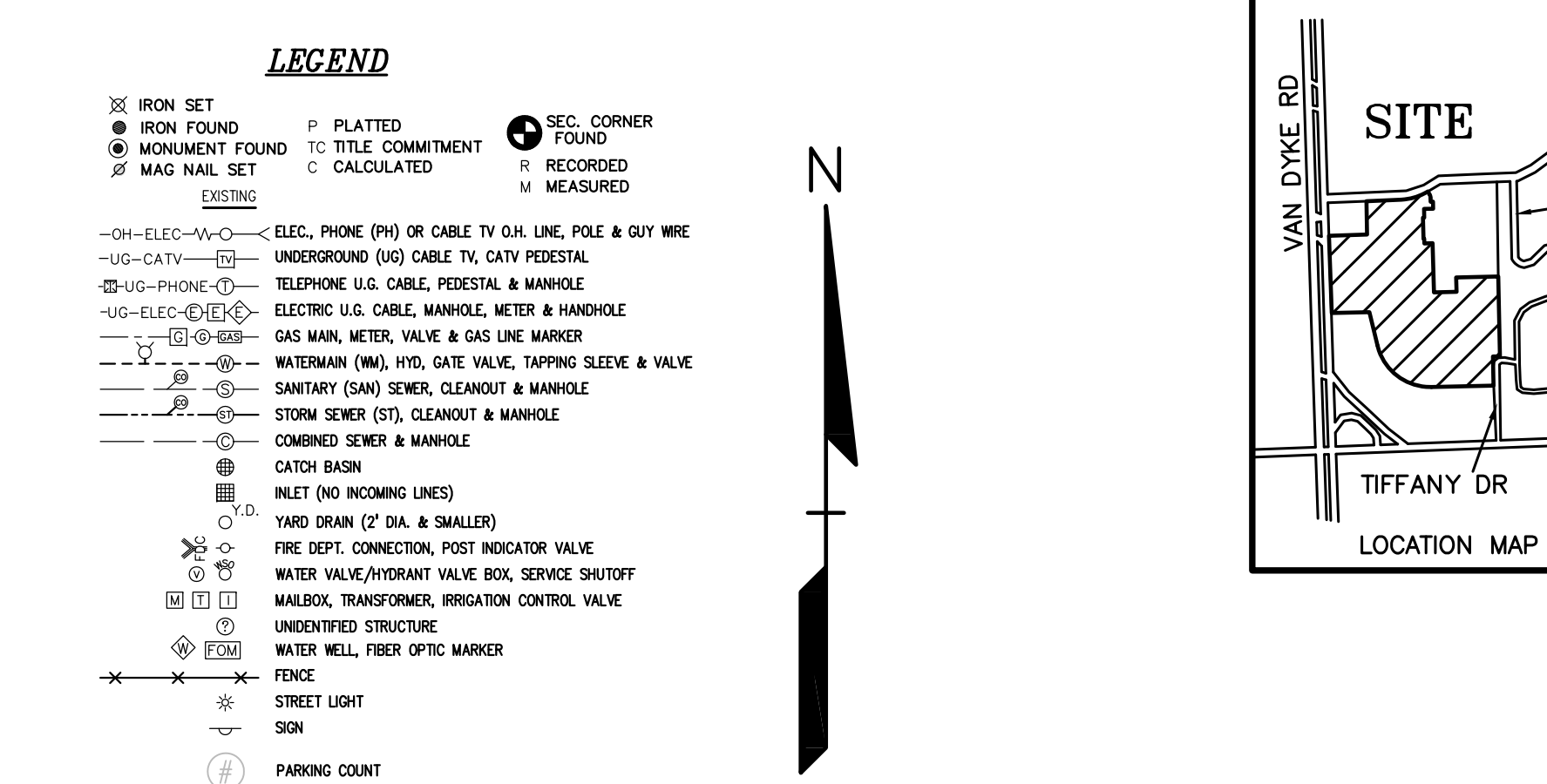
SCHEDULE B - SECTION TWO EXCEPTIONS

- 14. All of the terms and provisions set forth and contained in that certain Lease between National Amusements, Inc., a Maryland corporation, Lessor, and Maroon Restaurants, Inc., a Minnesota corporation d/a/a Target Stores, Lessee, recorded in Liber 4531, Page 165...

- 31. Easement granted to the City of Sterling Heights for public utilities and facilities disclosed by instrument recorded in Liber 4558, Page 310, Macomb County Records. (as to Parcel B) [As plotted]

- 47. Terms and Conditions contained in Declaration of Easements as disclosed by instrument recorded in Liber 18903, Page 275 as to Parcels A, B & C, as affected by Amendment to Declaration of Easements as disclosed by instrument recorded in Liber 23167, Page 150...

- 64. Easements and the terms, conditions and provisions, as contained in Declaration of Taking recorded in Liber 4325, Page 792. [As plotted]



LEGAL DESCRIPTIONS: (per First American Title Insurance Company, Commitment No. NCS-713494-OPKS, Effective Date: February 16, 2015, Revision No. 3)

PARCEL A Part of the Southwest 1/4 of Section 27, Township 2 North, Range 12 East, City of Sterling Heights, Macomb County, Michigan, being described as: Commencing at the West 1/4 corner of said Section 27; thence S00°28'26"E, 499.39 feet; thence N88°37'55"E, 59.94 feet to a point on the East line of Van Dyke (M-53) (Variable width); thence along said East line S00°28'55"E, 321.05 feet to the point of beginning;

PARCEL B Part of the Southwest 1/4 of Section 27, Township 2 North, Range 12 East, City of Sterling Heights, Macomb County, Michigan, being described as: Commencing at the West 1/4 corner of said Section 27; thence S00°28'26"E, 499.39 feet; thence N88°37'55"E, 59.94 feet; thence S00°28'55"E, 70.01 feet; thence N88°37'55"E, 302.02 feet along the south line Brougham Drive (70 feet wide) to the POINT OF BEGINNING;

PARCEL C Part of the Southwest 1/4 of Section 27, Township 2 North, Range 12 East, City of Sterling Heights, Macomb County, Michigan; being more particularly described as: Commencing at the West 1/4 corner of said Section 27; thence S00°28'26"E, 499.39 feet; thence N88°37'55"E, 59.94 feet; thence S00°28'55"E, 70.01 feet; thence N88°37'55"E, 302.02 feet; thence N88°37'55"E, 302.02 feet; thence S00°26'55"E, 344.68 feet; thence S89°44'34"W, 286.98 feet to the aforementioned east line of Van Dyke; thence along said East line N00°26'55"W, 71.26 feet; thence continuing along said East line S89°33'05"W, 15.00 feet; thence continuing along said East line N00°26'55"W, 267.62 feet to the point of beginning;

PARCEL D Part of the Southwest 1/4 of Section 27, Township 2 North, Range 12 East, City of Sterling Heights, Macomb County, Michigan; being more particularly described as: Commencing at the West 1/4 corner of said Section 27; thence S00°28'26"E, 499.39 feet; thence N88°37'55"E, 59.94 feet; thence S00°26'55"E, 70.01 feet; thence the following three (3) courses along south line of Brougham Drive; N88°37'55"E, 60.10 feet; 210.93 feet along an arc of a curve to the left, having a radius of 470.00 feet, a central angle of 25°42'47", chord bearing N75°46'31"E 209.16 feet; N62°55'06"E, 30.00 feet to the point of beginning;

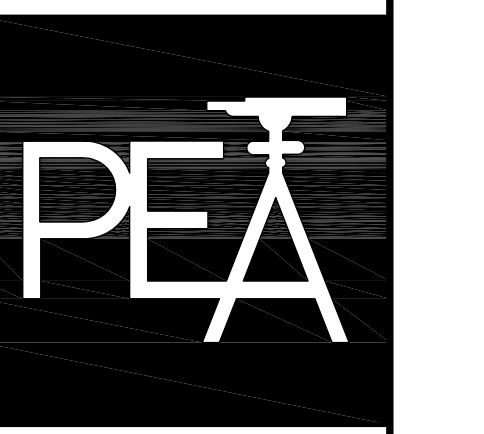
thence continuing the following three (3) courses along the south line of Brougham Drive; N62°55'06"E, 20.00 feet; thence 188.91 feet along an arc of a curve to the right, having a radius of 400.00 feet, a central angle of 27°03'34", chord bearing N76°26'52"E 187.16 feet; thence N89°58'38"E, 40.37 feet; thence S00°27'46"E, 442.52 feet; thence N89°33'26"E, 18.92 feet; thence S00°37'19"E, 351.75 feet; thence S89°57'42"W, 41.00 feet; thence S00°26'55"E, 123.14 feet; thence S89°57'42"W, 193.20 feet; thence N00°26'55"W, 421.00 feet; thence S89°32'46"W, 15.39 feet; thence N00°29'37"W, 294.99 feet; thence N89°58'38"W, 60.00 feet; thence N00°26'55"W, 28.85 feet; thence S89°33'05"W, 28.85 feet; thence S00°29'37"E, 294.99 feet; thence N89°32'46"E, 15.39 feet; thence S00°26'55"E, 421.00 feet; thence N89°57'42"E, 193.20 feet; thence N00°26'55"W, 123.14 feet; thence N89°57'42"E, 359.91 feet to the west line of "Eastmont Subdivision No. 2" as recorded in Liber 81, Pages 4-6 of Macomb County Records;

Table with columns: NO., DATE, DESCRIPTION, APPROVED BY, TITLE. Contains revision entries.

CAUTION! THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

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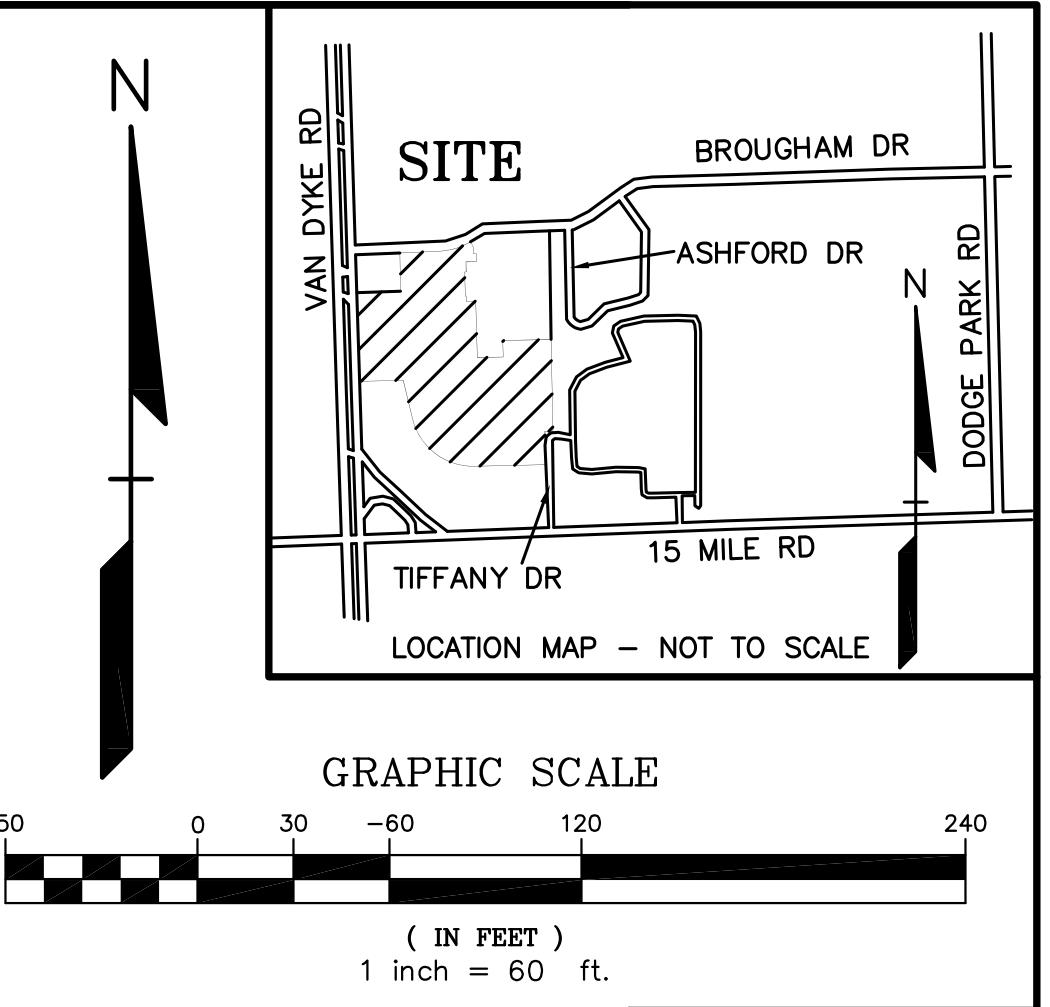


PROFESSIONAL ENGINEERING ASSOCIATES 2430 Rochester Ct, Suite 100 Troy, MI 48063-1872 Phone: (248) 689-9090 Fax: (248) 689-1044 website: www.peaac.com

Simon CRE 7434 E. Station Drive Scottsdale, Arizona - 85251 ALTAIACSM LAND TITLE SURVEY MARKETPLACE COURT PART OF THE SW 1/4 OF SECTION 27, T.2N, R. 12E CITY OF STERLING HEIGHTS, MACOMB COUNTY, MICHIGAN DES. N/A DN. DAN SUR. RS P.M. JPB 1-800-482-7171 www.missgd.com ORIGINAL ISSUE DATE: MAY 23, 2014 PEA JOB NO. 2010-154 SCALE: 1" = 60' DRAWING NUMBER: 1 of 2

BASIS OF BEARINGS
 The West Line Section 27,
 per legal descriptions in Exhibit A
 of First American Title Insurance Company,
 Commitment Number: JCS-589832-MICH,
 Effective Date: January 29, 2013

- LEGEND**
- IRON SET
 - MONUMENT FOUND
 - MAG. NAIL SET
 - PLATTED
 - TITLE COMMITMENT
 - CALCULATED
 - MEASURED
 - SEC. CORNER FOUND
 - RECORDED
 - MEASURED
- SYMBOLS**
- OH-ELEC: OH-ELEC. PRIME (P) OR CABLE TV OR LINE, POLE & GUY WIRE
 - UG-CATV: UNDERGROUND (UG) CABLE TV, CATV FEEDLINE
 - UG-PHON: UNDERGROUND (UG) CABLE, PEDESTAL & MANHOLE
 - UG-ELEC: UNDERGROUND (UG) CABLE, PEDESTAL, W/TER & MANHOLE
 - UG-WATER: UNDERGROUND (UG) WATER MAIN, VALVE & GAS LINE W/TER
 - WATERMAN: WATERMAN (W) HIG. GATE VALVE, TAPPING SLEEVE & VALVE
 - SANITARY: SANITARY (S) SINK, CLEAVLY & MANHOLE
 - STONE: STONE SEWER (S), CLEAVLY & MANHOLE
 - COMBINED: COMBINED SEWER & MANHOLE
 - CATCH: CATCH BASIN
 - WELL: WELLS (W) (NO NUMBER LINES)
 - YARD: YARD SIGN (Y) (DIA. & SMALLER)
 - FIRE: FIRE DEPT. CONNECTION, POST INDICATOR VALVE
 - WATER: WATER VALVE/HYDRANT VALVE BOX, SERVICE SHUTOFF
 - MALTR: MALTR. TRANSFORMER, REGULATOR CONTROL VALVE
 - UNDEF: UNDEFINED STRUCTURE
 - WELL: WELLS (W) (NO NUMBER LINES)
 - STREET: STREET LIGHT
 - SIEN: SIGN
 - PARKING: PARKING COUNT
 - TRK: TRUCK
 - SCHEDULE: SCHEDULE B, SECTION TWO ITEM NUMBER



FLOODPLAIN NOTE
 By graphic plotting only, this property lies within Zone X (Areas determined to be outside of the 02% annual chance floodplain - No Shading) of the Flood Insurance Rate Map, Community Panel Number 26099C-03170 which bears an effective date of September 29, 2006 and does not lie in a Special Flood Hazard Area. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

PARKING STALLS

PARCEL A:	114 total parking spaces (108 regular spaces) (6 barrier free spaces)
PARCEL B:	2129 total parking spaces (2086 regular spaces) (43 barrier free spaces)
PARCEL C:	247 total parking spaces (243 regular spaces) (4 barrier free spaces)

- SURVEY NOTES:**
- Parcels A, B & C are proposed parcels (part of Tax Id. No. 10-27-300-042) and do not exist at the time of this survey.
 - Sanitary sewer and water main cross the subject parcel and may or may not be within easements. Easements are referenced in Schedule B Section 2, Item 22 and Item 24 (Liber 4571, Page 74 and Liber 4571, Page 106). Documents contain out of date, illegible site plans included as "Exhibit A" that depict easements that are not platable.
 - At the time of survey there was no observed evidence of recent earth moving work, or building construction, or building additions.
 - The undersigned has no knowledge of any right-of-way changes, either completed or proposed.
 - At the time of survey there was no observed evidence of use as a solid waste dump, sump or sanitary landfill.
 - At the time of this survey there are no delineated wetlands on the subject parcel. There is no indication of any wetland per the US Fish and Wildlife Service, National Wetlands Inventory Mapper.
 - The current zoning classification was not provided by the insurer, as required in Item 6(a) and 6(b) in Table A of the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys".
 - The net area of Proposed Parcel A is ±2.345 acres.
 - The net area of Proposed Parcel B is ±32.146 acres.
 - The net area of Proposed Parcel C is ±4.670 acres.

SURVEYORS CERTIFICATION:

To: First American Title Insurance Company
 30 West Pershing, LLC, a Missouri limited liability company
 SOBB Sterling, LLC, a Michigan limited liability 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 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 16, 17, 18, 19, and 20(a) of Table A thereof. The field work was completed on March 20, 2015.

Kevin T. Roach, PS No. 47971
 Agent for Professional Engineering Associates, Inc.

REVISIONS

NO.	DATE	DESCRIPTION
1	03/20/15	ISSUED FOR PERMITS
2	03/20/15	REVISED PER NEW TITLE COMMITMENT
3	03/20/15	REVISED PER NEW TITLE COMMITMENT
4	03/20/15	REVISED PER NEW TITLE COMMITMENT
5	03/20/15	REVISED PER NEW TITLE COMMITMENT
6	03/20/15	REVISED PER NEW TITLE COMMITMENT
7	03/20/15	REVISED PER NEW TITLE COMMITMENT
8	03/20/15	REVISED PER NEW TITLE COMMITMENT
9	03/20/15	REVISED PER NEW TITLE COMMITMENT
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11	03/20/15	REVISED PER NEW TITLE COMMITMENT
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14	03/20/15	REVISED PER NEW TITLE COMMITMENT
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21	03/20/15	REVISED PER NEW TITLE COMMITMENT
22	03/20/15	REVISED PER NEW TITLE COMMITMENT
23	03/20/15	REVISED PER NEW TITLE COMMITMENT
24	03/20/15	REVISED PER NEW TITLE COMMITMENT
25	03/20/15	REVISED PER NEW TITLE COMMITMENT
26	03/20/15	REVISED PER NEW TITLE COMMITMENT
27	03/20/15	REVISED PER NEW TITLE COMMITMENT
28	03/20/15	REVISED PER NEW TITLE COMMITMENT
29	03/20/15	REVISED PER NEW TITLE COMMITMENT
30	03/20/15	REVISED PER NEW TITLE COMMITMENT

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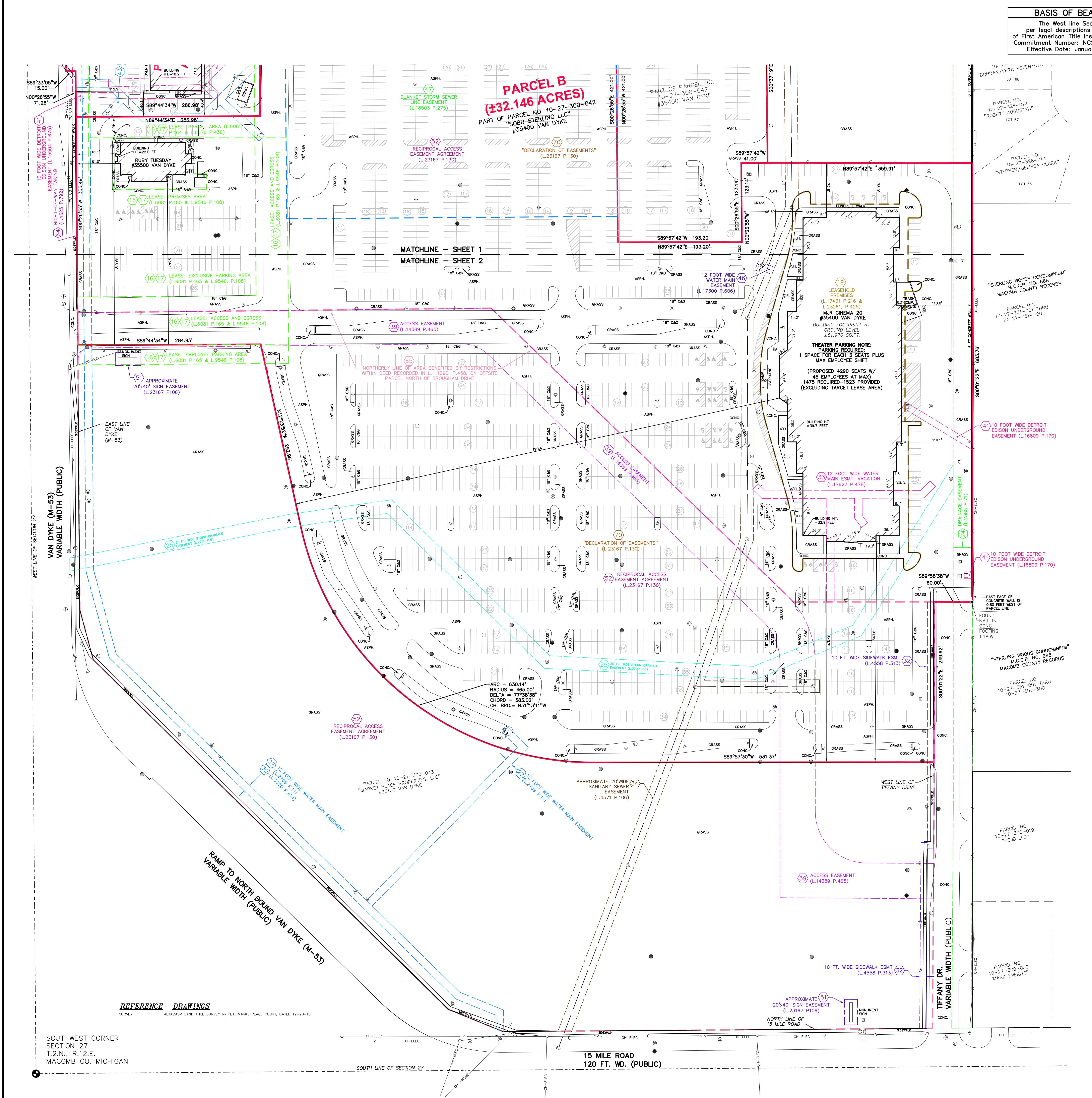
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Simon CRE
 7434 E. Section Drive
 Scottsdale, Arizona - 85251

ALTA/ACSM LAND TITLE SURVEY
MARKETPLACE COURT
 PART OF THE NW 1/4 OF SECTION 27, T.2N., R.12E.
 CITY OF STERLING HEIGHTS, MACOMB COUNTY, MICHIGAN

DES: N/A DN: DN SUR: RS P: M JPB
 DATE: 03/20/15

ORIGINAL ISSUE DATE: MAY 23, 2014
 PEA JOB NO. 2010-154
 SCALE: 1" = 60'
 DRAWING NUMBER:
2 of 2



REFERENCE DRAWINGS
 SURVEY ALTA/ACSM LAND TITLE SURVEY BY PEA, MARKETPLACE COURT, DATED 12-20-10

SOUTHWEST CORNER SECTION 27 T.2N., R.12E. MACOMB CO. MICHIGAN

WEST LINE OF SECTION 27
 VAN DYKE (M-53) VARIABLE WIDTH (PUBLIC)
 EAST LINE OF VAN DYKE (M-53)
 SOUTH LINE OF SECTION 27
 15 MILE ROAD 120 FT. WD. (PUBLIC)
 WEST LINE OF TIFFANY DRIVE