

ITEMS CORRESPONDING TO SCHEDULE B-II

CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 160581PIT, DATED JUNE 10, 2016.

5. The following matters shown on Plot of Survey for Part of Land of Toys "R" Us-Penn., Inc. recorded in Map Book 2000, page 152: - NOT PLOTTED ON SURVEY (DOCUMENTS REFERENCED NOT PROVIDED).
- a. Fifteen foot wide sanitary sewer easement (Record Book 79, page 726).
- b. Twenty foot wide drainage easement.
6. Declaration of Easement Land Development with No Public Facilities between Toys "R" Us-Penn., Inc. and Erie Pet Investors, LP. dated May 15, 2000 and recorded May 24, 2000 in Record Book 705, page 708. - LOCATION OF EASEMENT ON PLAN PLOTTED ON SURVEY. AGREEMENT BLANKET IN NATURE.
7. Reciprocal Easement and Restrictive Covenant Agreement between Toys "R" Us-Penn., Inc. and Erie Pet Investors, LP. dated May 15, 2000 and recorded May 24, 2000 in Record Book 705, page 660. - NOT PLOTTED ON SURVEY (IT IS A BLANKET EASEMENT).
8. Right of way from Toys "R" Us-Penn., Inc. to Pennsylvania Electric Company dated March 11, 1987 and recorded April 3, 1987 in Record Book 4, page 1555. - PLOTTED ON SURVEY.
9. Easement Agreement by and among Toys "R" Us-Penn., Inc., Millcreek Plaza Company Limited Partnership, and Millcreek Mall Corp. dated July 28, 1987 and recorded August 19, 1987 in Record Book 24, page 666. - PLOTTED ON SURVEY.
10. Right of way from Toys "R" Us-Penn., Inc. to Pennsylvania Electric Company dated September 30, 1987 and recorded October 30, 1987 in Record Book 32, page 911. - PLOTTED ON SURVEY.
11. Right of way from Toys "R" Us-Penn., Inc. to National Fuel Gas Distribution Corporation dated November 2, 1987 and recorded December 10, 1987 in Record Book 36, page 385. - NOT PLOTTED ON SURVEY (IT IS A BLANKET EASEMENT).
12. Deed of Grant between Toys "R" Us-Penn., Inc. and Millcreek Township Sewer Authority dated February 21, 1989 and recorded March 2, 1989 in Record Book 79, page 726. - PLOTTED ON SURVEY.
13. The following rights of way.
 - a. From Hannibal J. C. Spires, et al to Pennsylvania Electric Company dated December 28, 1951 and recorded in Contract Book 39, page 438. - NOT PLOTTED ON SURVEY (THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT).
 - b. From Hannibal J. C. Spires, et al to Pennsylvania Electric Company dated December 28, 1951 and recorded in Contract Book 39, page 439. - NOT PLOTTED ON SURVEY (THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT).
 - c. From Hannibal J. C. Spires, et ux to Pennsylvania Electric Company dated December 28, 1951 and recorded in Contract Book 39, page 440. - NOT PLOTTED ON SURVEY (THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT).
 - d. From Hannibal J. C. Spires, et ux to Pennsylvania Electric Company dated December 28, 1951 and recorded in Contract Book 39, page 441. - NOT PLOTTED ON SURVEY (THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT).
 - e. From H.J.C. Spires, et ux to Bell Telephone Company of Pennsylvania dated May 7, 1952 and recorded in Contract Book 40, page 552. - NOT PLOTTED ON SURVEY (THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT).
 - f. From Hannibal Spires, widower, to Pennsylvania Electric Company dated May 7, 1956 and recorded in Contract Book 55, page 125. - NOT PLOTTED ON SURVEY (THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT).
 - g. Condemnation proceedings by Millcreek Township Sewer Authority as evidenced by Resolution No. 96 recorded January 20, 1959 in Contract Book 72, page 576. - NOT PLOTTED ON SURVEY (THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT).
 - h. From H.J.C. Spires to Pennsylvania Electric Company dated February 17, 1960 and recorded in Contract Book 80, page 395. - NOT PLOTTED ON SURVEY (IT IS NOT ON, OR DOES NOT TOUCH, THE SURVEYED PROPERTY).
 - i. From Toys "R" Us Property Company II, LLC to Millcreek Township Water Authority dated September 30, 2010 and recorded at Instrument 2010-025456. - PLOTTED ON SURVEY.
14. Reciprocal Easement and Operation Agreement by and between Toys "R" Us-Penn., Inc., and Office Depot, Inc. dated September 10, 2004 and recorded in Record Book 1218, page 1847 - NOT PLOTTED ON SURVEY (IT IS A BLANKET EASEMENT); as amended by First Amendment to Reciprocal Easement and Operation Agreement dated March 1, 2010 and recorded at Instrument 2010-004714 - NOT PLOTTED ON SURVEY (DOCUMENTS REFERENCED NOT PROVIDED).

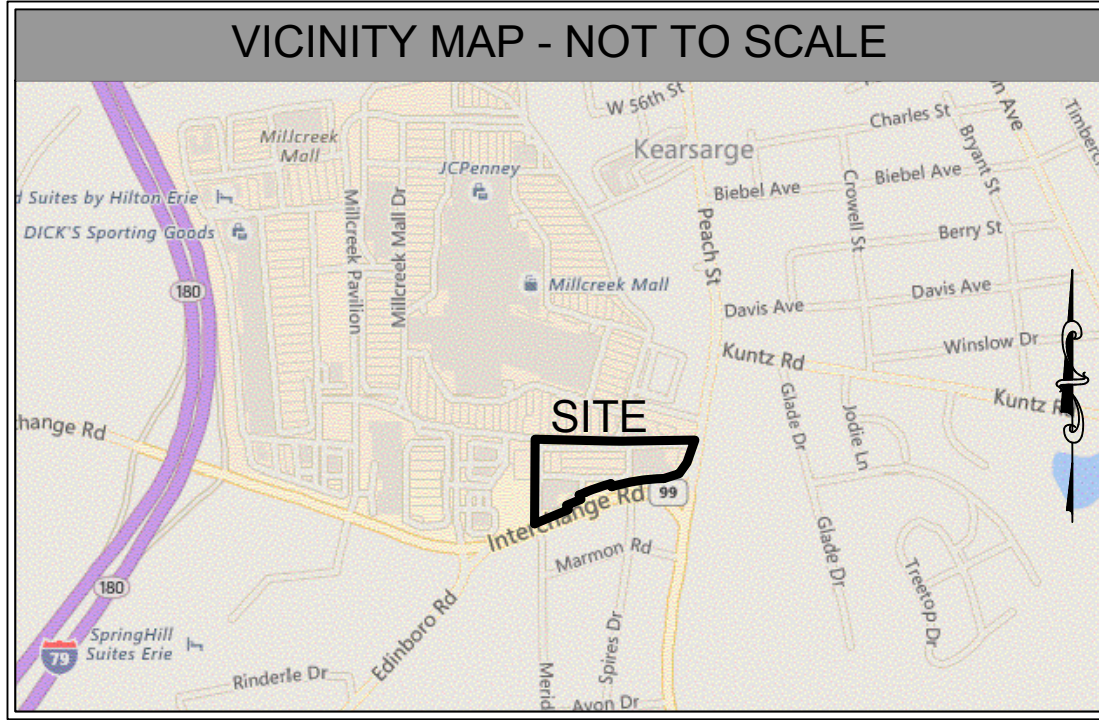
ZONING INFORMATION

THE SUBJECT PROPERTY IS ZONED "C-2" GENERAL COMMERCIAL DISTRICT.

SETBACKS;
 FRONT: 30' MINIMUM
 SIDE: 7' MINIMUM
 REAR: 20' MINIMUM
 HEIGHT;
 MAXIMUM BUILDING HEIGHT: 35'
 LOT SIZE;
 MINIMUM LOT AREA: 7,500 SQ. FT.
 MINIMUM LOT FRONTAGE: 50'
 MINIMUM LOT DEPTH: 120'
 COVERAGE;
 MAXIMUM BUILDING COVERAGE: 50%
 FLOOR AREA RATIO;
 MAXIMUM FLOOR AREA RATIO: NO REQUIREMENT NOTED
 PARKING;
 PARKING FORMULA: RETAIL STORES: 1 SPACE PER 200 SQ. FT.

ZONING DATA OBTAINED FROM ZONING REPORT #7201600751:089 DATED JULY 27, 2016
 PREPARED BY BOCK & CLARK ZONING, 800-787-8390

VICINITY MAP - NOT TO SCALE



MISCELLANEOUS NOTES

- (MN1) PROPERTY IS KNOWN AS TAX MAP PARCEL 33-167-667-0046 IN ERIE COUNTY, PA.
- (MN2) LOT AREA = 240,753 S.F. OR 5.5269 AC.
- (MNS) PARKING PROVIDED -
 -REGULAR = 193 SPACES
 -HANDICAP = 6 SPACES
 TOTAL SPACES PROVIDED = 199
- (MNA) THE SUBJECT PROPERTY HAS DIRECT ACCESS VIA PEACH STREET & EDINBORO ROADS.
- (MNB) THE BASIS OF BEARINGS FOR THIS SURVEY IS DEED BOOK 1610 PAGE 1345.
- (MNC) DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. BEARINGS ARE REFERRED TO RECORD DEED MERIDIAN. MONUMENTS WERE FOUND \ SET AT POINTS WHERE INDICATED.
- (MND) THERE WAS NO VISIBLE EVIDENCE OF CEMETERIES, GRAVE SITES OR BURIAL GROUNDS ON THE SUBJECT PROPERTY EITHER DISCLOSED IN THE RECORD DOCUMENTS PROVIDED TO THE SURVEYOR OR OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.
- (MNE) IN RESPONSE TO ALTA\NSPS TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- (MNF) IN RESPONSE TO ALTA\NSPS TABLE A ITEM 17, THERE ARE NO KNOWN CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTIONS; THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTIONS OR REPAIRS.
- (MNG) IN RESPONSE TO ALTA\NSPS TABLE A ITEM 18, THE SURVEYOR DID NOT OBSERVE ANY MARKERS DELINEATING WETLANDS ON THE SUBJECT PROPERTY AT THE TIME OF THE FIELD SURVEY.

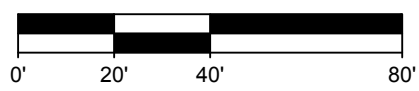
UTILITY NOTES

- (UN1) The location of utilities shown hereon are from observed evidence of above ground appurtenances only. The surveyor was not provided with underground plans or surface ground markings to determine the location of any subterranean uses.
- (UN2) From observed above ground appurtenances only as shown hereon, gas, electric, storm sewer, sanitary sewer and water lines and/or service is available for the subject property within the public road right-of-way of Peach Street & Edinboro Road.
- (UN3) Before digging in this area, call 1-800-242-1776 or 811 for field locations (request for ground markings) of underground utility lines.

LEGEND OF SYMBOLS & ABBREVIATIONS

● MONUMENT FOUND	☎ POWERPOLE	⊙ SEWER MANHOLE
○ MONUMENT SET	— GUY WIRE	○ CLEAN OUT
■ P.K. NAIL FOUND	☀ LIGHT POLE	⊗ STORM DRAIN MANHOLE
⊗ P.K. NAIL SET	☀ STREET LIGHT POLE	⊗ STORM INLET
× FND X MARK	☒ ELEC. TRANSFORMER	⊗ CURB INLET
× SET X MARK	☒ AIR CONDITIONER	☒ PAY PHONE
▲ R.R. SPIKE FOUND	— E BURIED ELECTRIC	☒ TELEPHONE BOX
△ R.R. SPIKE SET	— OH— OVERHEAD ELECTRIC	⊙ TELEPHONE MANHOLE
⊕ BENCHMARK	⊙ ELEC. MANHOLE	⊙ TELEPHONE POLE
(R) RECORD DATA	— W— WATER LINE	— T— TELEPHONE LINE
(M) MEASURED DATA	⊙ WATER MANHOLE	⊗ UNDERGROUND TELEPHONE MARKER
(S) SURVEYED DATA	⊙ WATER METER	— C— CABLE TELEVISION
R/W RIGHT OF WAY	⊙ HYDRANT	☒ CABLE BOX
BSL BACK SET LINE	⊙ BACK FLOW PREVENTOR	☒ UNDERGROUND CABLE MARKER
RCP REINFORCED CONC PIPE	⊙ GAS VALVE	⊙ TRAFFIC POLES
CMP CORRUGATED METAL PIPE	⊙ GAS METER	⊙ TRAFFIC SIGNAL
PVC PLASTIC PIPE	⊙ UNDERGROUND GAS MARKER	⊙ TRAFFIC MANHOLE
MTL METAL	⊙ GAS MANHOLE	⊙ TRAFFIC SIGNAL BOX
AGL ABOVE GROUND LEVEL	— G— GAS LINE	⊙ STOP SIGN
L/S LANDSCAPING	● BOLLARD	⊙ SIGN
🌳 TREE	● BORE HOLE	⊙ SIGN
☉ METAL TANK COVER	⊙ MONITORING WELL	⊙ SQUARE METAL LID
F.P. FLAG POLE	⊙ MAIL BOX	⊙ FUEL TANK LID
	⊙ UNKNOWN MANHOLE	

SCALE : 1" = 40'



FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X"(UNSHADED) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 420452, MAP NUMBER 42049C0203D & 42049C0204D WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 19, 2014 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON THE FEMA WEBSITE (HTTP://MSC.FEMA.GOV) WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE, AND A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
07/22/2016	FIRST DRAFT		
7/28/2016	NETWORK COMMENTS		
FIELD WORK: 7/12/16	DRAFTED:	CHECKED BY:	FB & PG.

SIGNIFICANT OBSERVATIONS

NONE OBSERVED

LEGAL

THE USE OF THIS DOCUMENT'S FORMAT IS STRICTLY PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT AND PERMISSION OF BOCK & CLARK CORP. NOTWITHSTANDING THE FOREGOING, THIS SURVEY MAY BE REPRODUCED AND DISSEMINATED WITHOUT THE PERMISSION OF BOCK & CLARK.
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RECORD DESCRIPTION

Parcel A
 All that certain tract or parcel of land lying and being in the County of Erie, Commonwealth of Pennsylvania, described as follows:
 Being Tax Parcel (33) 167-667-46.
 All that certain piece or parcel of land situate in the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania, being part of Tract 347 and being more particularly described as follows:
 Beginning at the southwesterly corner of the piece at an iron survey point in the northerly line of Edinboro Road, Pennsylvania Route 99, variable width, at its intersection with the easterly line of lands of Harry J. Nelson as per record in Erie County Deed Book 441, page 286, said northerly line of Edinboro Road being located 50 feet as measured at right angles north of the center line of said Edinboro Road; thence North 0° 21' 20" East along the easterly line of lands of said Nelson and along the easterly line of lands of the Millcreek Mall Corporation passing over a concrete monument at the northeasterly corner of lands of said Nelson at a distance of 230.66 feet, a total distance of 545.16 feet to an iron survey point in the southerly line of other lands of the Millcreek Mall Corporation; thence South 88° 36' East along the southerly line of lands of said Millcreek Mall Corporation, a distance of 456.22 feet to a concrete monument; thence South 89° 14' East continuing along the southerly line of lands of said Millcreek Mall Corporation, a distance of 99.59 feet to a concrete monument; thence North 89° 07' 10" East continuing along the southerly line of lands of said Millcreek Mall Corporation, passing over iron survey points at distances of 52.34 feet and 599.56 feet, a total distance of 462.25 feet to an iron survey point in the westerly line of Peach Street, US Route 19, variable width; thence South 19° 19' West along the westerly line of Peach Street, a distance of 152.54 feet to an iron point; thence South 35° 25' 08" West continuing along the westerly line of said Peach Street, a distance of 86.27 feet to an iron survey point in the northerly line of said Edinboro Road, variable width; thence South 72° 24' 02" West along the northerly line of said Edinboro Road, a distance of 102.77 feet to an iron survey point; thence in a southwesterly direction, continuing along the northerly line of said Edinboro Road and along a curve to the left having a radius of 1,235.92 feet and an arc distance of 336.50 feet to an iron survey point; thence North 14° 54' 37" West continuing along the northerly line of said Edinboro Road, a distance of 20 feet to an iron survey point; thence in a southwesterly direction, continuing along the northerly line of said Edinboro Road and along a curve to the left having a radius of 1,255.92 feet and an arc distance of 169.53 feet to an iron survey point; thence generally in a southwesterly direction, the following 5 courses and distances continuing along the northerly line of said Edinboro Road: (1) South 67° 21' 20" West, 45.31 feet to an iron survey point; (2) South 22° 38' 40" East, 30 feet to an iron survey point; (3) South 67° 21' 20" West, 100 feet to an iron survey point; (4) South 22° 38' 40" East, 30 feet to an iron survey point; (5) South 67° 21' 20" West, 259.14 feet to a point and the place of beginning.
 Containing 7.512 acres of land, therein net measured.
 Excepting and reserving therefrom:
 All that certain piece or parcel of land situate in Tract 347 in the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania, being Lot A as shown on map entitled "Plot of Survey for Part of the Land of Toys 'R' Us-Penn., Inc.", by Henry T. Weika & Associates dated January 28, 2000 and recorded in the Office of the Erie County Recorder of Deeds in Map Book 2000-153.
 And further excepting and reserving therefrom:
 All that certain piece or parcel of land situate in Tract 347 in the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania, being Lot Bas shown on map entitled "Plot of Survey for Part of the Land of Toys 'R' Us-Penn., Inc.", by Henry T. Weika & Associates dated January 15, 2004 and recorded as Erie County Map Book 2005-60.
 Parcel B
 Together with the benefits, if any, of the Declaration of Easement Land Development with No Public Facilities between Toys "R" Us-Penn., Inc. and Erie Pet Investors, L.P. dated May 15, 2000 and recorded May 24, 2000 in Record Book 705, page 708.
 Parcel C
 Together with the benefits, if any, of the Reciprocal Easement Agreement and Restrictive Covenant Agreement between Toys "R" Us-Penn., Inc. and Erie Pet Investors, L.P. dated May 15, 2000 and recorded May 24, 2000 in Record Book 705 page 660.
 Parcel D
 Together with the benefits, if any, of the Easement Agreement by and among Toys "R" Us-Penn., Inc., Millcreek Plaza Company Limited Partnership and Millcreek Mall Corporation dated July 28, 1987 and recorded August 19, 1987 in Record Book 24, page 666.
 Being the same property which Toys "R" Us-Delaware, Inc., a Delaware corporation, conveyed to Toys "R" Us Property Company II LLC, formerly known as Graife Properties, LLC by deed effective November 20, 2009 and recorded in Record Book 1610, page 1345.
 THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 160581PIT, DATED JUNE 10, 2016.

ALTA/NSPS LAND TITLE SURVEY

for
Toys R Us
 B&C Project No. 201602266, 087
 Erie
 9209
 1920 Edinboro Road, Erie, PA

BASED UPON TITLE COMMITMENT NO. 160581PIT
 OF CHICAGO TITLE INSURANCE COMPANY
 BEARING AN EFFECTIVE DATE OF JUNE 10, 2016

Surveyor's Certification

To: Toys "R" Us Property Company II, LLC, a Delaware limited liability company ("Borrower"), Goldman Sachs Mortgage Company and Bank of America, N.A., together with each of their successors and/or assigns, and any lender or lenders holding an interest in the Property or the direct or indirect equity interests in Borrower, and all of their respective successors, assigns and participants, Chicago Title Insurance Company, and each of their respective successors and/or assigns, and Bock & Clark Corporation.

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 13, 14, 16, 17, 18 and 20 of Table A thereof.

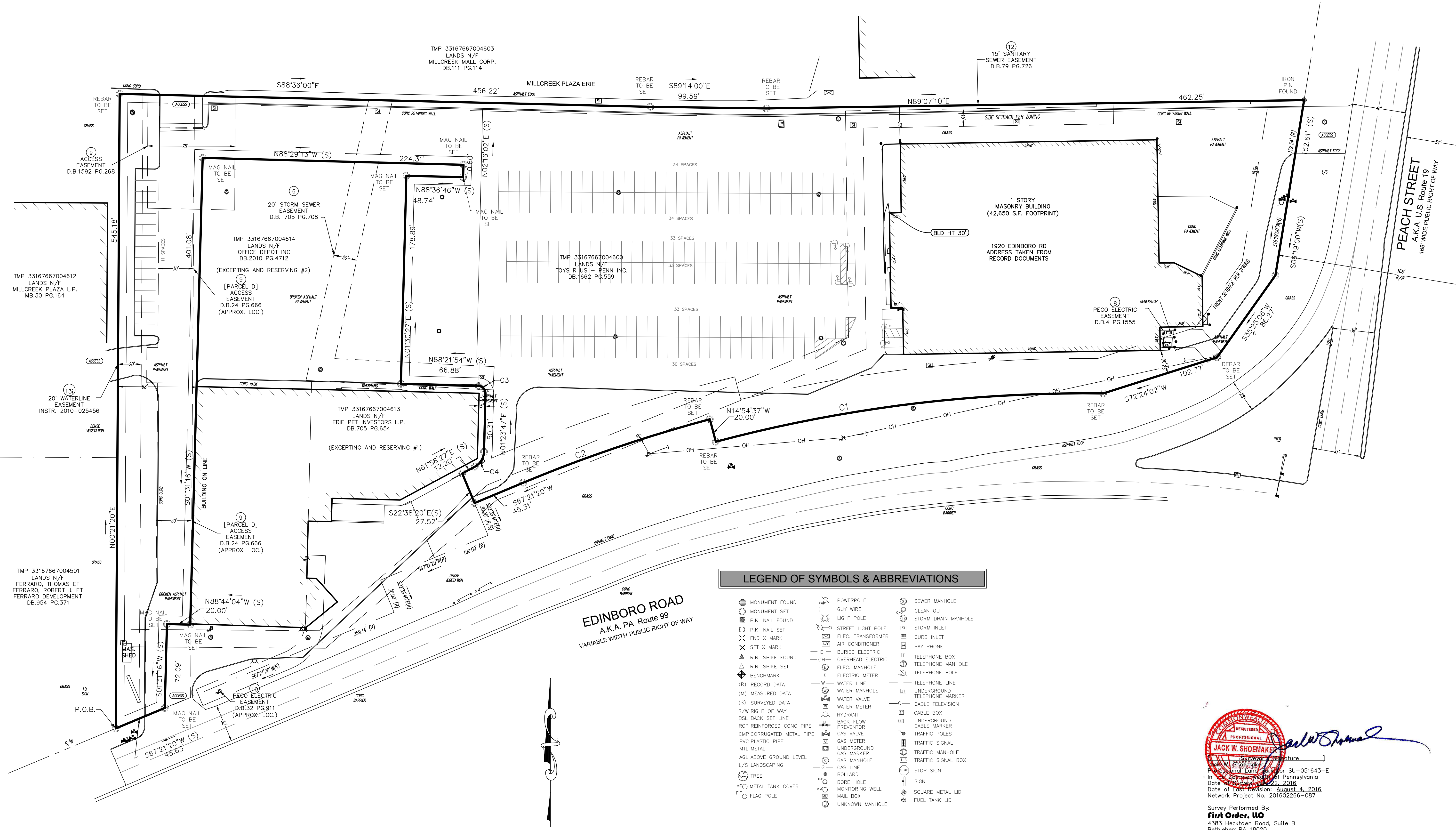
The field work was completed on July 12, 2016.



Jack W. Shoemaker
 Professional Surveyor
 No. 051643-E
 In the Commonwealth of Pennsylvania
 Date of Survey July 22, 2016
 Date of Last Revision: August 4, 2016
 Network Project No. 201602266-087

Survey Performed By:
First Order, LLC
 4383 Hecktown Road, Suite B
 Bethlehem, PA 18020
 Phone (610) 365-2907
 Fax (610) 365-2958
 Email: jshoemaker@firstorderllc.net
 Project No. 4633-87

Bock & Clark National Coordinators
 1-(800)-SURVEYS (787-8397)
 Bock & Clark Corporation
 3550 W. Market Street, Suite 200, Akron, Ohio 44333
 maywehelpyou@bockandclark.com
 www.bockandclark.com
 SURVEY • ZONING
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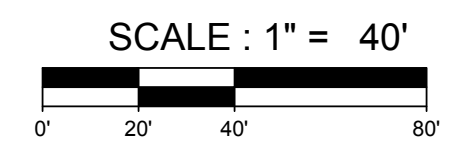


EDINBORO ROAD
A.K.A. PA. Route 99
VARIABLE WIDTH PUBLIC RIGHT OF WAY

LEGEND OF SYMBOLS & ABBREVIATIONS

- MONUMENT FOUND
- MONUMENT SET
- P.K. NAIL FOUND
- P.K. NAIL SET
- × FND X MARK
- × SET X MARK
- ▲ R.R. SPIKE FOUND
- △ R.R. SPIKE SET
- ⊕ BENCHMARK
- (R) RECORD DATA
- (M) MEASURED DATA
- (S) SURVEYED DATA
- R/W RIGHT OF WAY
- BSL BACK SET LINE
- RCP REINFORCED CONC PIPE
- CMP CORRUGATED METAL PIPE
- PVC PLASTIC PIPE
- MTL METAL
- A/G ABOVE GROUND LEVEL
- L/S LANDSCAPING
- TREE
- M/T METAL TANK COVER
- F.P. FLAG POLE
- POWERPOLE
- GUY WIRE
- LIGHT POLE
- STREET LIGHT POLE
- ELEC. TRANSFORMER
- AIR CONDITIONER
- BURIED ELECTRIC
- OVERHEAD ELECTRIC
- ELEC. MANHOLE
- ELECTRIC METER
- WATER LINE
- WATER MANHOLE
- WATER VALVE
- WATER METER
- HYDRANT
- BACK FLOW PREVENTOR
- GAS VALVE
- GAS METER
- UNDERGROUND GAS MARKER
- GAS MANHOLE
- GAS LINE
- BOLLARD
- BORE HOLE
- MONITORING WELL
- MAIL BOX
- UNKNOWN MANHOLE
- SEWER MANHOLE
- CLEAN OUT
- STORM DRAIN MANHOLE
- STORM INLET
- CURB INLET
- PAY PHONE
- TELEPHONE BOX
- TELEPHONE MANHOLE
- TELEPHONE POLE
- TELEPHONE LINE
- UNDERGROUND TELEPHONE MARKER
- CABLE TELEVISION
- CABLE BOX
- UNDERGROUND CABLE MARKER
- TRAFFIC POLES
- TRAFFIC SIGNAL
- TRAFFIC MANHOLE
- TRAFFIC SIGNAL BOX
- STOP SIGN
- SIGN
- SQUARE METAL LID
- FUEL TANK LID

CURVE TABLE					
CURVE #	RADIUS	LENGTH	CH. BRG.	CH. DIST.	DELTA
C1	1235.92	336.50	S81°05'12"W	335.46	015°35'59"
C2	1255.92	169.53	S71°13'21"W	169.40	007°44'03"
C3	6.00	9.40	N43°29'00"W	8.47	089°45'48"
C4	15.00	15.86	N31°41'12"E	15.13	060°34'51"



PROFESSIONAL LAND SURVEYOR
JACK W. SHOEMAKER
Professional Land Surveyor No. SU-051643-E
In the Commonwealth of Pennsylvania
Date of Expiration: 12/31/2016
Date of Last Revision: August 4, 2016
Network Project No. 201602266-087

Survey Performed By:
First Order, LLC
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Bethlehem, PA 18020
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Email: jshoemaker@firstorderllc.net
Project No. 4633-87

Bock & Clark ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR
Toys R Us
DATE OF FIELD SURVEY: JULY 12, 2016
NETWORK PROJECT NUMBER: 201602266-87
1-(800)-SURVEYS (787-8397)
mayhewhelpyou@bockandclark.com www.bockandclark.com