Notes Corresponding to Schedule B

Schedule B — Section II exceptions, First American Title Insurance Company COMMITMENT NO. NCS—926002MI2A—PHX1 with an Effective Date of August 17, 2018 (Tract 1); August 10, 2018 (Tract 2); August 21, 2018 (Tracts 3 and 4); September 20, 2018 (Tract 5).

Items 1-7, Standard exceptions.

- The terms, provisions and easement(s) contained in the document entitled "Right of Way" recorded as Liber 2777, page 329, Liber 4540, page 431, Liber 4603, page 94, Liber 4865, page 243 and Liber 5269, page 565 of Official Records. AFFECTS TRACT 1 PARCEL 2, AS SHOWN.

 The terms, provisions and easement(s) contained in the document entitled "Notice of Approved Environmental Remediation" recorded March 1, 1996 as Liber 28634, Page 224 of Official Records. (as to Tracts 2, 3 and 5) AFFECTS TRACTS 2, 3 AND 5, BLANKET IN NATURE.

 Terms and Conditions contained in Notice of Approved Environmental Remediation as disclosed by instrument recorded in Liber 28634, Page 224. (as to Tract 4) AFFECTS TRACT 4, BLANKET IN NATURE.
- The fact, as disclosed by that certain document or documents recorded March 01, 1996 as Liber 28634, Page 224 of Official Records, that some violation of environmental protection laws may have occurred which may affect the land. (as to Tracts 2, 3, 4 and 5) AFFECTS TRACTS 2, 3, 4 AND 5, BLANKET IN NATURE.
- The terms, provisions and easement(s) contained in the document entitled "Deed" recorded Liber 5751 as, Page 528, Liber 6952, Page 221, Liber 7158, Page 499, Liber 7376, Page 638, and in Liber 13980, Page 286 of Official Records. (as to Tract 2) AFFECTS TRACT 5, AS SHOWN.
- Railroad Right of Way and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 5751, Page 528, Register #C511107, Liber 6952, Page 221, Register #C740618, Liber 7158, Page 499, Register #C779887, Liber 7376, Page 638, and in Liber 13980, Page 286. (as to Tract 3) AFFECTS TRACT 5, AS SHOWN.
- Covenants, Conditions and Restrictions Contained disclosed instrument recorded in Liber 5751, Page 528, Page, Register No. C511107, Liber 6952, Page 221, Register No. C740618, Liber 7158, Page 499, Register No. C779887, Liber 7376, Page 638 and Liber 13980, Page 286, Wayne County Records. (as to Tract 4) AFFECTS TRACT 5, AS SHOWN.
- Railroad Rights of the railroad company servicing the railroad siding located on insured premises in and to the ties, rails and other properties constituting the railroad siding or in and to the use thereof, and also rights of others thereto entitled in and to the use thereof. (as to Tracts 2, 3, 4 and 5) NO DOCUMENTS LISTED OR PROVIDED, AFFECT UNKNOWN, NOT SHOWN.
- Building and use restrictions and other terms covenants and conditions, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604 (c), disclosed by instrument recorded in Liber 5751, Page 528, Liber 5919, Page 384, Liber 7158, Page 499, Liber 7376, Page 638 and Liber 13980, Page 286. AFFECTS TRACT 5, AS SHOWN.

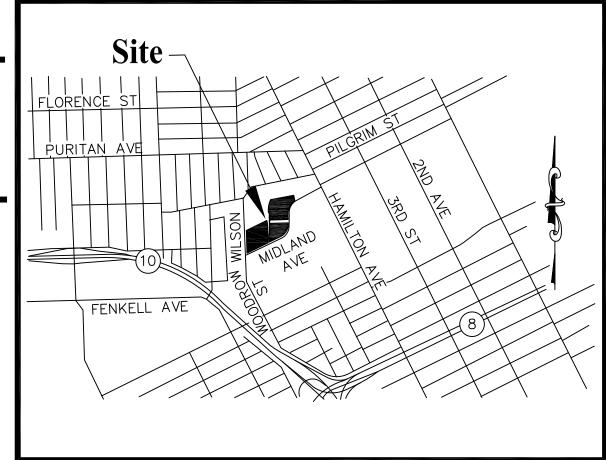
Utility Notes

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.

Flood Note

Encroachment Statement

- A BUILDING IS 0.8' OVER NORTH LINE OF MIDLAND AVENUE.
- (B) FENCE IS 10.0' OVER PROPERTY LINE.
- © FENCE IS 15.2' OVER PROPERTY LINE



Vicinity Map

Miscellaneous Notes

- MN1 Some features shown on this plat may be shown out of scale for clarity.
- Dimensions on this plat are expressed in feet and decimal parts thereof unless otherwise noted. Bearings are referred to an assumed meridian and are used to denote angles only.

 Monuments were found at points where indicated.
- MN3) The basis of bearings is N 01°38'30" W being the West line of Parcel 1.
- All of the various survey monuments shown on this plat as found and/or used are in good condition, apparently undisturbed, unless otherwise noted.
- MN5 At the time of survey, there was no observable evidence of earth moving work, building construction, or building additions.
- MN6 At the time of survey, there were no proposed changes to street right of way lines or observable evidence of street or sidewalk repairs.
- At the time of survey, there was no observable evidence of substantial areas of refuse.
- MN8) At the time of survey, the site is not being used as a cemetery, burial ground or isolated grave sites.
- MN9 All field measurements matched record dimensions within the precision requirements of ALTA/NSPS specifications unless otherwise shown.
- MN10) Subject parcels contains 9.6602 Acres (420,799.58 square feet), more or less.
- MN11) There were 13 regular striped parking spaces and 0 disabled striped parking spaces observed in the field, Total parking spaces of 6.
- MN12) Subject parcels access Woodrow Wilson Avenue from the west side of the subject property and Midland Avenue from the southerly side of the subject property, both are publicly dedicated right of way.
- MN13 The location of all utilities serving or existing on the surveyed property as depicted were determined by observed above—ground evidence.
- MN14) No wetlands were delineated for this survey or information provided to the location of any wetlands on subject property.
- MN15) There was no observed evidence of waterways at the time of survey.

 MN16) Site address of 15400 Woodrow Wilson Avenue, 400 Midland

Avenue, 370 Midland Avenue, 350 Midland Avenue, as disclosed in

(MN17) There were no designated party wall at time of survey.

record documents and observed in field.

MN18) All tracts are contiguous with no gaps or gores, except as overlap shown for parcels 1 and 2.

Zoning

STATUS	1		<u> </u>
ITEM	REQUIRED	OBSERVED	PREPARED BY: CRE ZONING LTD.
PERMITTED USE	M4, Intensive Industrial I—1, General Industrial	Manufacturing Manufacturing	PROJECT NO.: 18-2855-002 REPORT DATE: 10/19/2018 PREPARED FOR: STORE Capital
MIN. LOT AREA	None Required	420,799.58 sq.ft.	
MIN. LOT WIDTH/			Corporation, a Maryland corporation,
FRONTAGE/DEPTH	None Required	110'/112.13'/95.98'	and STORE Capital Acquisitions LLC, a Delaware limited liability company, and their respective successors and assigns; First American Title Insurance Company
MAX. DENSITY	None Required	226,324 SF (BUILDINGS)	
MIN SETBACKS FRONT	None Required	0'	
MIN. SETBACKS SIDE	None Required	0'	
MIN. SETBACKS REAR	None Required	0'	
MAX. BUILDING HEIGHT	80 Feet / 70 Feet	23.4' / 29.9'	

MIN. NUMBER OF
PARKING SPACES
REQUIRED
Off

Detroit: Manufacturing and Production: One (1) per 800 square feet or one (1) per three (3) employees, whichever is greater.

Office: One (1) per 400 SF

Highland Park: Light Industrial: Greater of 1 space per 3 employees, or 1 space per 1,200 square feet gross floor area 22 Employees / 3 Employees = 7.33 Spaces, Rounded: 7 Spaces 207,324 SF / 800 SF = 259.155 Spaces, Rounded: 259 Spaces 19,000 SF of Office / 400 SF = 47.5 Spaces, Rounded: 48 Spaces 259 Spaces + 48 Spaces = 307 Total

Record Legal Description

Land in the City of Highland Park, Wayne County, MI, described as follows:

TRACT 1:

LOT 35, WETMORE INDUSTRIAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 66 OF PLATS, PAGES 87 AND 88, WAYNE COUNTY RECORDS.

PART OF THE SOUTHWEST 1/4 OF FRACTIONAL SECTION 14, TOWN 1 SOUTH, RANGE 11 EAST, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT NORTH 01 DEGREE 38 MINUTES 30 SECONDS WEST, 790.36 FEET FROM THE NORTHEAST CORNER OF THE DETROIT TERMINAL RAILROAD & WOODROW WILSON AVENUE; THENCE NORTH 64 DEGREES 00 MINUTES 00 SECONDS EAST, 306.59 FEET; THENCE SOUTH 25 DEGREES 41 MINUTES 30 SECONDS EAST, 250.00 FEET; THENCE SOUTH 64 DEGREES 00 MINUTES 00 SECONDS WEST, 418.43 FEET; THENCE NORTH 01 DEGREE 38 MINUTES 30 SECONDS WEST, 274.43 FEET TO THE POINT OF BEGINNING.

LOT 36, WETMORE INDUSTRIAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 66 OF PLATS

PART OF THE SOUTHWEST 1/4 OF FRACTIONAL SECTION 14, TOWN 1 SOUTH, RANGE 11 EAST, CITY OF HIGHLAND PARK, WAYNE COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF MIDLAND AVENUE AND THE WESTERLY LINE OF THE CITY OF HIGHLAND PARK; THENCE NORTH 25 DEGREES 44 MINUTES 20 SECONDS WEST, 250.00 FEET; THENCE NORTH 64 DEGREES 00 MINUTES 00 SECONDS EAST, 126.08 FEET; THENCE SOUTH 01 DEGREE 38 MINUTES 30 SECONDS EAST, 274.43 FEET; THENCE SOUTH 64 DEGREES 00 MINUTES 00 SECONDS WEST, 14.03 FEET TO THE POINT OF BEGINNING.

TRACT 2:
LOT 24 EXCEPT THAT PART DESCRIBED AS BEGINNING THE NORTHEASTERLY CORNER OF SAID LOT 24, THENCE ON A CURVE CONCAVE TO THE WEST, RADIUS OF 250 FEET, ARC LENGTH OF 50.93 FEET; THENCE SOUTH 88 DEGREES 21 MINUTES 30 SECONDS WEST 320.24 FEET; THENCE NORTH 06 DEGREES 31 MINUTES 45 SECONDS EAST 16.28 FEET; THENCE NORTH 09 DEGREES 15 MINUTES 57.5 SECONDS EAST 33.49 FEET; THENCE NORTH 88 DEGREES 21 MINUTES 30 SECONDS EAST 325.15 FEET TO THE POINT OF BEGINNING, OF WETMORE INDUSTRIAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 66 OF PLATS, PAGE 87 TO 88, WAYNE COUNTY RECORDS.

TRACT 3: THE NORT

THE NORTHERLY 49 FEET OF LOT 24 AND THE SOUTHERLY 61 FEET OF LOT 25 DESCRIBED AS: BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 24, THENCE ON A CURVE CONCAVE TO THE WEST RADIUS 250 FEET, ARC 50.93 FEET, THENCE SOUTH 88 DEGREES 21 MINUTES 30 SECONDS WEST 320.24 FEET, THENCE NORTH 6 DEGREES 31 MINUTES 45 SECONDS EAST 16.28 FEET, THENCE NORTH 9 DEGREES 15 MINUTES 57 SECONDS EAST 33.49 FEET, THENCE NORTH 88 DEGREES 21 MINUTES 30 SECONDS EAST 325.15 FEET TO THE POINT OF BEGINNING; ALSO LOT 25 EXCEPT THAT PART DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF LOT 25, THENCE SOUTH 1 DEGREE 3 MINUTES 30 SECONDS EAST 60 FEET, THENCE SOUTH 88 DEGREES 21 MINUTES 30 SECONDS WEST 337.71 FEET, THENCE NORTH 3 DEGREES 48 MINUTES 50 SECONDS EAST 29.04 FEET, THENCE NORTH 9 DEGREES 6 MINUTES 52.5 SECONDS EAST 31.65 FEET, THENCE NORTH 88 DEGREES 21 MINUTES 30 SECONDS EAST 329.06 FEET TO THE POINT OF BEGINNING, WETMORE INDUSTRIAL SUBDIVISION ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN LIBER 66 OF PLATS, PAGE 87, WAYNE COUNTY RECORDS.

LOTS 26, 27 AND 28 OF WETMORE INDUSTRIAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 66 OF PLATS, PAGES 87 AND 88, WAYNE COUNTY RECORDS.

5:

Part of Lot 25, beginning at the Northeast corner of Lot 25; thence South 1 degree 38 minutes 30 seconds East, 60 feet; thence South 88 degrees 21 minutes 30 seconds West, 337.71 feet; thence North 3 degrees 48 minutes 50 seconds East, 29.04 feet; thence North 9 degrees 6 minutes 52.5 seconds East, 31.65 feet; thence North 88 degrees 21 minutes 30 seconds East, 329.06 feet, to point of beginning, of Wetmore Industrial Subdivision, according to the Plat thereof as recorded in Liber 66 of Plats, Page 87 to 88, Wayne County Records.

APN: 08007262-3 (Tract 1, Parcel 1), 43005060036000 (Tract 1, Parcel 2), 43005060024001 (Tract 2), 43005060024002 (Tract 3), 43005060026000 (Tract 4), 43005060025002 (Tract 5)

CONTAINING 400,755.57 S.F., 9.2001 ACRES MORE OR LESS.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-926002MI2A-PHX1 WITH AN EFFECTIVE DATE OF AUGUST 17, 2018 (TRACT 1); AUGUST 10, 2018 (TRACT 2); AUGUST 21, 2018 (TRACTS 3 AND 4); SEPTEMBER 20, 2018 (TRACT 5).

ALTA/NSPS Land Title Survey

Store Capital

File No. 7210/02-642.02, .03, .04, .08, .09 Project #18-2855-Site #2 15400 Woodrow Wilson St-350 Midland Detroit, MI 48238

County of Wayne
Surveyor Certification

To STORE Capital Acquisitions, LLC, a Delaware limited liability company, its successors and/or assigns; STORE Capital Corporation, a Maryland corporation, its successors and/or assign and First American Title Insurance Company; and CREsurveys, LTD.

This is to certify that this map or plat 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, 7b(1), 7c, 8, 9, 10a, 13, 14, 16, 17, 18, 20, 21* of Table A thereof. The field work was completed on 9/25/2018.

Jay M. Schwandt 5065 12 Mile Road NE Rockford, MI 49341 (989) 352-5617

(989) 352-5617 Surveyor License #: 47974

Surveyor License #: 47974

Date of last revision: 10/19/2018, 12/18/2018, 12/19/2018

Sheet 1 of 3



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PLEASE DIRECT ALL INQUIRIES FOR THIS SURVEY TO:

CRESURVEYS
EMAIL: INFO@CRESURVEYS.COM
PHONE: (330) 777-0502
24 N. High Street, Suite 103, Akron, OH 44308

