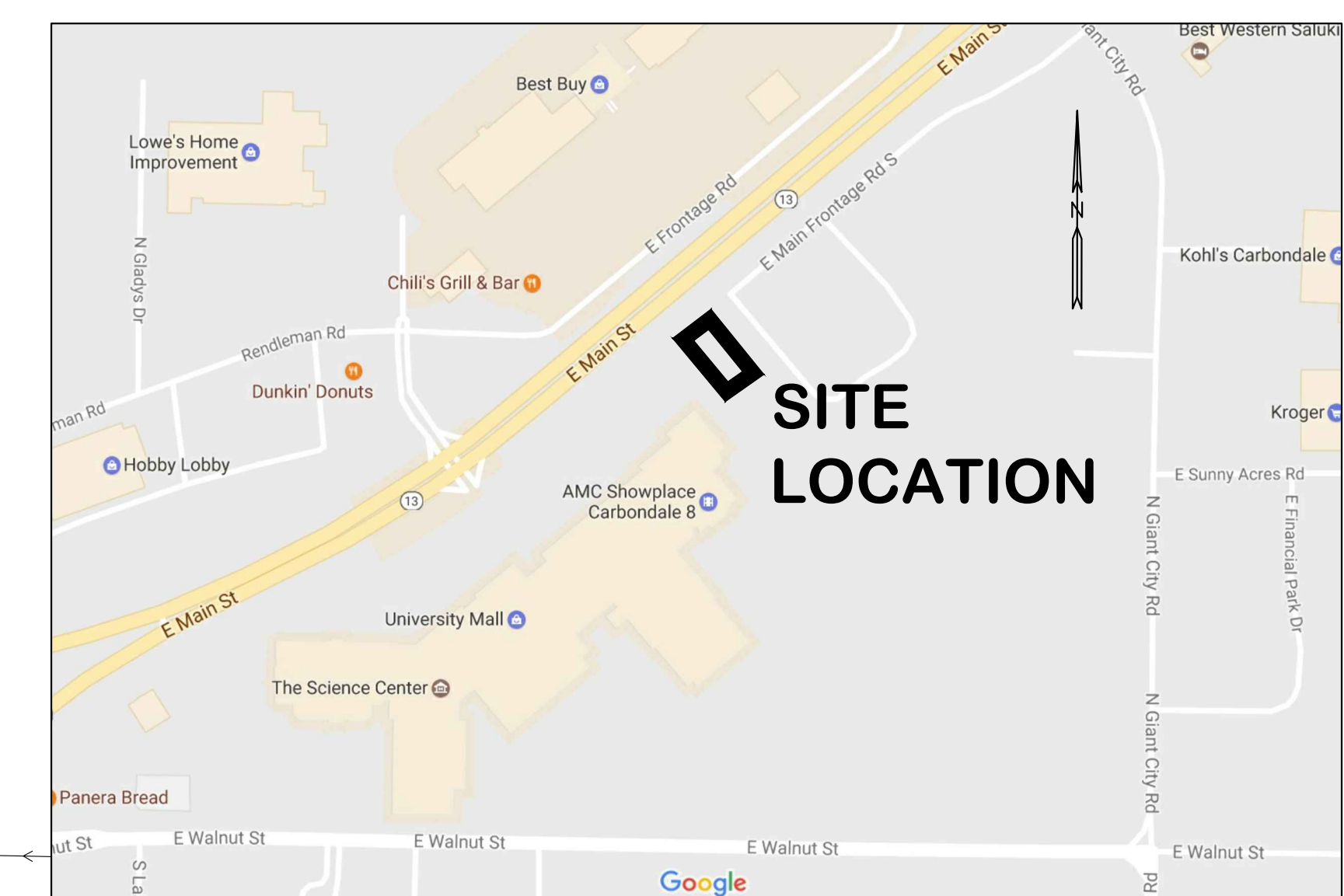
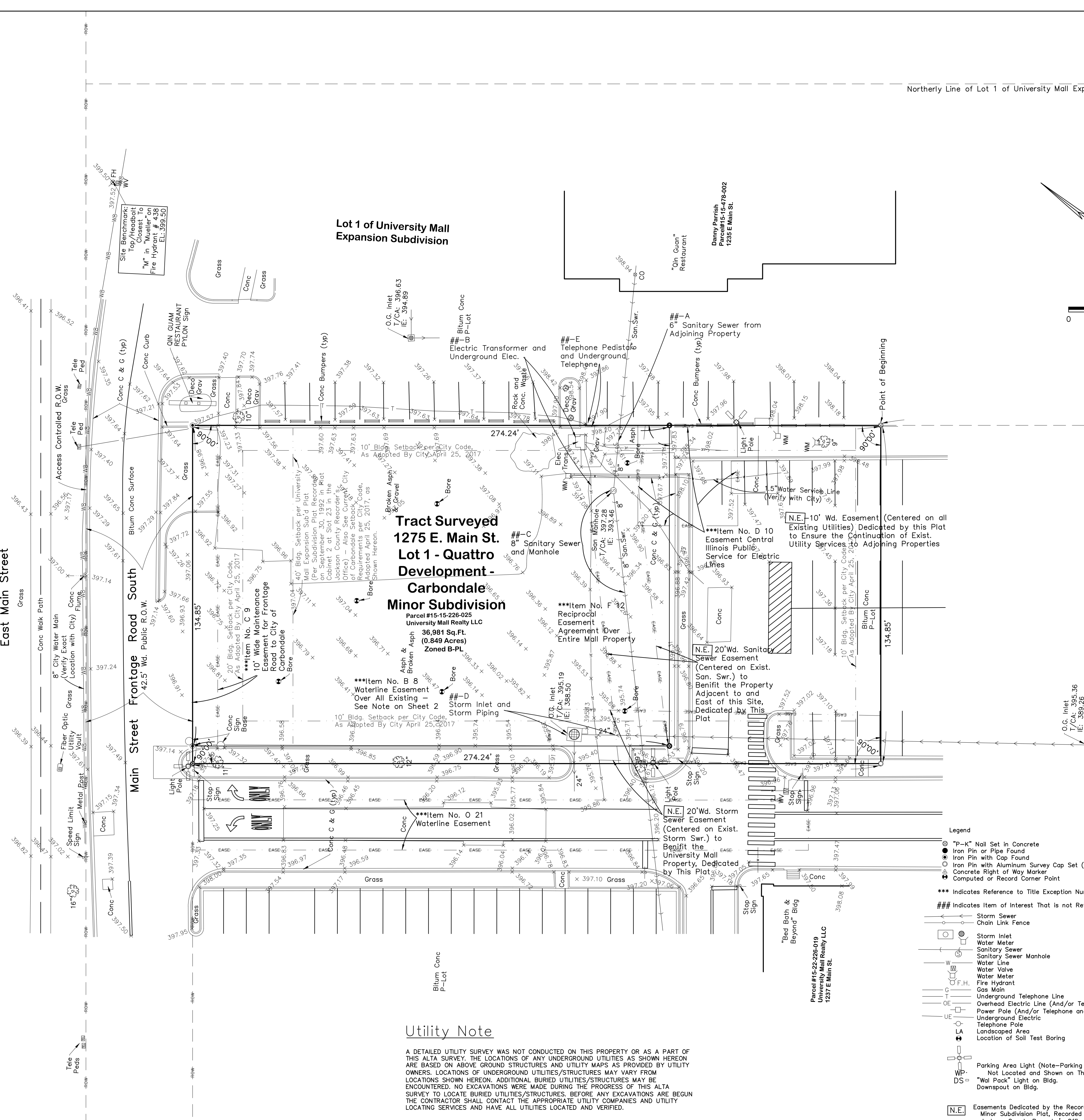


F. A. Route 14 (State Rt. 13)  
(Public Right-of-Way)  
East Main Street



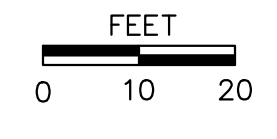
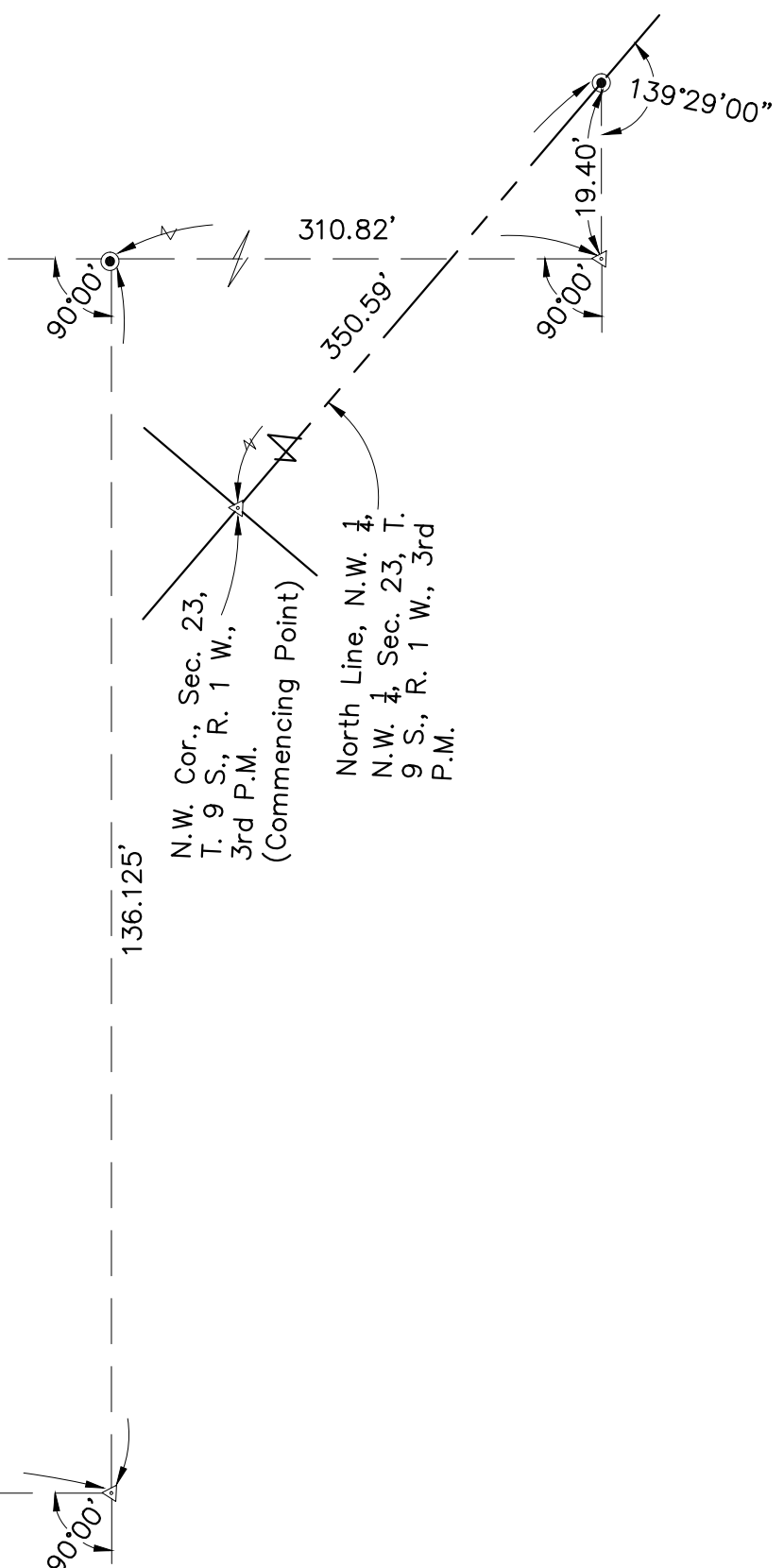
**SITE LOCATION MAP  
(NOT TO SCALE)**

**Utility Note**

A DETAILED UTILITY SURVEY WAS NOT CONDUCTED ON THIS PROPERTY OR AS A PART OF THIS ALTA SURVEY. THE LOCATIONS OF ANY UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND UTILITY MAPS AS PROVIDED BY UTILITY OWNERS. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS ALTA SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE ANY EXCAVATIONS ARE BEGUN THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES AND UTILITY LOCATING SERVICES AND HAVE ALL UTILITIES LOCATED AND VERIFIED.

- Legend**
- "P-K" Nail Set in Concrete
  - Iron Pin or Pipe Found
  - Iron Pin with Cap Found
  - Iron Pin with Aluminum Survey Cap Set (In April, 2019)
  - Concrete Right of Way Marker
  - Computed or Record Corner Point
  - \*\*\* Indicates Reference to Title Exception Number
  - ### Indicates Item of Interest That is not Referenced in the Title Policy
  - Storm Sewer
  - Chain Link Fence
  - Storm Inlet
  - Water Meter
  - Sanitary Sewer
  - Sanitary Sewer Manhole
  - Water Line
  - Water Valve
  - Water Meter
  - Fire Hydrant
  - Gas Main
  - F.H.
  - Underground Telephone Line
  - Overhead Electric Line (And/or Telephone and/or Cable TV)
  - Power Pole (And/or Telephone and/or Cable TV)
  - Underground Electric
  - Telephone Pole
  - Landscaped Area
  - Location of Soil Test Boring
  - Parking Area Light (Note—Parking Lights Powered By Underground Elec. Not Located and Shown on This Survey)
  - "Wal Pack" Light on Bldg. Downspout on Bldg.

**[N.E.]** Easements Dedicated by the Recording of the Quattro Development - Carbondale Minor Subdivision Plot, Recorded in Plat Cabinet 3 at Slot A114 in the Jackson County Recorder's Office on 12/05/2019



**Sheet Title:** University Mall Outlot - ALTA/NSPS Land Title Survey  
**Project Title:** Survey for Quattro Development  
Lot 1 in Quattro Development  
Carbondale, IL

**ASATURIAN  
EATON  
and Associates P.C.  
ENGINEERING and LAND SURVEYING**

1440 Old West Main, P.O. Box 369, Carbondale, IL 62903

JOB NO: 3426  
DRAWN BY: re  
DATE: 4-17-17  
REVISIONS: 9-10-20

**S-1**  
OF 2 SHEETS

SEE SHEET 2 OF 2 FOR TITLE INFORMATION, PROPERTY DESCRIPTION, CERTIFICATION AND MISC. NOTES.

DESCRIPTION PER FIDELITY NATIONAL TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. FC12000478L1, EFFECTIVE DATE: AUGUST 18, 2020.

THE LAND REFERRED TO IN THIS TITLE COMMITMENT IS DESCRIBED AS FOLLOWS:

LOT 1 IN QUATTRO DEVELOPMENT - CARBONDALE - MINOR SUBDIVISION, BEING A PART OF LOT 1 OF UNIVERSITY MALL EXPANSION SUBDIVISION; BEING A SUBDIVISION OF A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, A PART OF THE NORTH ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 22, A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, ALL OF LOT 2 OF THE UNIVERSITY MALL SUBDIVISION LOCATED IN A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, IN A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15 AND IN A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, AND LOTS 1-A TO 22-A OF THE LAKE HEIGHTS SUBDIVISION, BEING A SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, ALL BEING LOCATED IN TOWNSHIP 9 SOUTH, RANGE 1 WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF CARBONDALE, COUNTY OF JACKSON, STATE OF ILLINOIS, COMPRISING THE COMMON AREA ALONG WITH LOTS 1 TO 8 INCLUSIVE, AS SHOWN BY THE RECORDED PLAT THEREOF, RECORDED IN PLAT CABINET 2 AT SLOT 23 IN THE JACKSON COUNTY RECORDER'S OFFICE, RECORDED DECEMBER 5, 2019 AS DOCUMENT PC3SLA114; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 23, TOWNSHIP 9 SOUTH, RANGE 1 WEST OF THE 3RD PRINCIPAL MERIDIAN, JACKSON COUNTY, ILLINOIS; THENCE EASTERLY ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SAID SECTION 23, A DISTANCE OF 350.59 FEET TO AN IRON PIN MONUMENT WITH AN ALUMINUM CAP LOCATED IN THE NORTHERLY LINE OF SAID LOT 1 OF UNIVERSITY MALL EXPANSION SUBDIVISION; THENCE SOUTHWESTERLY WITH A DEFLECTION ANGLE TO THE LEFT OF 139°29'00", ALONG THE NORTHERLY SIDE OF SAID LOT 1, A DISTANCE OF 19.40 FEET TO A POINT; THENCE NORTHWESTERLY WITH A DEFLECTION ANGLE TO THE RIGHT OF 90°00', ALONG THE NORTHERLY SIDE OF SAID LOT 1, A DISTANCE OF 310.82 FEET TO A POINT; THENCE SOUTHWESTERLY WITH A DEFLECTION ANGLE TO THE LEFT OF 90°00', ALONG THE NORTHERLY SIDE OF SAID LOT 1, A DISTANCE OF 136.125 FEET TO A POINT; THENCE NORTHWESTERLY WITH A DEFLECTION ANGLE TO THE RIGHT OF 90°00', ALONG THE NORTHERLY SIDE OF SAID LOT 1, A DISTANCE OF 172.44 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; FROM SAID POINT OF BEGINNING, THENCE CONTINUING NORTHWESTERLY, ALONG THE LAST DESCRIBED COURSE, THE BACK TANGENT PROJECTED, A DISTANCE OF 274.24 FEET TO THE NORTHERLY CORNER OF SAID LOT 1; SAID POINT BEING IN THE SOUTHERLY RIGHT-OF-WAY LINE OF THE FRONTAGE ROAD, AS SHOWN IN RESOLUTION ACCEPTING DEDICATION RECORDED IN BOOK 756 AT PAGES 402-406 IN THE JACKSON COUNTY RECORDER'S OFFICE; THENCE SOUTHWESTERLY WITH A DEFLECTION ANGLE TO THE LEFT OF 90°00', ALONG THE NORTHERLY SIDE OF SAID LOT 1 AND THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF THE FRONTAGE ROAD, A DISTANCE OF 134.85 FEET TO A POINT; THENCE SOUTHEASTERLY WITH A DEFLECTION ANGLE TO THE LEFT OF 90°00', A DISTANCE OF 274.24 FEET TO A POINT; THENCE NORTHEASTERLY WITH A DEFLECTION ANGLE TO THE LEFT OF 90°00', ALONG A LINE PARALLEL WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF THE FRONTAGE ROAD, A DISTANCE OF 134.85 FEET TO THE POINT OF BEGINNING.

NOTES PERTAINING TO SCHEDULE "B - PART II EXCEPTIONS" OF FIDELITY NATIONAL TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. FC12000478L1, EFFECTIVE DATE: AUGUST 18, 2020.

SCHEDULE B OF THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING MATTERS UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY.

SCHEDULE B, PART II EXCEPTIONS

- 1. Rights or claims of parties in possession not shown by Public Records.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.
3. Easements, or claims of easements, not shown by the Public Records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Taxes or special assessments which are not shown as existing liens by the Public Records.
6. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I--Requirements are met.
A 7. Taxes for the years 2019 and 2020.
B 8. Deed granting easement to Crab Orchard Water District, its successors and assigns, dated October 28, 1980 and recorded November 3, 1980 in Book 573 Page 693, and the terms and provisions contained therein.
C 9. Easement for frontage road granted City of Carbondale, Illinois by instrument dated November 6, 1973 and recorded December 5, 1973 in Book 440 Page 805, and the terms and provisions contained therein.
D 10. Easement dated June 18, 1980 and recorded July 1, 1980 in Book 567 Page 488 and also recorded March 9, 1981 in Book 579 Page 42 thereunder.
E 11. Environmental disclosure documents for transfer of real property between the Minnesota Mutual Life Insurance Company, Seller, and UM Partners, Buyer, and UM Partners, Transferor, Continental Bank, N.A., a National Banking Association, Transferee recorded July 2, 1990 in Book 750 Page 767 and in Book 750 Page 775.
F 12. Rights of the May Department Stores Company under Reciprocal Easement Agreement (REA) between UM Partners, an Illinois general partnership and the May Department Stores Company recorded November 29, 1990 in Book 758 page 804, and the terms and provisions contained therein.
G 13. Resolution No. 90-R-55 dated October 2, 1990 and recorded in Record Book 756 page 402.
H 14. Term Agreement between UM Partners, an Illinois general partnership and J.C. Penney Company, Inc., a Delaware corporation, recorded December 17, 1990 in Record Book 760 Page 103, and the terms and provisions contained therein.
I 15. Subdivision Agreement dated September 29, 1992 between UM Partners, Developer and the May Department Stores Company and the City of Carbondale recorded September 30, 1992 in Book 800 Page 35, and the terms and provisions contained therein.
J 16. Contract for police services dated December 20, 2002 and recorded January 7, 2003 in Book 2003 Page 650 by and between the City of Carbondale, Illinois and Bayview University Mall, LLC, a Delaware corporation, and all terms thereof and all rights thereunder.
K 17. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document Entitled: Memorandum of Lease Lessor: Bayview University Mall, LLC, a Delaware limited liability company Lessee: Michaels Stores, Inc., a Delaware corporation Recording Date: August 5, 2003 Recording No: Book 2003 Page 40721 Beginning: June 12, 2003 And all rights thereunder of, and all acts done or suffered thereunder by, said Lessee or by any party claiming by, through or under said Lessee.

L 18. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document Entitled: Memorandum of Lease Lessor: Sea Bayview University Mall, L.L.C., a Delaware limited liability company Lessee: Bed Bath & Beyond Inc., a New York corporation Recording Date: August 7, 2003 Recording No: Book 2003 Page 41279 Beginning: June 27, 2003 And all rights thereunder of, and all acts done or suffered thereunder by, said Lessee or by any party claiming by, through or under said Lessee. Amendment to Memorandum of Lease dated July 26, 2013 and recorded August 26, 2013 in Book 2013 Page 25075 as document 2013R005414 by and between GSMS 2004-GG2 Carbondale Mall, LLC, an Illinois limited liability company and Bed Bath & Beyond, Inc., a New York corporation.

M 19. Declaration of Lease Covenants dated August 6, 2003 and recorded September 4, 2003 in Book 2003 Page 47427, and all terms thereof.

N 20. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document Entitled: Memorandum of Lease Lessor: Bayview University Mall, LLC, a Delaware limited liability company Lessee: Goody's Family Clothing, Inc., a Tennessee corporation Recording Date: July 28, 2004 Recording No: Book 2004 Page 30355 Beginning: July 12, 2004 And all rights thereunder of, and all acts done or suffered thereunder by, said Lessee or by any party claiming by, through or under said Lessee.

O 21. Water line easement dated January 13, 2009 and recorded February 17, 2009 in Book 2009 Page 4736 as document 2009R001206 to the City of Carbondale, Illinois, and all terms thereof and all rights thereunder. (\*\* DOES NOT AFFECT TRACT SURVEYED, BUT ADJACENT TO TRACT SURVEYED AND SHOWN ON SURVEY)

P 22. Assignment and Assumption of Ground Leases, dated as of June 27, 2016 and recorded July 8, 2016 as document 2016R003803 made by and between GSMS 2004-GG2 Carbondale Mall, LLC (Assignor) and University Mall Realty LLC, as to an undivided 47.5% interest, University CH LLC, as to an undivided 47.5% interest, and University Nassim LLC, as to an undivided 5% interest (collectively, Assignee) and subject to the terms contained therein. (Affects Underlying Land)

Q 23. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.

R 24. Rights and interest of the public utilities or quasi-public utility companies as indicated by matters of survey as shown on the plat of survey prepared by Asaturian Easton and Associates P.C. dated April 17, 2017 as Job No. 3426 and as shown on the plat of Quattro Development - Carbondale - Minor Subdivision, recorded December 5, 2019 as document PC3SLA114, as follows:

- (A) 6" Sanitary sewer line from restaurant located Easterly of the Land running onto the subject Land - no easement found;
(B) Ameren electric transformer and underground electric lines on the subject property - no recorded easement found;
(C) 8" Sanitary sewer easement and manhole on the subject Land - no recorded easement found;
(D) Storm inlet and storm piping serving the Land and adjoining property - no recorded easement found;
(E) Frontier telephone pedestal and underground telephone on the Land - no recorded easement found.

S 25. Subdivision Agreement dated December 4, 2019 and recorded December 5, 2019 as document 2019R005465 made by and between Igal Nardor, managing member for University Mall Realty, LLC; Matt Hakimi, managing member for University CH, LLC and Elliot Nassim, managing member for University Nassim, LLC and the City of Carbondale, Illinois, and subject to the terms and provisions therein contained.

T 26. Declaration of Easements, Covenants and Restrictions dated as of March 29, 2018 and recorded April 2, 2018 as document 2018R002100 made by and between University mall Realty LLC, an Illinois limited liability company, University CH LLC, an Illinois limited liability company, and University Nassim LLC, an Illinois limited liability company, and subject to the terms and provisions contained therein. (Affects Underlying Land)

U 27. Memorandum of Side Agreement dated May 31, 2019 and recorded June 4, 2019 as document 2019R002767 made by and between University Mall Realty LLC, an Illinois limited liability company, University CH LLC, an Illinois limited liability company, and University Nassim LLC, an Illinois limited liability company (collectively, the "Developer"), and FCPT Holdings, LLC, a Delaware limited liability company, and subject to the terms and provisions contained therein. (Affects Underlying Land)

V 28. Declaration of Easements, Covenants, Conditions and Restrictions dated as of October 25, 2018 and recorded November 1, 2018 as document 2018R005660 made by and between University Mall Realty, LLC, an Illinois limited liability company, University CH LLC, an Illinois limited liability company, and University Nassim LLC, an Illinois limited liability company (collectively "Declarant") and subject to the terms, provisions and conditions contained therein. (Affects Underlying Land)

W 29. Building setback lines as shown on the plat of subdivision for Quattro Development - Carbondale Minor Subdivision recorded December 9, 2019 as document PC3SLA114 as follows: 40 feet along the North line of the land; 10 feet along the East and West and South lines of the land.

X 30. Easements, and the easement provisions and grantees as shown of record and on the plat of subdivision recorded December 9, 2019 as document PC3SLA114. END OF SCHEDULE B, PART II

GENERAL NOTES:

- 1. THE "TRACT SURVEYED" IS INSIDE THE CITY LIMITS OF CARBONDALE, ILLINOIS. THE SITE IS CURRENTLY ZONED BPL - PLANNED BUSINESS.
MINIMUM BUILDING SETBACKS ARE 20 FEET IN THE FRONT AND 10 FEET IN THE SIDES AND REAR. (FOR "STAND ALONE" BUSINESSES).
2. THE VARIOUS ZONING REQUIREMENTS MAY BE OBTAINED FROM THE CITY OF CARBONDALE DEVELOPMENT SERVICES DIVISION.
3. ALL UTILITIES SHOWN HEREON ARE APPROXIMATE, LOCATED BY THE VARIOUS UTILITY COMPANIES AND PER THE OWNER'S VERBAL TESTIMONY. FOR FURTHER INFORMATION CONTACT THE FOLLOWING:

Table with utility service providers: WATER AND SANITARY SEWER, PUBLIC WORKS, GAS AND ELECTRIC SERVICE, AMEREN CIPS, and TELEPHONE, FRONTIER, CABLE TELEVISION, MEDIACOM.

- 4. SITE PLANNING INFORMATION, CONTACT: MR. CHRIS WALLACE, DEVELOPMENT SERVICES DIRECTOR, CITY OF CARBONDALE, IL 62901 (618)549-5302

FEMA FLOOD INFORMATION NOTE:

The subject property is located within an area having a Zone Designation "Zone X", "Areas determined to be outside the 0.2% annual chance floodplain.", by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 17077C03355D, with a date of identification of May 2, 2008, for Community No. 170298, in Jackson County, State of Illinois, which is the current Flood Insurance Rate Map for the community in which said premises is situated.

MISCELLANEOUS NOTES:

- THERE ARE 20 STRIPED PARKING SPACES WITHIN THE TRACT SURVEYED.
THERE ARE NO BUILDINGS ON THE TRACT SURVEYED.
THERE IS NO OBSERVABLE EVIDENCE OF RECENT EARTHWORK WITHIN THE TRACT SURVEYED, OTHER THAN THE RECENT SOIL BORINGS.
THERE IS NO OBSERVABLE EVIDENCE OF ANY CEMETERIES WITHIN THE TRACT SURVEYED.
THERE WAS NO EVIDENCE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY GIVEN TO THE SURVEYOR.
THERE WAS NO EVIDENCE OF ANY WETLAND AREA MARKED ON SITE BY A QUALIFIED SPECIALIST.
THE NORTHERLY LINE OF THE TRACT SURVEYED IS THE SAME LINE AS THE SOUTHERLY LINE OF THE EAST MALL FRONTAGE ROAD WITH NO GAP IN BETWEEN.

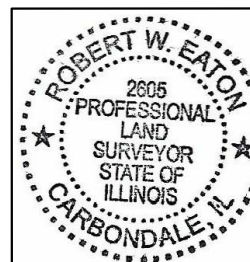
Surveyor's Certificate

To: (i) Quattro Development, LLC, Quattro Carbondale, LLC; (owner) and (ii) Fidelity National Title Insurance Company (Title Insurance Company); (iii) MidAmerica National Bank

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, 6(a), 6(b), 7(a), 8, 9, 11, 13, 14, 16, 17 and 18) of Table A thereof. The field work was completed on April 13, 2017, and Revised September 10, 2020.

Robert W. Eaton, Date of Survey

Professional Illinois Land Surveyor No. 2605, Asaturian, Eaton and Assoc. (Lic. Expires 11-30-20)



ITEMS OF INTEREST ##-A THROUGH E

- ##A - 6" SANITARY SEWER LINE FROM RESTAURANT LOCATED EASTERLY OF TRACT SURVEYED RUNNING ONTO TRACT SURVEYED - NO EASEMENT REFERENCED IN TITLE POLICY.
##B - AMEREN ELECTRIC TRANSFORMER AND UNDERGROUND ELECTRIC LINES ON TRACT SURVEYED - NO EASEMENT REFERENCED IN TITLE POLICY.
##C - 8" SANITARY SEWER EASEMENT AND MANHOLE ON TRACT SURVEYED - NO EASEMENT REFERENCED IN TITLE POLICY.
##D - STORM INLET AND STORM PIPING SERVING TRACT SURVEYED AND ADJOINING PROPERTY - NO EASEMENT REFERENCED IN TITLE POLICY.
##E - FRONTIER TELEPHONE PEDESTAL AND UNDERGROUND TELEPHONE ON TRACT SURVEYED - NO EASEMENT REFERENCED IN TITLE POLICY.

Sheet Title: University Mall Outlot - ALTA/NSPS Land Title Survey
Project Title: Survey for Quattro Development Lot 1 in Quattro Development Carbondale, IL

ASATURIAN EATON and Associates P.C. ENGINEERING and LAND SURVEYING
1440 Old West Main, P.O. Box 369, Carbondale, IL 62903

JOB NO: 3426
DRAWN BY: re
DATE: 4-17-17
REVISIONS: 9-10-20

S-2 OF 2 SHEETS