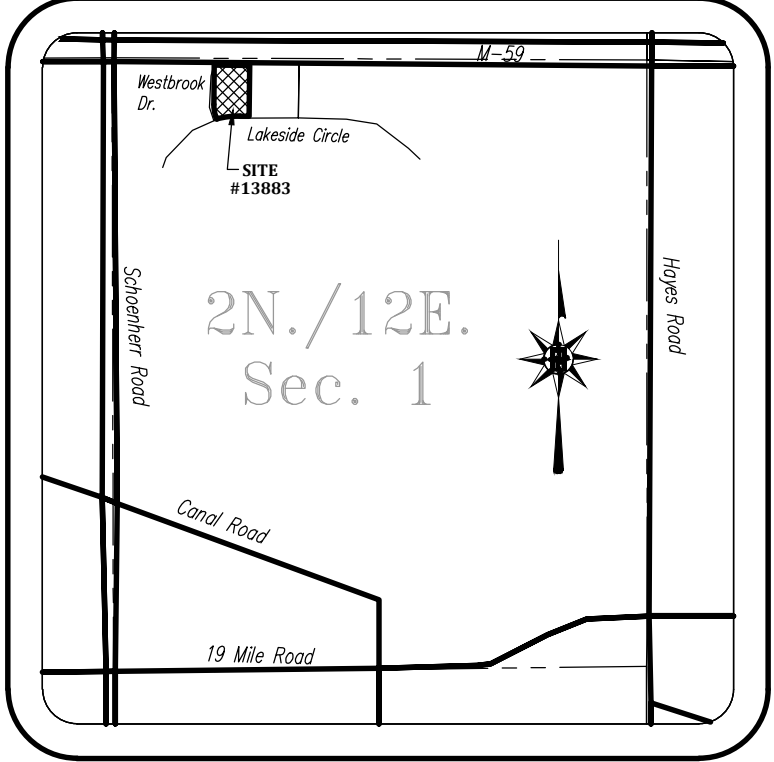


ALTA/NSPS LAND TITLE SURVEY

13883 Lakeside Circle

SITE LOCATION MAP (NO SCALE)



SURVEYOR'S NOTES:

PORTIONS OF THE PROPERTY SHOWN AND DESCRIBED HEREON ARE LOCATED IN ZONE "X" AS DETERMINED BY FEMA.

THE SUBJECT PROPERTY RECEIVES SANITARY, WATER, TELEPHONE, ELECTRICITY, CABLE AND GAS UTILITY SERVICES FROM A PUBLIC RIGHT OF WAY.

NO CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE OBSERVED DURING THE SURVEY (TABLE A ITEM 16)

NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL WAS OBSERVED DURING THE SURVEY (TABLE A ITEM 18)

NO FLAGGED WETLAND AREAS WERE OBSERVED DURING THE SURVEY. (TABLE A ITEM 19)

THE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT OR ANY EXCEPTIONS HAVE BEEN NOTED HEREIN.

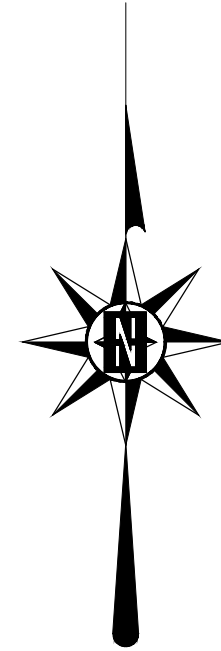
NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES EXIST AT THE TIME OF SURVEY AND THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. (TABLE A ITEM 17)

NOWRY & HALE LAND SURVEYING LLC CARRIES A PROFESSIONAL LIABILITY INSURANCE POLICY IN THE AMOUNT OF \$1,000,000. CERTIFICATE OF INSURANCE SHALL BE FURNISHED UPON REQUEST. (TABLE A ITEM 21)

THERE IS DIRECT ACCESS TO THE PROPERTY FROM LAKESIDE CIRCLE

THERE IS DIRECT ACCESS TO THE PROPERTY FROM WESTBROOK DRIVE

THERE ARE NO VISIBLE ENCROACHMENTS



0' 30' 60'

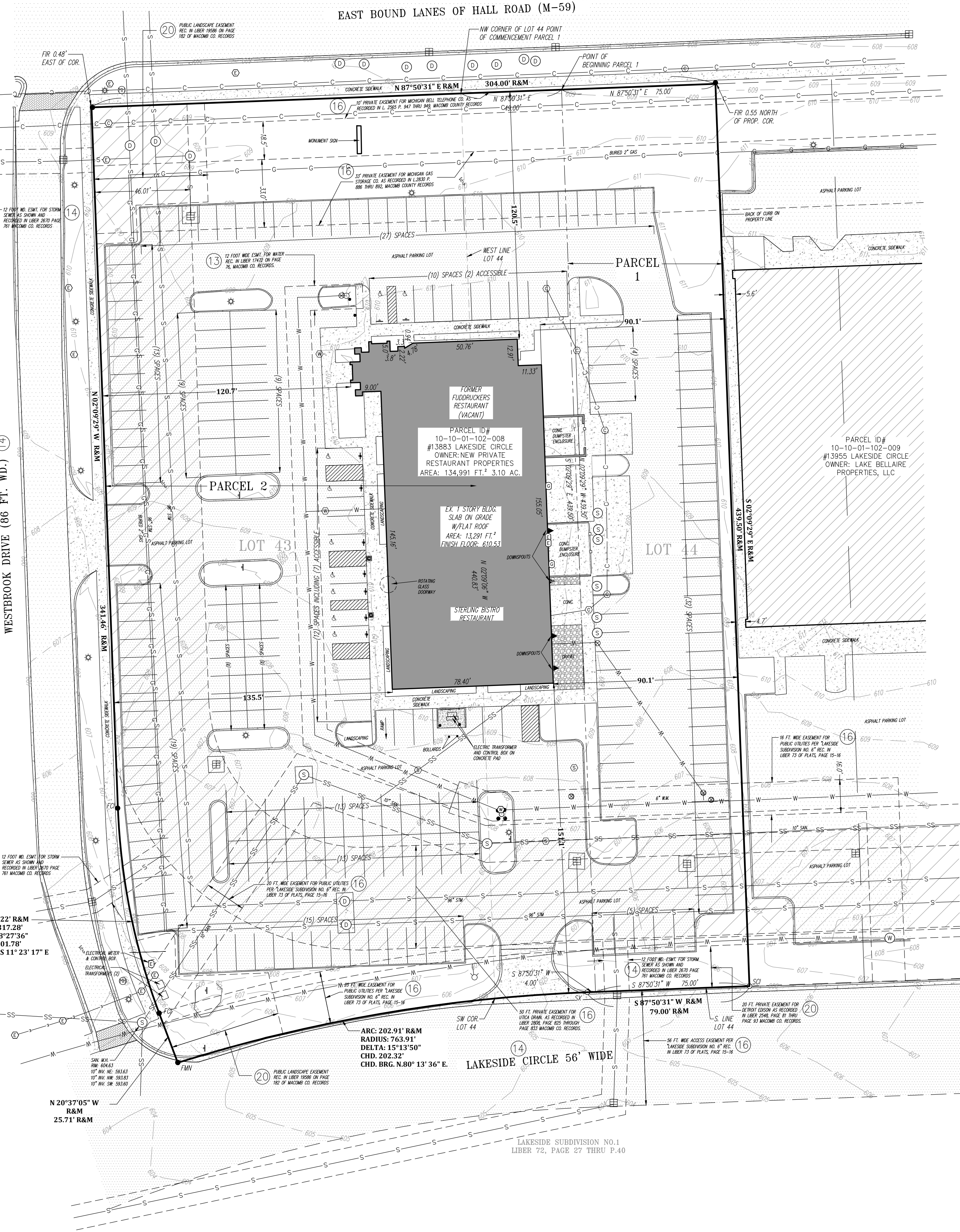
SCHEDULE B- SECTION II (EXCEPTIONS)

FIDELITY NATIONAL TITLE COMPANY, LLC COMMITMENT NO. A0748908

- RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
- ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND.
- EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS AND EXISTING WATER, MINERAL, OIL AND EXPLORATION RIGHTS.
- 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.
- ANY AND ALL OIL, GAS, MINERAL, MINING RIGHTS AND/OR RESERVATIONS THEREOF.
- TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.
- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS, OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS FORM.
- TAXES AND ASSESSMENTS THAT BECOME A LIEN AGAINST THE PROPERTY AFTER THE DATE OF CLOSING, THE COMPANY ASSUMES NO LIABILITY FOR TAX INCREASES OCCASIONED BY RETROACTIVE REVALUATION, CHANGES IN THE LAND USAGE OR LOSS OF ANY HOMESTEAD EXEMPTION STATUS FOR THE INSURED PREMISES.
- THE POLICY DOES NOT INSURE AGAINST UNPAID WATER, SEWER, ELECTRIC OR GAS CHARGES, IF ANY, THAT HAVE NOT BEEN LEVIED AS TAXES AGAINST THE LAND.
- RIGHTS OF TENANTS UNDER UNRECORDED LEASES AND ANY AND ALL PARTIES CLAIMING BY, THROUGH AND THEREUNDER.
- RIGHTS OF THE PUBLIC TO ANY PORTION OF THE LAND LYING WITHIN THE BOUNDS OF ANY STREET, ROAD, ALLEY OR HIGHWAY.
- OPERATING AGREEMENT RECORDED IN LIBER 2507, PAGE 550 AND AFFIDAVIT RECORDED IN LIBER 2614, PAGE 845 AND FIRST AMENDMENT TO OPERATING AGREEMENT RECORDED IN LIBER 2627, PAGE 952 AND SECOND AMENDMENT TO OPERATING AGREEMENT RECORDED IN LIBER 2793, PAGE 209 AND SUPPLEMENTAL AGREEMENT RECORDED IN LIBER 2861, PAGE 346.
- PUBLIC UTILITY EASEMENT IN FAVOR OF THE CITY OF STERLING HEIGHTS RECORDED IN LIBER 17472, PAGE 76. (AFFECTS PROPERTY)
- GRANT OF EASEMENT AND DEDICATION IN FAVOR OF THE CITY OF STERLING HEIGHTS RECORDED IN LIBER 2670, PAGE 758. (PLOTTED ON SURVEY) (AFFECTS PROPERTY)
- GRANT OF EASEMENT IN FAVOR OF THE CITY OF STERLING HEIGHTS RECORDED IN LIBER 3375, PAGE 53. (EASEMENT HAS BEEN VACATED) (DOES NOT AFFECT PROPERTY)
- EASEMENTS AS SHOWN IN THE RECORDED PLAT RECORDED IN LIBER 73 OF PLATS, PAGES 15 AND 16. (PLOTTED ON DRAWING) (AFFECTS PROPERTY)
- TERMS, CONDITIONS AND PROVISIONS OF DEED RECORDED IN LIBER 3294, PAGE 693. (DOES NOT AFFECT PROPERTY)
- THE INTEREST OF PRIVATE RESTAURANT MASTER LEASE, LLC, A DELAWARE LIMITED LIABILITY, LESSEE, AS EVIDENCED BY MEMORANDUM OF MASTER LEASE DATED AS OF JUNE 14, 2007, RECORD JULY 10, 2007 IN LIBER 18821, PAGE 631 AND THE TERMS, COVENANTS, CONDITIONS AND PROVISIONS AS CONTAINED IN SAID LEASE, AND AS AMENDED AND RESTATED MARCH 27, 2012 IN LIBER 21256, PAGE 59. (DOES NOT AFFECT PROPERTY)
- AGREEMENT TO VACATE WATER MAIN EASEMENT DATED APRIL 18, 2007 AND RECORDED IN JULY, 26, 2007 IN LIBER 18849, PAGE 654. (DOES NOT AFFECT PROPERTY)
- PUBLIC LANDSCAPE EASEMENT IN FAVOR OF THE CITY OF STERLING HEIGHTS RECORDED IN LIBER 19586, PAGE 182. (AFFECTS PROPERTY)

LEGEND

FOUND MONUMENTATION
SET MONUMENTATION
SECTION CORNER
RECORD MEAS.
FIELD MEAS.
PRORATED DIST.
CALCULATED DIST.
PROPERTY LINE
SECTION LINE
EASEMENT LINE
PARCEL LINE
PLATTED LINE
FENCE LINE
STORM SEWER
SANITARY SEWER
WATER LINE/MAIN
GAS LINE/MAIN
OVERHANG LINE
BURIED CABLE
BURIED ELEC.
GAS METER
GAS SHUT OFF
GAS MARKER/FLAG
WATER MANHOLE
HYDRANT
WATER SHUT OFF
WATER METER
WATER WELL
WATER MARKER/FLAG
STORM MANHOLE
STORM BASIN
STORM BEHIVE BASIN
STORM OUTLET
SAN. MANHOLE
SAN. CLEANOUT
SAN. MARKER/FLAG
COMM. MANHOLE
COMM. PEDESTAL
COMM. MARKER
LIGHT POLE
UTILITY POLE
POWER TRANSFORMER
ELEC. MARKER/FLAG
ELEC. METER
GRND. WTR. MON. WELL
SIGN
AIR CONDITIONING UNIT
FOUND CONC. MON.
FOUND IRON ROD
FOUND CAPPED PIPE
FOUND IRON PIPE
FOUND MAG. NAIL
FOUND "X" ETCHED
FOUND PINCHED PIPE
FOUND CAPPED T-IRON
FOUND CAPPED IRON
FOUND R.R. SPIKE
FOUND ANGLE IRON
FENCE POST
SET CAPPED IRON
SET ETCHED "X"
TOP OF CURB
BACK OF CURB
CURB GUTTER
HIGH POINT
LOW POINT
FINISHED GRADE
FINISHED FLOOR
MATCH EX. GRADE
AS-BUILT MEAS.
POINT OF CURVE
POINT OF REV. CURVE
POINT OF COMP. CURVE
RIGHT OF WAY
POINT OF BEGIN.
POINT OF COMMENCE.
EX. SPOT ELEVATION
PROPOSED ELEVATION
DECIDUOUS TREE
EVERGREEN TREE



LEGAL DESCRIPTION

PER EXHIBIT "A" TITLE COMMITMENT NO. A0748908 DATED: AUGUST 5, 2020 AT 12:00 AM

LAND LOCATED IN THE CITY OF STERLING HEIGHTS, MACOMB COUNTY, STATE OF MICHIGAN, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1

PART OF THE EAST 131.00 FEET OF LOT 44, LAKESIDE SUBDIVISION NO.6, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 73 OF PLATS, PAGES 15 AND 16, MACOMB COUNTY RECORDS, DESCRIBED AS THAT PART OF LOT 44: COMMENCING AT THE NORTHWEST CORNER OF LOT 44; THENCE ALONG THE NORTH LOT LINE NORTH 87° 50' 31" EAST, 49.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LOT LINE NORTH 87° 50' 31" EAST, 75.00 FEET; THENCE SOUTH 02° 09' 29" EAST, 439.50 FEET TO A POINT ON THE SOUTH LINE OF LOT 44; THENCE ALONG SAID LOT LINE SOUTH 87° 50' 31" WEST, 75.00 FEET; THENCE NORTH 02° 09' 29" WEST, 439.50 FEET TO THE POINT OF BEGINNING.

PARCEL 2

ALL OF LOT 43 AND THAT PART OF LOT 44 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 44; THENCE ALONG THE NORTH LOT LINE NORTH 87 DEGREES 50 MINUTES 31 SECONDS EAST, 49.00 FEET; THENCE SOUTH 02 DEGREES 09 MINUTES 29 SECONDS EAST, 439.50 FEET TO THE SOUTHERLY LINE OF SAID LOT 44; THENCE SOUTH 87 DEGREES 50 MINUTES 31 SECONDS WEST, 4.00 FEET; THENCE 45.02 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 763.91 FEET AND A CENTRAL ANGLE OF 03 DEGREES 22 MINUTES 50 SECONDS AND A CHORD BEARING AND DISTANCE OF SOUTH 86 DEGREES 09 MINUTES 06 SECONDS WEST, 45.01 FEET TO THE SOUTHWEST CORNER OF SAID LOT 44; THENCE NORTH 02 DEGREES 09 MINUTES 29 SECONDS WEST, 440.83 FEET TO THE POINT OF BEGINNING, INCLUDED IN THE PLAT OF LAKESIDE SUBDIVISION NO.6, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 73, PAGES 15 AND 16 OF PLATS, MACOMB COUNTY RECORDS.

PARKING SPACES:

TOTAL SPACES: 214 SPACES
ADA SPACES: 9 SPACES

ZONING DATA

ZONED C-2 - PLANNED COMPARISON BUSINESS

ZONING REGULATIONS:
MIN. WIDTH: 300 FEET
MAX. BLDG. HT.: 2 STORIES OR 30 FEET
MAX. BLDG. COVERAGE: N/A

SETBACK:
FRONT YARD: 75 FT. (HIGHWAY)& PRIVATE ROAD
SIDE YARD: 25 FT.
REAR YARD: 40 FT.
MIN. USABLE FLOOR: N/A

SURVEYOR'S CERTIFICATE

BASED ON PARCEL AS DESCRIBED IN COMMITMENT NO. A0748908 ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF AUGUST 5, 2020 AT 12:00 AM

CERTIFY TO:

QUATTRO STERLING HEIGHTS, LLC A MICHIGAN LIMITED LIABILITY COMPANY (PURCHASER/OWNER),
FIP LENDER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS,
RADAR CAPITAL PARTNERS, LLC, AN ARIZONA 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 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 5, 6A, 6B, 7A, 8, 9, 11, 13, 14, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 12, 2020.

DATE OF PLAT OR MAP: AUGUST 30, 2021

Michael Nowry
MICHAEL A. NOWRY P.S.
REGISTERED SURVEYOR IN THE STATE OF MICHIGAN REGISTRATION NO. 52472



ALTA/NSPS Land Title Survey
LOT 43 AND PART OF LOT 44 OF "LAKESIDE SUBDIVISION NO. 6",
BEING PART OF THE N.W. 1/4 SEC. 1, T.2N., R.12E.,
CITY OF STERLING HEIGHTS, MACOMB CO., MICH.