

LEGAL DESCRIPTION:

The following legal description is as shown on First American Title Insurance Company - Commitment No. NCS-586059-13-SHANT, dated Jan. 5, 2013.

This part of the Northeast Quarter 1/4 of Section 26, Township 7 North, Range 8 East, in the City of Madison, Dane County, Wisconsin, bounded and described as follows: Commencing at the Northeast corner of Section 26, a brass monument at the intersection of Common Road and Mineral Point Road, thence South 0° 54' 38" West, along the East line of the Northeast 1/4 of said Section 26, 774.35 feet; thence North 89° 05' 24" West, at right angles to said East line of Northeast 1/4, of said Section 26, 268.00 feet to the true point of beginning; thence North 89° 05' 24" West, 870.00 feet; thence North 0° 54' 38" East, 132.64 feet; thence North 89° 05' 24" West, 276.81 feet; thence North 0° 54' 38" East, 515.69 feet to a point in the southerly right-of-way line of Mineral Point Road which is 73.00 feet southerly of and parallel to the North line of the Northeast 1/4, of said Section 26; thence North 45° 30" East, along the southerly right-of-way line of Mineral Point Road, 815.00 feet; thence South 0° 54' 38" West, 228.91 feet; thence South 89° 05' 24" East, 332.38 feet; thence South 0° 54' 38" West, 450.00 feet to the point of beginning.

Together with the terms and conditions of Easement, Restriction and Operating Agreement dated 1-24-1969, filed 4-25-1969, in Volume 100, Page 396, as Document No. 1239177.

Amended by Second Supplement to Easement, Restriction and Operating Agreement dated 3-7-1971, filed 4-26-1971, in Volume 343, Page 140, as Document No. 1280279.

Amended by First Amendment to Easement, Restriction and Operating Agreement dated 6-2-1971, filed 9-16-1971, in Volume 283, Page 236, as Document No. 1303874.

Amended by Third Supplement to Easement, Restriction and Operating Agreement dated 11-8-1972, filed 3-28-1973, in Volume 423, Page 512, as Document No. 1359322.

Amended by Fourth Supplement to Easement, Restriction and Operating Agreement dated 1-31-1980, filed 2-15-1980, in Volume 1667, Page 35, as Document No. 1657737.

Amended by Consent to Fourth Supplement to Easement, Restriction and Operating Agreement dated 11-26-1979, filed 2-15-1980, in Volume 1667, Page 52, as Doc. No. 1657739.

Amended by Fifth Supplement to Easement, Restriction and Operating Agreement dated 5-12-1982, filed 9-21-1982, in Volume 3863, Page 25, as Document No. 1752610.

Amended by Sixth Supplement to Easement, Restriction and Operating Agreement dated 4-29-1983, filed 6-24-1983, in Volume 4028, Page 31, as Document No. 1781646.

Amended by Seventh Supplement to Easement, Restriction and Operating Agreement dated 1-21-1989, filed 1-27-1989, in Volume 12447, Page 4, as Document No. 2124846.

TOPOGRAPHY AND IMPROVEMENT LOCATION SHOWN IN FIRESTONE AREA ONLY - THE REST OF THE PARCEL IS SHOWN FOR REFERENCE ONLY.

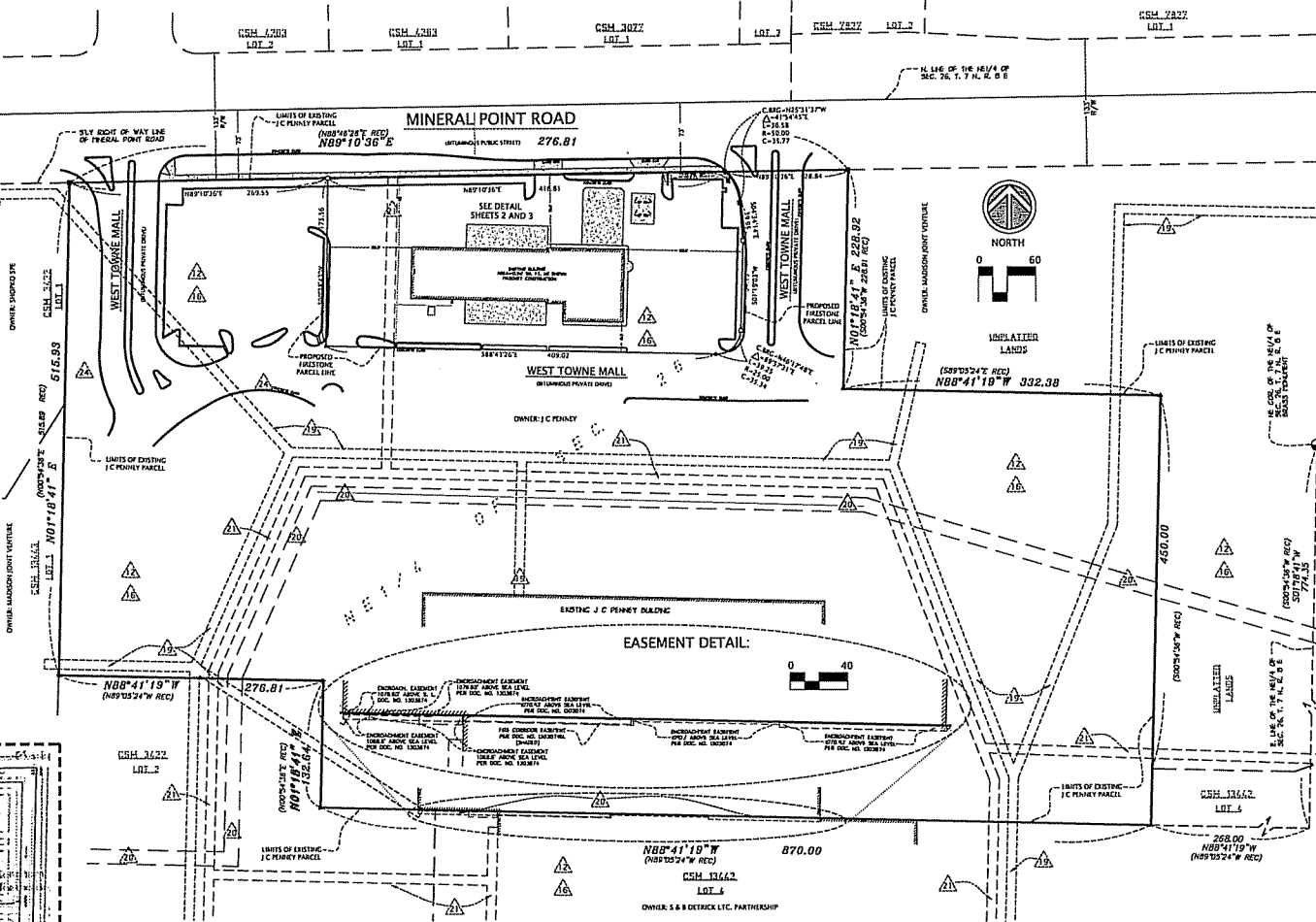
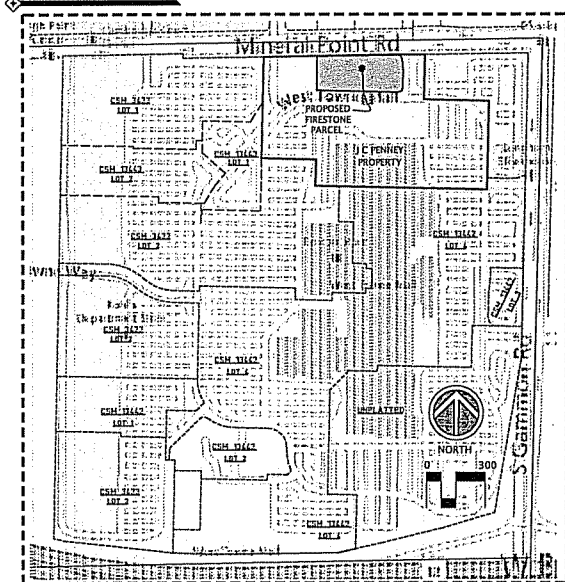
PROPOSED FIRESTONE PARCEL: (SUBJECT PARCEL - NOT OF RECORD)

This part of the Northeast Quarter 1/4 of Section 26, Township 7 North, Range 8 East, City of Madison, Dane County, Wisconsin, described as follows: Commencing at the northeast corner of Section 26, thence South 01 degrees 18 minutes 41 seconds West, assumed bearing along the east line of the Northeast 1/4 of said Section 26, a distance of 774.35 feet; thence North 88 degrees 41 minutes 19 seconds West, 268.00 feet; thence North 88 degrees 41 minutes 19 seconds West, 870.00 feet; thence North 01 degrees 18 minutes 41 seconds East, 132.64 feet; thence North 88 degrees 41 minutes 19 seconds West, 276.81 feet; thence North 01 degrees 18 minutes 41 seconds East, 515.69 feet to the south line of Mineral Point Road; thence North 89 degrees 10 minutes 10 seconds East along said south line of Mineral Point Road 269.55 feet to the POINT OF BEGINNING; thence South 00 degrees 28 minutes 43 seconds West, 173.50 feet; thence South 88 degrees 43 minutes 26 seconds East a distance of 409.03 feet; thence northwesterly 39.25 feet along a tangential curve concave to the northwest having a radius of 25.00 feet, a central angle of 89 degrees 57 minutes 31 seconds and a chord which bears North 46 degrees 17 minutes 48 seconds East 35.34 feet; thence North 01 degrees 19 minutes 03 seconds East 34.15 feet; thence North 04 degrees 34 minutes 14 seconds West 39.95 feet; thence northwesterly 36.58 feet along a tangential curve concave to the southwest having a radius of 30.00 feet, a central angle of 41 degrees 54 minutes 45 seconds and a chord which bears North 23 degrees 31 minutes 37 seconds West 35.77 feet to the south line of Mineral Point Road; thence South 89 degrees 10 minutes 36 seconds West, not tangent to last described curve and along said south line of Mineral Point Road 416.61 feet to the point of beginning.

AREAS:

ENTIRE EXISTING PARCEL = 653,429 SQ. FT. / 15.00 ACRES
 PROP. FIRESTONE PARCEL = 79,371 SQ. FT. / 1.82 ACRES
 PROP. J.C. PENNEY PARCEL = 574,058 SQ. FT. / 13.18 ACRES

OVERALL MALL SITE:



SCHEDULE B-2 NOTES:

- First American Title Insurance Company - Commitment No. NCS-586059-13-SHANT, dated Jan. 5, 2013 was relied on for matters of record.
- Terms and conditions of easement in favor of The American Telephone and Telegraph Company per Doc. Nos. 518061 and 518065. Assigned to Wisconsin Telephone Company by 1172678. Not shown - easements are blank in nature and cover entire property.
- Terms and conditions of Award of Damages by State Highway Commission of Wisconsin per Doc. No. 1133028. Does not affect the subject property.
- Terms, conditions and restrictions as contained per Doc. No. 1163530. Does not affect the subject property.
- Terms and conditions of Storm Sewer Easement per Doc. No. 1239096. Does not affect the subject property.
- Terms and conditions of Easement, Restriction and Operating Agreement per Doc. No. 1239177. Covers entire subject parcel - not shown.
- Amended by Second Supplement to Easement, Restriction and Operating Agreement per Doc. No. 1288279. Covers entire subject parcel - not shown.
- Amended by First Amendment to Easement, Restriction and Operating Agreement Doc. No. 1303874. Covers entire subject parcel - specific easement shown graphically.
- Amended by Third Supplement to Easement, Restriction and Operating Agreement per Document No. 1359322. Covers entire subject parcel - not shown.
- Amended by Fourth Supplement to Easement, Restriction and Operating Agreement per Document No. 1657737. Covers entire subject parcel - not shown.
- Amended by Consent to Fourth Supplement to Easement, Restriction and Operating Agreement per Doc. No. 1657739. Covers entire subject parcel - not shown.
- Amended by Fifth Supplement to Easement, Restriction and Operating Agreement per Doc. No. 1752610. Covers entire subject parcel - not shown.

- Amended by Sixth Supplement to Easement, Restriction and Operating Agreement per Document No. 1786646. Covers entire subject parcel - not shown.
- Amended by Seventh Supplement to Easement, Restriction and Operating Agreement per Document No. 2124846. Covers entire subject parcel - not shown.
- Terms and conditions of Memorandum of Agreement per Doc. No. 1244090, between Madison Joint Venture (J.C. Penney Company, Inc., Sears Roebuck & Co., H.C. Prange Company, and the City of Madison). Covers entire subject parcel - not shown.
- Terms and conditions of Findings of Fact and Conclusions of Law per Doc. No. 1247637, regarding the annexation of subject property into the Madison Metropolitan Sewer District. Covers entire subject parcel - not shown.
- Terms and conditions of Easement Agreement per Doc. No. 1272185. Shown graphically.
- Terms and conditions of Sanitary Sewer Easement per Doc. No. 1281760. Shown graphically.
- Terms and conditions of Easement Agreement per Doc. No. 1286931. Shown graphically.
- Amended by Vacation and Grant of Easements per Doc. No. 2140691. Does not affect property.
- Terms and conditions of Public Water Main Easement per Doc. No. 1752513. Does not affect property.
- Terms and conditions of Easement Agreement per Doc. No. 2142937, for Wisconsin Power & Light Co. Does not affect property.
- Terms and conditions of Easement Agreement per Doc. No. 3614941, for Wisconsin Power & Light Co. Shown graphically per sketch included in document - legal description had several omissions relating to this easement.
- Terms and conditions of Underground Electric Transmission Line Easement per Doc. No. 3884495, for American Transmission Co. Does not affect property.

CERTIFICATION:

To: Bridgestone Retail Operations, LLC, a Delaware limited liability company, First American Title Insurance Company and SMC Leasing and Finance, Inc., a Delaware corporation, and each of their respective successors and assigns.
 This is to certify (OVER TRACT C ONLY) that this map or plan 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 HPS, and includes items 1, 2, 3, 4, 5 (on a separate sheet), 6 (a) and 6 (b), 7 (a)-(d), 9, 10, 11a, 11b, 13, 14, 16, 17, 18, 19, 20, 21, 22 (a-b) of Table A thereof. The field work was completed on 03-19-2013 and 05-03-2013.

CORNERSTON LAND SURVEYING, INC.
 Dated: 04-12-2013 5-11-13
 By: *[Signature]*
 Daniel L. Thurmes
 Minnesota License No. 23718

The following legal description is as shown on First American Title Insurance Company - Commitment No. NCS-586059-13-SHANT, dated Jan. 5, 2013 as listed above was relied upon for matters of record. Other easements may exist that were not shown in this commitment and are not shown on this survey.

NO ZONING ENDORSEMENTS OR INFORMATION WAS PROVIDED BY THE TITLE COMPANY.
 NO INFORMATION REGARDING ADJOINERS RECS WAS RECEIVED FROM THE TITLE COMPANY.

TOPOGRAPHY AND IMPROVEMENT LOCATION SHOWN IN THE AREA OF THE FIRESTONE ONLY - THE REST OF THE PARCEL IS SHOWN FOR REFERENCE ONLY.

MINERAL POINT MALL
 FIRESTONE

MADISON,
 WISCONSIN

CONTACT:
 CHARLES ASHLEY
 CEI
 3715 Northside Parkway
 100 North Creek, Suite 101
 Atlanta, GA 30327
 Phone: 404-816-6800
 Cell: 770-365-1073

COUNTY:
 DANE COUNTY

REVISIONS:
 DATE REVISION
 4-12-13 PRELIMINARY ISSUE
 5-11-13 INITIAL ISSUE

SEAL



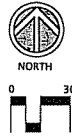
PROJECT LOCATION:

WEST TOWNE MALL
 PID#07082610097C



FILE NAME SURVEY
 PROJECT NO. CE130

CERTIFICATE C
 SURVEY



OSM 4263
LOT 2

OSM 4263
LOT 1

OSM 4077
LOT 1

LOT 3

OSM 2827

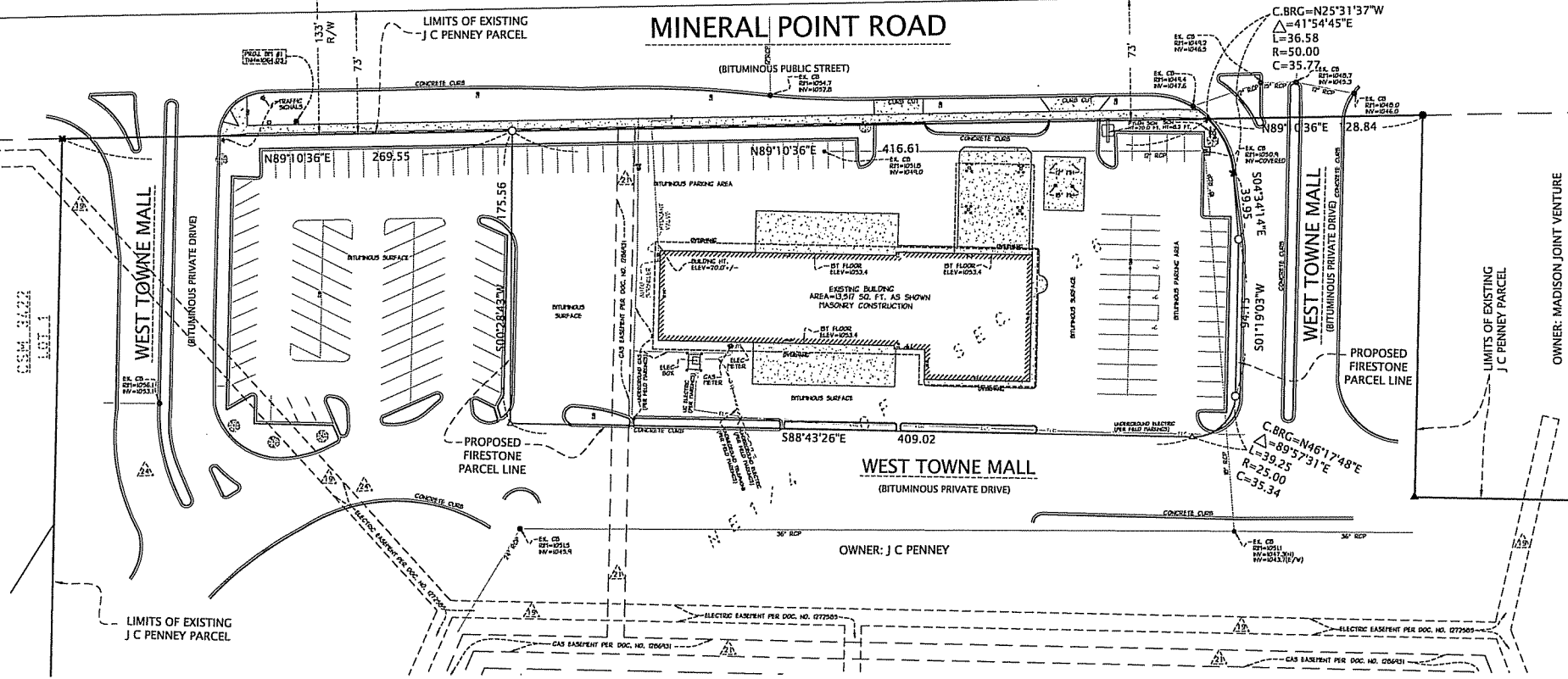
LOT 2

MINERAL POINT MALL
FIRESTONE

MADISON,
WISCONSIN

MINERAL POINT ROAD

(BITUMINOUS PUBLIC STREET)



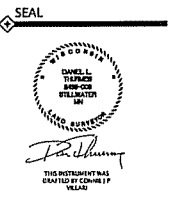
WEST TOWNE MALL
(BITUMINOUS PRIVATE DRIVE)

OWNER: J C PENNEY

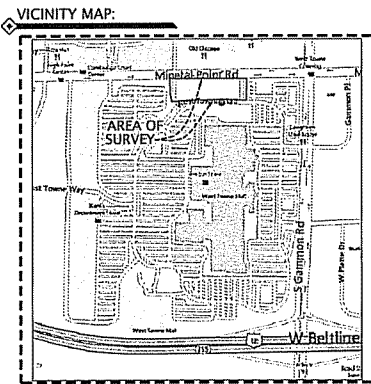
CONTACT:
CHARLES ASHLEY
CEI
3715 Northside Parkway
100 North Creek, Suite 101
Atlanta, GA 30327
Phone: 404-816-6800
Cell: 770-365-1073

COUNTY:
DANE COUNTY

REVISIONS:
DATE REVISION
4-12-13 PRELIMINARY ISSUE
5-11-13 INITIAL ISSUE



PROJECT LOCATION:
WEST TOWNE MALL
PID#07082610097C



FLOOD INFORMATION:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IN COMMUNITY NUMBER 55023C FALLS WITHIN A NON-PRINTED PANEL 55023C339C. NON-PRINTED PANELS ARE ASSUMED TO FALL WITHIN "ZONE X".

PARKING INFO:

62 PARKING STALLS ARE STRIPED ON THIS PROPERTY, INCLUDING 3 HANDICAP STALLS.

SURVEY NOTES:

FIELDWORK PERFORMED MARCH 14, 2013.
DRAWING COORDINATES ARE BASED ON THE DANE COUNTY COORDINATE SYSTEM.
BEARINGS ARE BASED ON DANE COUNTY COORDINATES.

ALTA NOTES:

16. THERE WAS NO EVIDENCE OF CURRENT CONSTRUCTION ON THE SITE.
17. THERE WAS NO EVIDENCE OF RIGHT OF WAY CHANGES.
18. THERE WAS NO VISIBLE EVIDENCE THAT THIS SITE WAS USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
19. NO WETLANDS HAD BEEN DELINEATED ON THE SUBJECT PARCELS.

BENCHMARK:

DANE CO. SECTION CORNER AT THE NE CORNER OF SECTION 26 LOCATED AT THE INTERSECTION OF MINERAL POINT ROAD AND CAMDEN ROAD.
ELEVATION = 1040.01 (HAYD88)
PROJECT BENCHMARKS SHOWN IN GRAPHICS.

UNDERGROUND UTILITY NOTES:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEY HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. DIGGING HOLE LOCATE #20131003758. SOME MAPS WERE RECEIVED, WHILE OTHER UTILITIES DID NOT RESPOND TO THE LOCATE REQUEST. ADDITIONAL UTILITIES OF WHICH WE ARE UNAWARE MAY EXIST.

ADJACENT PROPERTY:

OWNERS OF ADJACENT PARCELS HAVE BEEN SHOWN GRAPHICALLY.

SNOW NOTE:

SEVERAL AREAS WERE COVERED BY LARGE SNOW PILLS. ELEVATIONS AND IMPROVEMENTS WILL BE ADDED FOR FURTHER SURVEY UPON SPRING MELT.

UTILITY CONTACTS:

AS SHOWN ON FEASIBILITY REPORT BY CEI DATED 1/14/13.
CITY OF MADISON - WATER UTILITY
AMY JONES - 608-265-4046
SANITARY/STORM SEWER - CITY OF MADISON
ILIS ACCOSTA - ENGINEERING - TEL: 608264-9275
MADISON GAS AND ELECTRIC
MYRA HEDRANO - TEL: 608-252-7267
ALLIANCE ENERGY
JULY MCCARTHY - TEL: 608-845-1112

ZONING:

AS SHOWN ON FEASIBILITY REPORT BY CEI DATED 1/14/2013.
ZONING: C-3 (COMMERCIAL SERVICE AND DISTRIBUTION DISTRICT)
THIS INFORMATION HAS NOT BEEN VERIFIED AND IS FOR INFORMATIONAL PURPOSES ONLY. NO ZONING INFORMATION OR ENDORSEMENTS WERE PROVIDED BY THE TITLE COMPANY AND AS SUCH MAY NOT BE CLEARED ON THIS SURVEY.

LEGEND:

- DICHOTIS MONUMENT SET AND MARKED NLS 25718
- DICHOTIS FOUND HIGH MONUMENT MARKED 15480
- ⊙ WELL
- ⊕ WATER VALVES
- ⊕ HYDRANT
- ⊕ CATCH BASIN/STORM HH
- ⊕ CURB/TIE/E.S.
- ⊕ SANITARY MANHOLE
- ⊕ CLEAN OUT
- ⊕ SICH
- ⊕ UTILITY POLE
- ⊕ LIGHT POLE
- ⊕ HANG HOLE
- ⊕ TELEF/EC BOX
- ⊕ ELECTRIC METER/GAS METER
- ⊕ GAS VALVE
- ⊕ ELECTRIC LINE
- ⊕ TELEPHONE LINE
- ⊕ FIBER OPTIC LINE
- ⊕ WATER LINE
- ⊕ STORM SEWER LINE
- ⊕ SANITARY SEWER LINE
- ⊕ FENCE
- ⊕ CURB
- ⊕ CONCRETE
- 1 FOOT CONTOUR INTERVAL



FILE NAME SURVEY
PROJECT NO. CE120

CERTIFICATE C
SURVEY
SHEET 2 OF 3 SHEET.



CSM 4263
LOT 2

CSM 4263
LOT 1

CSM 3077
LOT 1

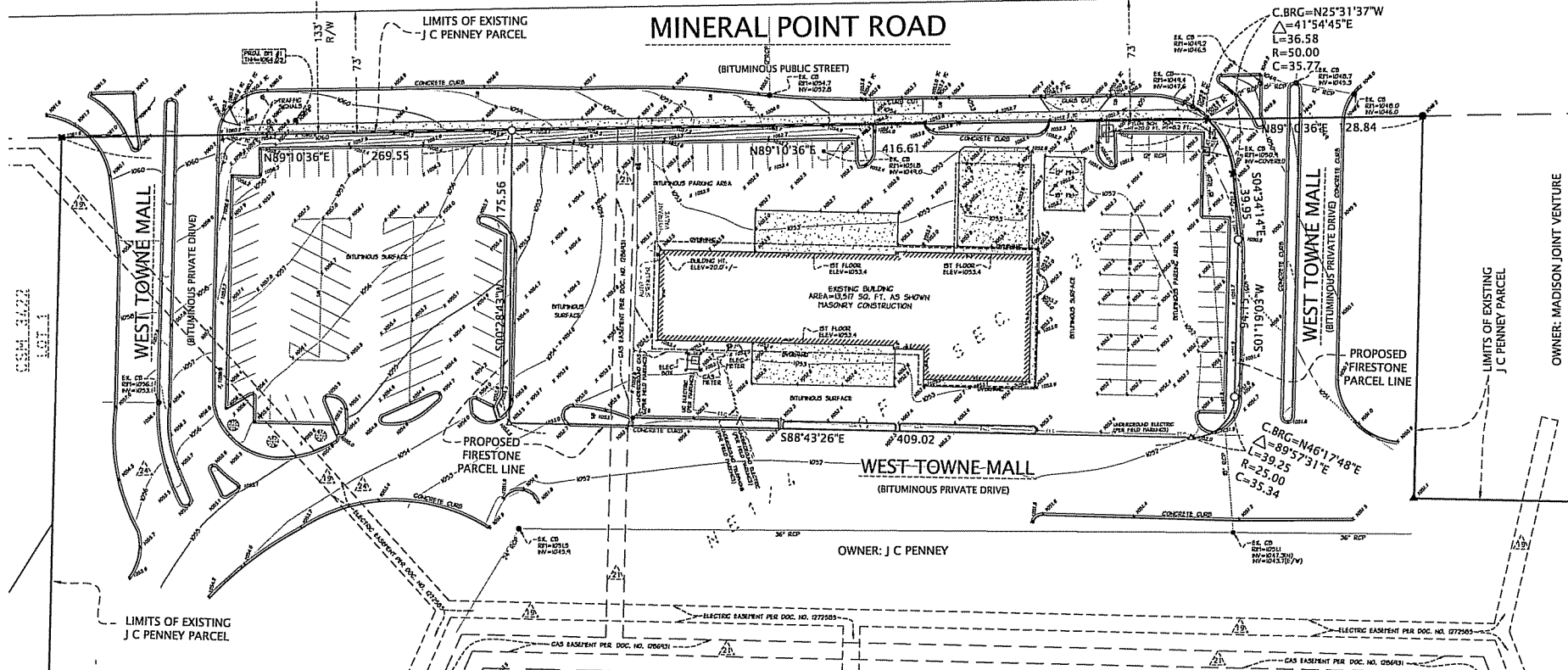
LOT 3

CSM 7827
LOT 2

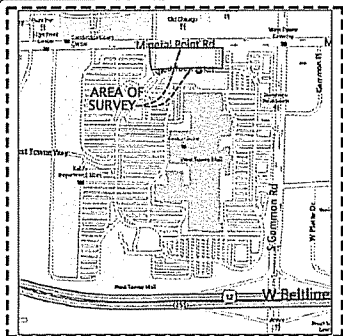
MINERAL POINT MALL
FIRESTONE

MADISON,
WISCONSIN

MINERAL POINT ROAD



VICINITY MAP:



FLOOD INFORMATION:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IN COMMUNITY NUMBER 55035C FALLS WITHIN A NON-PRINTED PANEL 5503535C. NON-PRINTED PANELS ARE ASSUMED TO FALL WITHIN "ZONE X".

PARKING INFO:

62 PARKING STALLS ARE STRIPPED ON THIS PROPERTY, INCLUDING 3 HANDICAP STALLS.

SURVEY NOTES:

FIELDWORK PERFORMED MARCH 14, 2013.
DRAWING COORDINATES ARE BASED ON THE DANE COUNTY COORDINATE SYSTEM.
BEARINGS ARE BASED ON DANE COUNTY COORDINATES.

ALTA NOTES:

16. THERE WAS NO EVIDENCE OF CURRENT CONSTRUCTION ON THE SITE.
17. THERE WAS NO EVIDENCE OF RIGHT OF WAY CHANGES.
18. THERE WAS NO VISIBLE EVIDENCE THAT THIS SITE WAS USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
19. NO WETLANDS HAD BEEN DELINEATED ON THE SUBJECT PARCELS.

BENCHMARK:

DANE CO. SECTION CORNER AT THE NE CORNER OF SECTION 26 LOCATED AT THE INTERSECTION OF MINERAL POINT ROAD AND CANALON ROAD.
ELEVATION = 1040.01 (HAYDB8)
PROJECT BENCHMARKS SHOWN IN GRAPHICS.

UNDERGROUND UTILITY NOTES:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CLARIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEY HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. DIGGING SHOULD LOCATE #20131003358. SOME MAPS WERE RECEIVED, WHILE OTHER UTILITIES DID NOT RESPOND TO THE LOCATE REQUEST. ADDITIONAL UTILITIES OF WHICH WE ARE UNAWARE MAY EXIST.

ADJACENT PROPERTY:

OWNERS OF ADJACENT PARCELS HAVE BEEN SHOWN GRAPHICALLY.

SNOW NOTES:

GENERAL AREAS WERE COVERED BY LARGE SNOW PILES. ELEVATIONS AND IMPROVEMENTS WILL BE ADDED FOR FINAL SURVEY UPON SPRING MEET.

UTILITY CONTACTS:

AS SHOWN ON FEASIBILITY REPORT BY CEI DATED 1/14/13.
CITY OF MADISON - WATER UTILITY
AMY JONES - 608-262-6546
SANITARY/SOLID SEWER - CITY OF MADISON
ELIS ACOSTA - ENGINEERING - TEL: 608-264-9375
MADISON GAS AND ELECTRIC
MYRA HELDRAUD - TEL: 608-292-7267
ALLIANCE ENERGY
JULY MCCARTHY - TEL: 608-845-1112

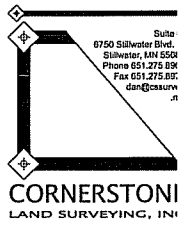
ZONING:

AS SHOWN ON TELEPHONE FEASIBILITY REPORT BY CEI DATED 1/14/2013.
ZONING: CL3 (COMMERCIAL SERVICE AND DISTRIBUTION DISTRICT)

"THIS INFORMATION HAS NOT BEEN VERIFIED AND IS FOR INFORMATIONAL PURPOSES ONLY. NO ZONING INFORMATION OR ENDORSEMENTS WERE PROVIDED BY THE TITLE COMPANY AND AS SUCH MAY NOT BE CERTIFIED ON THIS SURVEY."

LEGEND:

- DOWNSIDE MONUMENT SET 1" X 4" I.P. WEIGHING 1.68 LBS PER LINEAR FOOT
- DOWNSIDE 1" FROUND REBAR
- DOWNSIDE FOUND P.K. NAIL
- ▲ DOWNSIDE SET P.K. NAIL
- DOWNSIDE SET DRILL HOLE
- WELL
- WATER VALVES
- FRIEDMAN
- CATCH BASIN/STORM NH
- CURB/UT.F.F.S.
- SANITARY MANHOLE
- CLEAN OUT
- SIGN
- UTILITY POLE
- LIGHT POLE
- HAND HOLE
- TELEFLEC BOX
- ELECTRIC METER/GAS METER
- GAS VALVE
- ELECTRIC LINE
- TELEPHONE LINE
- FIBER OPTIC LINE
- WATER LINE
- STORM SEWER LINE
- SANITARY SEWER LINE
- FENCE
- CURB
- CONCRETE
- 1 FOOT CONTOUR INTERVAL



CORNERSTON
LAND SURVEYING, INC.

FILE NAME SURVEY
PROJECT NO. CEI20

CERTIFICATE C
SURVEY

SHEET 3 OF 3 SHEET.