

ITEMS CORRESPONDING TO SCHEDULE B

THE SCHEDULE B ITEMS ARE THE SAME AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-571737C1-DC72, DATED AUGUST 21, 2018.

- 1. The following restrictive covenants of record itemized below:
Any covenants, conditions or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such covenants, conditions or restrictions violate 42 USC 3604 (c). Volume 9100, Page 150, Deed and Plat Records, Bexar County, Texas
NOT SHOWN, IT IS A BLANKET AGREEMENT AND IS LOCATED ON THE SURVEYED PROPERTY
- 10e. A 25 foot building setback line along the Evers Road and Bandera Road property line as set forth on the recorded plat and dedication.
THIS EASEMENT IS LOCATED ON THE SURVEYED PROPERTY, PLOTTED AND SHOWN HEREON.
- 10f. Easement as shown on the recorded plat and dedication.
Purpose: 14' Electric Overhead Easement
Location: along the Evers Road and Bandera Road Property line
THIS EASEMENT IS LOCATED ON THE SURVEYED PROPERTY, PLOTTED AND SHOWN HEREON.
- 10g. Easement as shown on the recorded plat and dedication.
Purpose: 10' Sanitary Sewer Easement
Location: As shown on Plat
THIS EASEMENT IS LOCATED ON THE SURVEYED PROPERTY, PLOTTED AND SHOWN HEREON.
- 10h. Easement as shown on the recorded plat and dedication.
Purpose: 10' Gas Easement
Location: As shown on Plat
THIS EASEMENT IS LOCATED ON THE SURVEYED PROPERTY, PLOTTED AND SHOWN HEREON.
- 10i. Easement.
Purpose: Right-of-Way for gas and water facilities
Recorded: March 31, 1982 in Volume 2553, Page 329, of the Official Public records, of Bexar County, Texas.
THIS EASEMENT IS LOCATED ON THE SURVEYED PROPERTY, PLOTTED AND SHOWN HEREON.
- 10j. Easement.
Purpose: Ingress/egress, firelane and utility easement
Recorded: May 26, 1983 in Volume 2841, Page 1538 amended filed of record July 01, 1983 in Volume 2866, Page 981 and March 28, 1985 in Volume 3359, Page 962, of the Official Public records, of Bexar County, Texas.
THIS EASEMENT IS LOCATED ON THE SURVEYED PROPERTY, PLOTTED AND SHOWN HEREON.

SCHEDULE B ITEMS 2 THROUGH 9 & 10a THROUGH 10d, 10i, 10m ARE NOT SURVEY RELATED

ZONING INFORMATION

THE SURVEYED PROPERTY IS ZONED "B-3" - COMMERCIAL ZONING DISTRICT, CITY OF LEON VALLEY, TEXAS.

FRONT SETBACK: 25 FEET REQUIRED
SIDE SETBACK: 20 FEET REQUIRED FOR STREET SIDE/CORNER, 0 FEET REQUIRED FOR INTERIOR SIDE
REAR SETBACK: 0 FEET REQUIRED

HEIGHT RESTRICTIONS: NONE

MAXIMUM LOT COVERAGE: MAXIMUM BUILDING COVERAGE REQUIREMENTS ARE NOT SET FORTH IN THE ORDINANCE FOR PROPERTIES LOCATED WITHIN THE B-3 COMMERCIAL ZONING DISTRICT.

PARKING REQUIREMENTS (FORMULA): ACCORDING TO SECTION 15.02.441, 241.4 SPACES ARE REQUIRED FOR THE OFFICE SPACE AND 90.5 SPACES ARE REQUIRED FOR THE WAREHOUSE SPACE, FOR A TOTAL OF 332 SPACES.
IN ADDITION, ONE PARKING SPACE PER FIVE EMPLOYEES IS REQUIRED. UPON CONFIRMATION OF THE NUMBER OF EMPLOYEES, AN AMENDED REPORT WILL BE SENT TO THE CLIENT.

THE ZONING INFORMATION SHOWN ABOVE WAS OBTAINED FROM AEI CONSULTANTS ZONING REPORT DATED NOVEMBER 10, 2018, PROJECT NO. 396470, PURSUANT TO TABLE A 6A.

VICINITY MAP - NOT TO SCALE



MISCELLANEOUS NOTES

- MN1. TABLE A 2: AN ADDRESS OF 5405 BANDERA ROAD WAS POSTED ON THE SURVEYED PROPERTY.
- MN2. TABLE A 4: THE SURVEYED PROPERTY CONTAINS AN AREA OF 8.00± ACRES (348,369± SQUARE FEET), MORE OR LESS.
- MN3. TABLE A 6b: THE INFORMATION SHOWN HEREON WAS TAKEN FROM THE REFERENCED RECORDED PLAN(S) AND MAY NOT BE THE CURRENT STANDARD OR HOW THE STANDARD IS INTERPRETED BY THE TOWNSHIP, COUNTY AND STATE. THE SETBACKS SHOWN (IF ANY) MAY NOT REFLECT THE ZONING REQUIREMENTS AT THE TIME OF CONSTRUCTION, IF ANY WERE REQUIRED AT THAT TIME.
- MN4. TABLE A 8: ONLY OBSERVABLE SURFACE AND ABOVE GROUND STRUCTURES WERE LOCATED. NO UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATION FOOTINGS, WERE LOCATED. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
- MN5. TABLE A 9: THERE ARE 277 STRIPED REGULAR PARKING SPACES AND 7 STRIPED HANDICAPPED PARKING SPACES FOR A TOTAL OF 284 STRIPED PARKING SPACES ON THE SURVEYED PROPERTY.
- MN6. TABLE A 10A: NO DIVISION OR PARTY WALLS WERE DESIGNATED BY THE CLIENT OR LOCATED BY SURVEYOR WITH RESPECT TO ADJOINING PROPERTIES.
- MN7. TABLE A 16: AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, BUILDING ADDITIONS.
- MN8. TABLE A 17: AT THE TIME OF SURVEY, THE SURVEYOR WAS UNAWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVABLE EVIDENCE OF STREET OR SIDEWALK REPAIRS.
- MN9. TABLE A 18: THE SURVEYOR WAS NOT PROVIDED ANY DOCUMENTATION, WAS NOT MADE AWARE AND DID NOT OBSERVE ANY GROUND MARKINGS ON THE SURVEYED PROPERTY WITH REGARDS TO WETLANDS ON THE SURVEYED PROPERTY. NO ENVIRONMENTAL ASSESSMENT OR AUDIT WAS PERFORMED ON THE SURVEYED PROPERTY BY THE SURVEYOR.
- MN10. TABLE A 19: THERE ARE NO OFFSITE EASEMENTS OR SERVITUDE BENEFITING THE SURVEYED PROPERTY THAT WERE DISCLOSED IN THE RECORD DOCUMENTS PROVIDED TO THE SURVEYOR OR WERE OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.
- MN11. THE SURVEYED PROPERTY HAS ACCESS TO BANDERA ROAD, A 120 FOOT WIDE DEDICATED PUBLIC RIGHT-OF-WAY AND EVERS ROAD A 60 FOOT WIDE DEDICATED PUBLIC RIGHT-OF-WAY, AS SHOWN HEREON.
- MN12. OWNERSHIP OF FENCES, IF ANY, WAS NOT DETERMINED UNDER THE SCOPE OF THIS SURVEY.
- MN13. THERE ARE NO GAPS, GORES, OVERLAPS OR HIATUS INHERENT TO THE SURVEYED PROPERTY BASED ON THE FIELD SURVEY PERFORMED AND THE TITLE COMMITMENTS PROVIDED.
- MN14. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH RIGHT OF WAY LINE OF BANDERA ROAD, BEXAR COUNTY, TEXAS TO BEAR N 67°25'37" W, AS SHOWN HEREON.
- MN15. THIS SURVEY IS NOT INTENDED FOR CONSTRUCTION OR CONSTRUCTION DESIGN PURPOSES.
- MN16. THIS SURVEY CONFORMS TO THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS FOR A BOUNDARY SURVEY UNDER CATEGORY 1-A URBAN SURVEY.
- MN17. CALCULATED SQUARE FOOTAGE OF THE BUILDING DOES NOT ACCOUNT FOR THE THICKNESS OF WALLS AND INTERIOR FRAMING AND IS NOT TO BE USED FOR THE INTERIOR SQUARE FOOTAGE CALCULATION.
- MN18. SURVEYOR NOT LIABLE FOR UTILITIES OBSTRUCTED OR COVERED FROM VIEW.
- MN19. THIS SURVEY IS BASED UPON THE TITLE COMMITMENT REFERENCED HEREON. THE SURVEYOR IS NOT RESPONSIBLE FOR DOCUMENTS OF RECORD NOT INCLUDED IN THE COMMITMENT PROVIDED.
- MN20. ENTRY INTO SANITARY AND STORM STRUCTURES REQUIRES A CONFINED SPACE PERMIT WHICH IS NOT INCLUDED IN THE SCOPE OF WORK.
- MN21. AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A BURIAL GROUND OR CEMETERY.
- MN22. BUILDING HEIGHT DOES NOT TAKE IN TO ACCOUNT HEIGHT OF PARAPET WALLS.
- MN23. ONLY VISIBLE ABOVE GROUND EVIDENCE OF IMPROVEMENTS AND UTILITIES WERE LOCATED BY SURVEYOR. UNDERGROUND UTILITIES SHOWN HEREON PER RECORD INFORMATION.
- MN24. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 48029C, MAP NUMBER 0380-G WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 29, 2010, THE SURVEYED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE MAP. THE FLOOD ZONE CLASSIFICATION(S) FOR THE SURVEYED PROPERTY IS X.

LEGEND OF SYMBOLS & ABBREVIATIONS

- POWER POLE
- LIGHT POLE
- GUY WIRE
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC VAULT
- TRANSFORMER
- AIR CONDITIONER UNIT
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- CABLE BOX
- STORM DRAIN MANHOLE
- STORM DRAIN INLET
- STORM PIPE
- GREASE TRAP
- #5 REBAR WITH B/C CAP SET UNLESS OTHERWISE NOTED
- TRAFFIC SIGNAL BOX
- SIGNAL LIGHT POLE
- SIGNAL LIGHT
- VAULT
- SIGN (AS NOTED)
- TOWER
- MONITORING WELL
- FLAG POLE
- WATER VALVE
- FIRE HYDRANT
- SIAMISE FIRE HYDRANT
- WATER MANHOLE
- BACKFLOW PREVENTER
- WATER METER
- WELL HEAD
- POINT OF ACCESS
- CONCRETE HATCH
- SANITARY MANHOLE
- CLEAN OUT
- GAS MANHOLE
- GAS VALVE
- GAS METER
- HANDICAPPED PARKING
- MITERED END SECTION
- BENCHMARK
- RECORD
- MEASURED
- CALCULATED
- VOL VOLUME
- PG PAGE
- O.R. OFFICIAL RECORDS
- P.B. PLAT BOOK
- CMP CORRUGATED METAL PIPE
- OVERHEAD WIRES
- UNDERGROUND ELECTRIC LINE
- GAS LINE
- WATER LINE
- STORM DRAIN LINE
- SEWER LINE
- BOUNDARY LINE
- ORIGINAL BOUNDARY LINE

FLOOD NOTE

PURSUANT TO TABLE A 3, DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48029C-0380-G, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 29, 2010 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEMA WEBSITE (HTTP://MSC.FEMA.GOV) BY FIRMETTE CREATED ON NOVEMBER 2, 2018 WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN 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
11/02/2018	FIRST DRAFT	11/26/2018	NEW TITLE (2), CERTIFICATION
11/05/2018	NETWORK COMMENTS		
11/24/2018	ZONING, CERTIFICATION		
FIELD WORK: JM	DRAFTED: TD	CHECKED BY: BH	FB & PG:

SIGNIFICANT OBSERVATIONS

A NONE APPARENT

LEGAL

THE USE OF THIS DOCUMENT'S FORMAT IS STRICTLY PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT AND PERMISSION OF BOCK & CLARK CORP.
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THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

RECORD DESCRIPTION

LOT 4, BLOCK 1, WEST LOOP PARK, CITY OF LEON VALLEY, AN ADDITION IN BEXAR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 9100, PAGE 150, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 4, SAID POINT BEING NORTH 67 DEGREES 03 MINUTES 09 SECONDS WEST, 522.91 FEET FROM THE POINT OF INTERSECTION OF THE NORTHEAST LINE OF BANDERA ROAD AND THE NORTHWEST LINE OF HODGES DRIVE;

THENCE NORTH 67 DEGREES 25 MINUTES 37 SECONDS WEST, 208.69 FEET ALONG THE NORTHEAST LINE OF BANDERA ROAD TO A FOUND TND MONUMENT FOR AN ANGLE POINT;

THENCE NORTH 67 DEGREES 07 MINUTES 44 SECONDS WEST, 69.71 FEET ALONG THE NORTHEAST LINE OF BANDERA ROAD TO AN IRON PIN FOUND FOR THE SOUTHWEST CORNER OF LOT 4;

THENCE ALONG THE WESTERLY LINE OF LOT 4, THE FOLLOWING COURSES AND DISTANCES: NORTH 30 DEGREES 52 MINUTES 54 SECONDS EAST, 806.84 FEET TO A FOUND IRON PIN, NORTH 61 DEGREES 37 MINUTES 28 SECONDS WEST, 67.49 FEET TO A FOUND IRON PIN, NORTH 44 DEGREES 16 MINUTES 59 SECONDS EAST, 493.79 FEET TO AN IRON PIN IN THE SOUTHWEST LINE OF EVERS ROAD FOR THE NORTHWEST CORNER OF LOT 4;

THENCE SOUTH 48 DEGREES 44 MINUTES 00 SECONDS EAST, 232.74 FEET ALONG THE SOUTHWEST LINE OF EVERS ROAD TO AN IRON PIPE FOUND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE ALONG THE EASTERLY LINE OF LOT 4, THE FOLLOWING COURSES AND DISTANCES: SOUTH 30 DEGREES 57 MINUTES 36 SECONDS WEST, 893.00 FEET TO A FOUND IRON PIN, SOUTH 30 DEGREES 37 MINUTES 51 SECONDS WEST, 159.42 FEET TO A FOUND IRON PIN, SOUTH 30 DEGREES 54 MINUTES 31 SECONDS WEST, 349.99 FEET TO A FOUND IRON PIPE, SAID IRON PIPE BEING THE POINT OF BEGINNING.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-571737C1-DC72, DATED AUGUST 21, 2018.

ALTA/NSPS LAND TITLE SURVEY

for **Sealy**

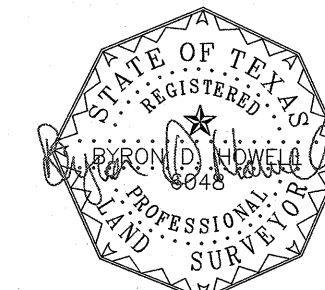
5405 Bandera Road, Leon Valley, TX 78238

Based on First American Title Insurance Company Commitment No. NCS-571737C1-DC72 bearing an effective date of August 21, 2018

Surveyor's Certification

To: West Loop Distribution Center EPA, LLC, a Delaware limited liability company; East West Bank, and its successors and/or assigns; Bentley Holding Company, LLC; Entrada Partners; First American Title Insurance Company and Bock & Clark Corporation.

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), 7(b)(1), 7(c), 8, 9, 10(a), 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The fieldwork was completed on October 31, 2018.

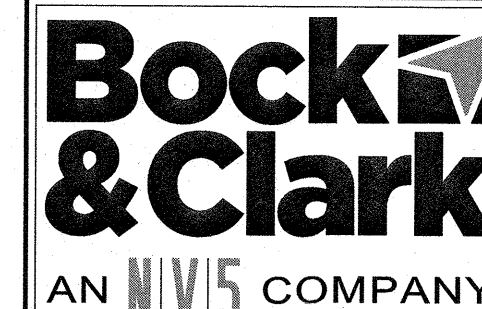


BYRON D. HOWELL
REGISTRATION NO. 6048
IN THE STATE OF TEXAS
EXPIRATION DATE: 12-31-2019
FIRM REGISTRATION NUMBER 10116902
DATE OF FIELD SURVEY: OCTOBER 31, 2018
DATE OF LAST REVISION: NOVEMBER 26, 2018
NETWORK PROJECT NO. 201804648-1

SURVEY PERFORMED BY:
BOCK & CLARK CORP.
501 THOMSON PARK DRIVE
CRANBERRY TOWNSHIP, PA 16066
PHONE: (800) 787-8394 FAX: (724) 834-0062
EMAIL: DPETERSON@BOCKANDCLARK.COM
EMAIL: BHOWELL@BOCKANDCLARK.COM

THIS SURVEY IS CERTIFIED TO DATE OF FIELD SURVEY, NOT DATE OF SIGNATURE.
NOT VALID UNLESS SIGNED, DATED AND STAMPED WITH SURVEYOR'S SEAL.

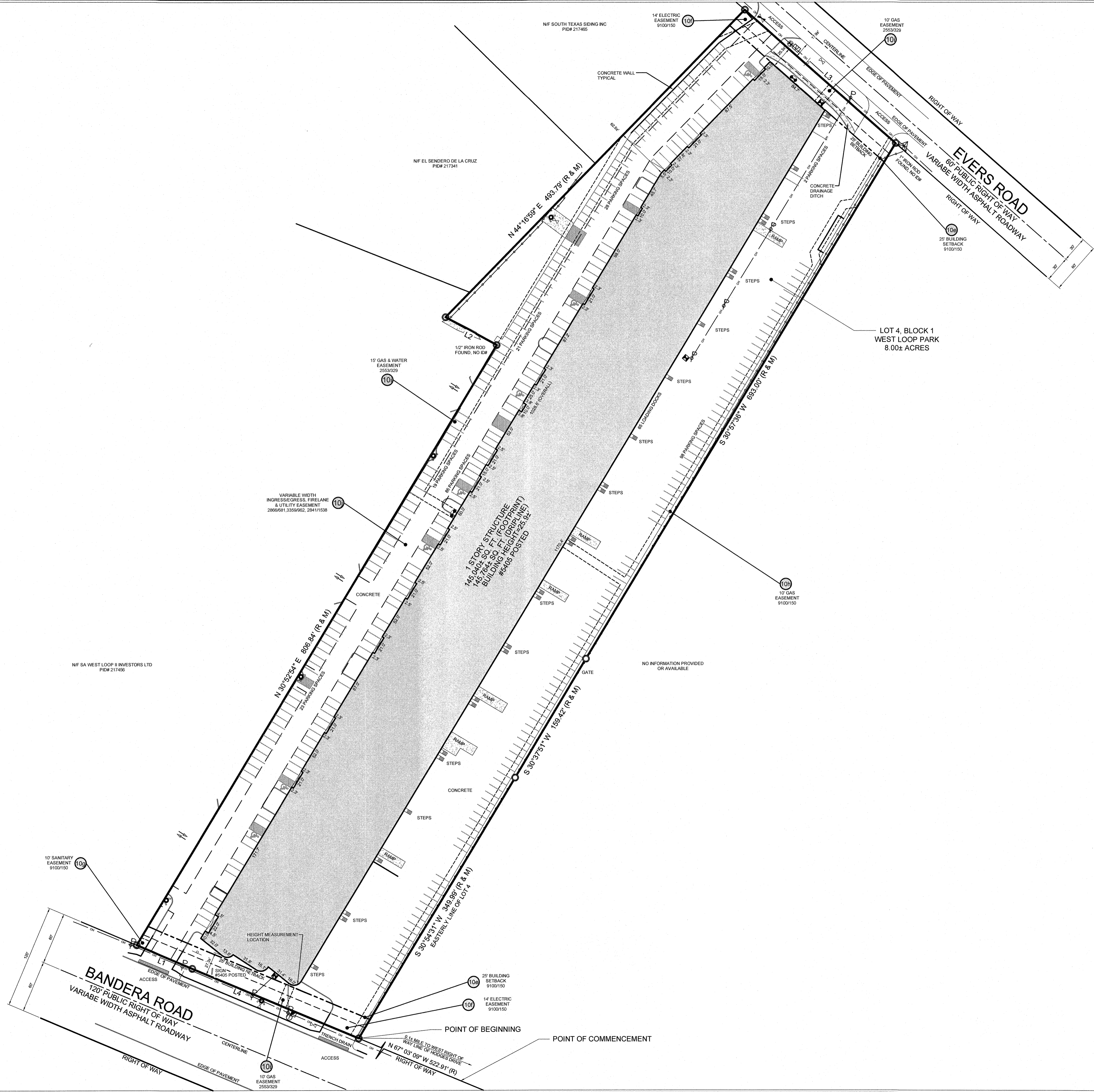
SHEET 1 OF 2



National Coordinators
1-(800)-SURVEYS (787-8397)

Bock & Clark Corporation
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SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT



LEGEND OF SYMBOLS & ABBREVIATIONS

- | | | |
|--|---------------------------|---------------------------|
| POWER POLE | TRAFFIC SIGNAL BOX | SANITARY MANHOLE |
| LIGHT POLE | SIGNAL LIGHT POLE | CLEAN OUT |
| GUY WIRE | SIGNAL LIGHT | GAS MANHOLE |
| ELECTRIC MANHOLE | VAULT | GAS VALVE |
| ELECTRIC METER | SIGN (AS NOTED) | GAS METER |
| ELECTRIC VAULT | TOWER | HANDICAPPED PARKING |
| TRANSFORMER | MONITORING WELL | MITERED END SECTION |
| AIR CONDITIONER UNIT | FLAG POLE | BENCHMARK |
| TELEPHONE MANHOLE | WATER VALVE | (R) RECORD |
| TELEPHONE PEDESTAL | FIRE HYDRANT | (M) MEASURED |
| CABLE BOX | SIAMESE FIRE HYDRANT | (C) CALCULATED |
| STORM DRAIN MANHOLE | WATER MANHOLE | VOL VOLUME |
| STORM DRAIN INLET | BACKFLOW PREVENTER | PG PAGE |
| STORM PIPE | WATER METER | O.R. OFFICIAL RECORDS |
| GREASE TRAP | WELL HEAD | P.B. PLAT BOOK |
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| | CONCRETE HATCH | |
| OH | OVERHEAD WIRES | |
| E | UNDERGROUND ELECTRIC LINE | |
| GAS | GAS LINE | |
| W | WATER LINE | |
| SD | STORM DRAIN LINE | |
| S | SEWER LINE | |

LINE TABLE

LINE	LENGTH	BEARING
L1(R & M)	69.71	N67°07'44"W
L2(R & M)	67.49	N61°37'28"W
L3(R & M)	232.74	S48°44'00"E
L4(R & M)	208.69	N67°25'37"W

BASIS OF BEARING



SCALE: 1" = 60'

Bock & Clark AN NIVIS COMPANY

ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR
SEALY

DATE OF FIELD SURVEY: OCTOBER 31, 2018
NETWORK PROJECT NUMBER: 201804648-1

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maywehelpyou@bockandclark.com www.bockandclark.com

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