

ALTA/NSPS LAND TITLE SURVEY



Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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TWO TOWNE SQUARE, SUITE 700 SOUTHFIELD, MI 48076 248.447.2000

SECTION 16 TOWN 2 SOUTH, RANGE 6 EAST ANN ARBOR TOWNSHIP WASHTENAW COUNTY, MICHIGAN

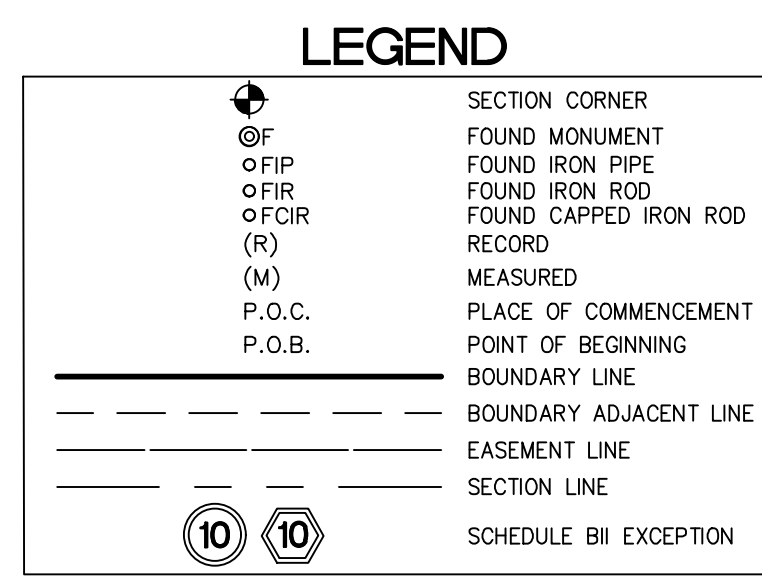
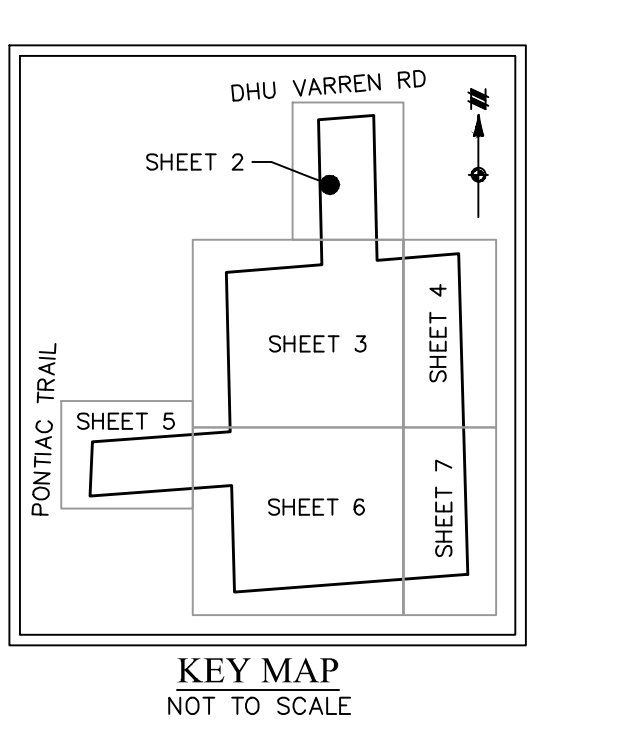
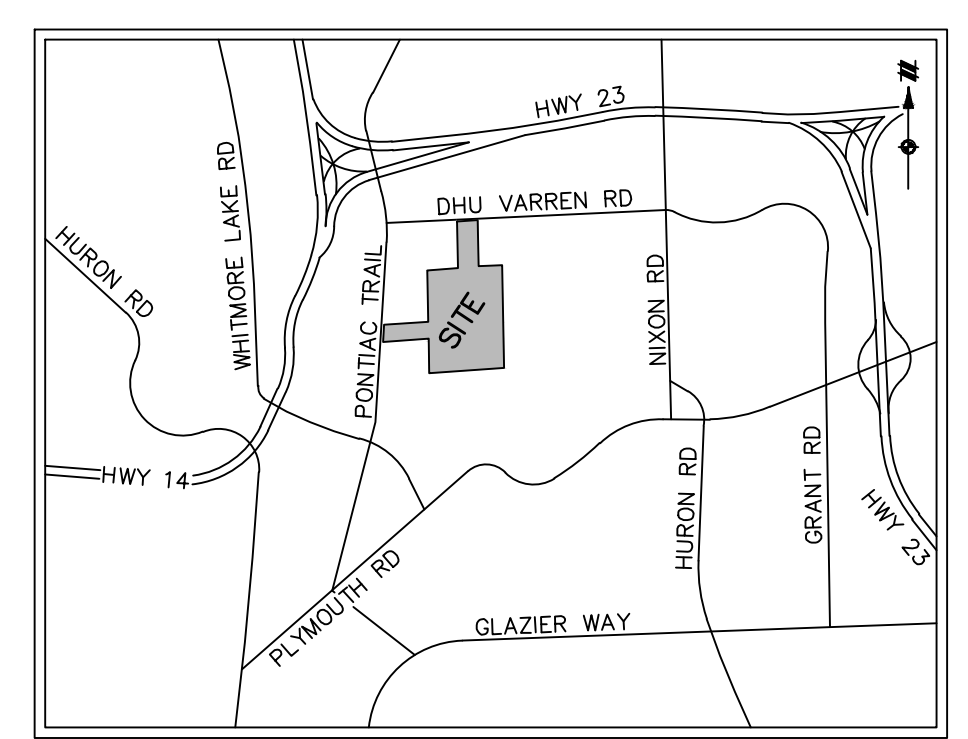
ROBERTSON BROTHERS COMPANY ALTA/NSPS LAND TITLE SURVEY LOCATED IN

CLIENT DATE 07/21/2020

07/27/2020 SURVEY EVIDENCE 04/14/2021 ADDITIONAL TOPG 05/03/2021 REV. PER NEW TITLE 05/09/2021 REV. TO ALTA 08/03/2021 REV. PER NEW TITLE 08/10/2021 REV. PER NEW DESG.

REVISIONS SCALE 0 100 200 1" = 200 FEET DR. JR [] GH. ME

P.M. M. EMBREE BOOK NA JOB 18002264 SHEET NO. 1 OF 7



09-16-150-003 TO BE ANNEXED WITH THIS APPLICATION

DESCRIPTION OF A 58.868 ACRE PARCEL (PARCEL 1 AND PARCEL 2) OF LAND BEING A PART OF THE NORTHEAST 1/4 OF SECTION 16, T2S, R6E, ANN ARBOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN (AS SURVEYED BY ATWELL):

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 16, TOWN 2 SOUTH, RANGE 6 EAST, ANN ARBOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE N85°25'55"E (RECORDED AS EASTERLY) 548.14 FEET ALONG THE NORTH LINE OF SAID SECTION 16, LYING IN DHU VARREN ROAD (66 FEET WIDE), FOR A PLACE OF BEGINNING; THENCE CONTINUING N85°25'55"E (RECORDED AS EASTERLY) 165.00 FEET ALONG THE NORTH LINE OF SAID SECTION 16; THENCE S01°26'05"E 824.91 FEET (RECORDED AS SOUTHERLY) 825.05 FEET; THENCE N85°25'24"E 616.51 FEET ALONG THE SOUTH LINE OF THE NORTH 1/4 OF SAID SECTION 16 (AS MONUMENTED); THENCE S01°35'49"E 1829.70 FEET ALONG THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 16 (AS MONUMENTED); THENCE S85°39'13"W 1332.59 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 16 TO THE CENTER POST OF SAID SECTION 16; THENCE N01°28'39"W (RECORDED AS S00°42'44"W) 1824.53 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 16; THENCE N85°25'24"E (RECORDED AS WESTERLY) 547.54 FEET ALONG THE SOUTH LINE OF THE NORTH 1/4 OF SAID SECTION 16 (AS MONUMENTED); THENCE N01°26'05"W 824.93 FEET (RECORDED AS NORTHERLY 825.05 FEET) TO THE PLACE OF BEGINNING, BEING A PART OF THE NORTHEAST 1/4 OF SAID SECTION 16, CONTAINING 58.868 ACRES OF LAND, MORE OR LESS, BEING SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE NORTHERLY 33 FEET THEREOF, AS OCCUPIED BY SAID DHU VARREN ROAD AND ALSO BEING SUBJECT TO EASEMENTS, CONDITIONS, RESTRICTIONS AND EXCEPTIONS OF RECORD, IF ANY.

NOTES: 1. BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATES (NAVD83), SOUTH ZONE, GROUND DISTANCES, INTERNATIONAL FEET. MEASURED BEARINGS DIFFER FROM RECORD TITLE BEARINGS VERTICAL DATUM IS BASED ON NAVD88. 2. THE SITE SHOWN HEREON IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANGED FLOODPLAIN) ACCORDING TO MAP NUMBER 26125C0656F OF THE FLOOD INSURANCE RATE MAP, EFFECTIVE DATE SEPTEMBER 29, 2006. 3. WATER MAIN, STORM SEWER, SANITARY SEWER AND FRANCHISE UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE. UTILITY AND AS-BUILT MAPS HAVE BEEN REQUESTED AND SOME MAPS HAD BEEN RECEIVED AT DATE OF THIS SURVEY. FRANCHISE UTILITY MAPS HAVE BEEN REQUESTED FROM THE APPROPRIATE FRANCHISE COMPANIES, BUT NOT ALL MAPS HAVE BEEN RECEIVED AT DATE OF SURVEY. NOTE: THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. NOTE TO THE CLIENT, INSURER, AND LENDER - SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.I.V. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE DETERMINED ACCURATELY, COMPLETELY, AND RELIABLY DEPicted. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAN OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

DESCRIPTION OF A 67.599 ACRE PARCEL OF LAND BEING A PART OF THE NORTHEAST 1/4 OF SECTION 16, T2S, R6E, ANN ARBOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN (AS SURVEYED BY ATWELL):

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 16, TOWN 2 SOUTH, RANGE 6 EAST, ANN ARBOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE N85°25'55"E (RECORDED AS EASTERLY) 548.14 FEET ALONG THE NORTH LINE OF SAID SECTION 16, LYING IN DHU VARREN ROAD (66 FEET WIDE), FOR A PLACE OF BEGINNING; THENCE CONTINUING N85°25'55"E (RECORDED AS EASTERLY) 330.00 FEET ALONG THE NORTH LINE OF SAID SECTION 16; THENCE S01°26'05"E 824.88 FEET (RECORDED AS SOUTHERLY 825.05 FEET); THENCE N85°25'24"E 451.51 FEET ALONG THE SOUTH LINE OF THE NORTH 1/4 OF SAID SECTION 16 (AS MONUMENTED); THENCE S01°35'49"E 1829.70 FEET ALONG THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 16 (AS MONUMENTED); THENCE S85°39'13"W 1332.59 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 16 TO THE CENTER POST OF SAID SECTION 16; THENCE N01°28'39"W (RECORDED AS S00°42'44"W) 1824.53 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 16; THENCE N85°25'24"E (RECORDED AS WESTERLY) 547.54 FEET ALONG THE SOUTH LINE OF THE NORTH 1/4 OF SAID SECTION 16 (AS MONUMENTED); THENCE N01°26'05"W 824.93 FEET (RECORDED AS NORTHERLY 825.05 FEET) TO THE PLACE OF BEGINNING, BEING A PART OF THE NORTHEAST 1/4 OF SAID SECTION 16, CONTAINING 67.599 ACRES OF LAND, MORE OR LESS, BEING SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE NORTHERLY 33 FEET THEREOF, AS OCCUPIED BY SAID DHU VARREN ROAD, ALSO BEING SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE WESTERLY 33 FEET THEREOF, AS OCCUPIED BY SAID PONTIAC TRAIL, AND ALSO BEING SUBJECT TO EASEMENTS, CONDITIONS, RESTRICTIONS AND EXCEPTIONS OF RECORD, IF ANY.

SCHEDULE C DESCRIPTION PER ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: 926451, REVISION: A, COMMITMENT DATE: MAY 6, 2021:

LAND IN THE CITY OF ANN ARBOR, WASHTENAW COUNTY, MI, DESCRIBED AS FOLLOWS:

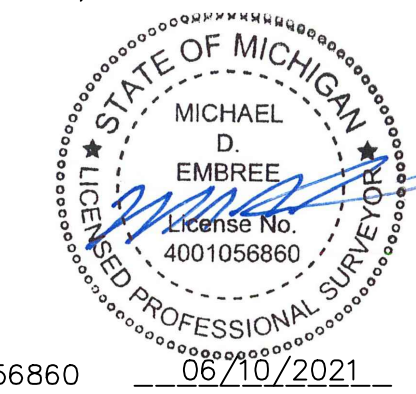
COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 16, TOWN 2 SOUTH, RANGE 6 EAST, ANN ARBOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE EASTERLY 713.14 FEET ALONG THE NORTH LINE OF SAID SECTION IN THE CENTERLINE OF THE DHU VARREN ROAD FOR A PLACE OF BEGINNING; THENCE CONTINUING EASTERLY ALONG THE NORTH LINE OF SAID SECTION IN THE CENTERLINE OF DHU VARREN ROAD 165.0 FEET; THENCE SOUTHERLY DEFLECTING 93 DEGREES 08 MINUTES TO THE RIGHT 825.05 FEET; THENCE WESTERLY DEFLECTING 86 DEGREES 52 MINUTES TO THE RIGHT 165 FEET; THENCE NORTHERLY DEFLECTING 93 DEGREES 08 MINUTES TO THE RIGHT 825.05 FEET TO THE PLACE OF BEGINNING, BEING A PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 16.

SCHEDULE B PART II EXCEPTIONS PER ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: 926451, REVISION: A, COMMITMENT DATE: MAY 6, 2021:

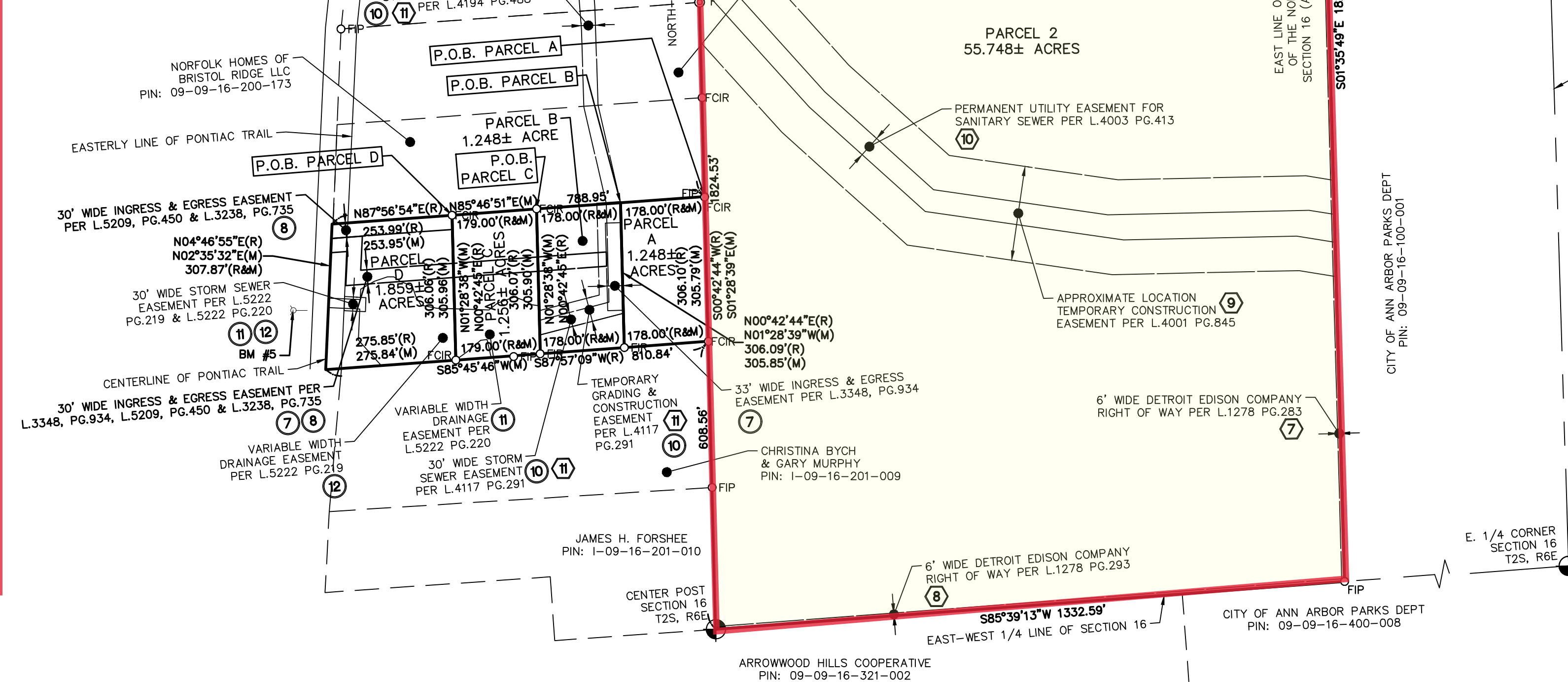
7. TERMS AND CONDITIONS CONTAINED IN RESOLUTION R-347-9-01 AUTHORIZING WATER MAIN IMPROVEMENT CHARGES AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 4049, PAGE 909 AND LIBER 4673, PAGE 762. RESOLUTION TO AMEND PREVIOUSLY APPROVED R-347-9-01 AUTHORIZING WATER MAIN IMPROVEMENT CHARGES RECORDED IN LIBER 4673, PAGE 761. RESPONSE: L.4049, PG.909 & L.4673, PG.762 COVERS SUBJECT PROPERTY, L.4673, PG.761 NOT A SURVEY MATTER.

SURVEYOR'S CERTIFICATE TO: THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES NO ITEMS OF TABLE A THEREOF. FIELD WORK WAS COMPLETED ON APRIL 12, 2021

MICHAEL D. EMBREE PROFESSIONAL SURVEYOR NO. 4001056860 MEMBRE@ATWELL-GROUP.COM TWO TOWNE SQUARE, SUITE 700 SOUTHFIELD, MICHIGAN 48076 248.447.2000



SITE BENCHMARKS: BM #1: ARROW ON FIRE HYDRANT IN NORTH RIGHT OF WAY OF DHU VARREN ROAD, EAST SIDE OF ENTRANCE TO OLSON PARK. ELEVATION: 944.77 (NAVD88) BM #2: ARROW ON FIRE HYDRANT IN SOUTH RIGHT OF WAY OF DHU VARREN ROAD, 43' WEST OF SUBJECT PROPERTY. ELEVATION: 945.74 (NAVD88) BM #3: ARROW ON FIRE HYDRANT IN EAST RIGHT OF WAY OF HUNLEY ROAD. ELEVATION: 933.65 (NAVD88) BM #4: ARROW ON FIRE HYDRANT AT NORTHEAST CORNER OF DHU VARREN AND PONTIAC TRAIL. ELEVATION: 940.57 (NAVD88) BM #5: ARROW ON 1ST HYDRANT NORTH OF POLSON STREET ON WEST SIDE OF PONTIAC TRAIL. ELEVATION: 906.27 (NAVD88) BM #6: ARROW ON FIRE HYDRANT AT NORTHWEST CORNER OF MONTANA AND PONTIAC TRAIL. ELEVATION: 923.64 (NAVD88)



SCHEDULE C DESCRIPTION PER COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 819133, REVISION C, COMMITMENT DATE: SEPTEMBER 24, 2018

THE LAND REFERRED TO IN THIS COMMITMENT, SITUATED IN THE COUNTY OF WASHTENAW, TOWNSHIP OF ANN ARBOR, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

PARCEL 1: COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 16, TOWN 2 SOUTH, RANGE 6 EAST, ANN ARBOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE EASTERLY ALONG THE NORTH LINE OF SAID SECTION AND THE CENTER LINE OF DHU VARREN ROAD 548.14 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING EASTERLY ALONG THE NORTH LINE OF SAID SECTION AND THE CENTERLINE OF DHU VARREN ROAD 165.0 FEET; THENCE SOUTHERLY DEFLECTING 93 DEGREES 08 MINUTES TO THE RIGHT 825.05 FEET; THENCE WESTERLY DEFLECTING 86 DEGREES 52 MINUTES TO THE RIGHT 165.0 FEET; THENCE NORTHERLY DEFLECTING 93 DEGREES 08 MINUTES TO THE RIGHT 825.05 FEET TO THE PLACE OF BEGINNING, BEING A PART OF THE NORTHEAST QUARTER OF SAID SECTION 16, TOWN 2 SOUTH, RANGE 6 EAST, ANN ARBOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN.

PARCEL 2: THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 16, TOWN 2 SOUTH, RANGE 6 EAST, ANN ARBOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, EXCEPTING THE NORTH 825.5 FEET THEREOF.

SCHEDULE BI EXCEPTIONS PER COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 819133, REVISION C, COMMITMENT DATE: SEPTEMBER 24, 2018

- 6. RIGHTS OF OTHERS AND THE TERMS AND CONDITIONS CONTAINED IN WARRANTY DEED AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 724, PAGE 167. RESPONSE: COVERS PARCEL 1, RIGHT OF WAY AS SHOWN HEREON
7. RIGHT OF WAY IN FAVOR OF THE DETROIT EDISON COMPANY AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 1278, PAGE 283. RESPONSE: AS SHOWN HEREON
8. JOINT RIGHT OF WAY IN FAVOR OF THE DETROIT EDISON COMPANY AND MICHIGAN BELL TELEPHONE COMPANY AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 1278, PAGE 283. RESPONSE: AS SHOWN HEREON
9. TERMS AND CONDITIONS CONTAINED IN GRANT OF TEMPORARY CONSTRUCTION EASEMENT AND AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 4001, PAGE 845. RESPONSE: APPROXIMATE AS SHOWN HEREON, EASEMENT MISCLOSES BY 5 FEET
10. GRANT OF EASEMENT IN FAVOR OF THE CITY OF ANN ARBOR AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 4003, PAGE 413. RESPONSE: AS SHOWN HEREON
11. TERMS AND CONDITIONS CONTAINED IN DECLARATION OF EASEMENT FOR STORM WATER DRAINAGE AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 4117, PAGE 291, AMENDMENT TO DECLARATION OF EASEMENT FOR STORM WATER DRAINAGE AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 4194, PAGE 488, AND SECOND AMENDMENT TO DECLARATION OF EASEMENT FOR STORM WATER DRAINAGE AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 4273, PAGE 447. RESPONSE: L.4117, PG.291 AS SHOWN HEREON. L.4194, PG.488 APPROXIMATE AS SHOWN HEREON, EASEMENT MISCLOSES BY 1.7 FEET. L.4273, PG.447 COVERS SUBJECT PROPERTY

SCHEDULE C DESCRIPTION PER COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 819138, COMMITMENT DATE: JUNE 27, 2018

THE LAND REFERRED TO IN THIS COMMITMENT, SITUATED IN THE COUNTY OF WASHTENAW, TOWNSHIP OF ANN ARBOR, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

PARCEL A: A PARCEL OF LAND IN THE NORTHWEST 1/4 OF SECTION 16, TOWN 2 SOUTH, RANGE 6 EAST, ANN ARBOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 16, TOWN 2 SOUTH, RANGE 6 EAST; THENCE SOUTH 00 DEGREES 42 MINUTES 44 SECONDS WEST ALONG THE NORTH-SOUTH 1/4 LINE 1734.85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 42 MINUTES 44 SECONDS WEST 1734.85 FEET; THENCE SOUTH 87 DEGREES 56 MINUTES 54 SECONDS WEST 178.00 FEET; THENCE NORTH 00 DEGREES 42 MINUTES 44 SECONDS WEST 178.00 FEET; THENCE NORTH 87 DEGREES 56 MINUTES 54 SECONDS EAST 178.00 FEET TO THE POINT OF BEGINNING.

PARCEL B: A PARCEL OF LAND IN THE NORTHWEST 1/4 OF SECTION 16, TOWN 2 SOUTH, RANGE 6 EAST, ANN ARBOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 16, TOWN 2 SOUTH, RANGE 6 EAST; THENCE SOUTH 00 DEGREES 42 MINUTES 44 SECONDS WEST ALONG THE NORTH-SOUTH 1/4 LINE 1734.85 FEET; THENCE SOUTH 87 DEGREES 56 MINUTES 54 SECONDS WEST 178.00 FEET TO THE POINT OF BEGINNING OF SAID PARCEL; THENCE SOUTH 00 DEGREES 42 MINUTES 44 SECONDS WEST 178.00 FEET; THENCE SOUTH 87 DEGREES 56 MINUTES 54 SECONDS WEST 178.00 FEET; THENCE NORTH 00 DEGREES 42 MINUTES 44 SECONDS WEST 178.00 FEET; THENCE NORTH 87 DEGREES 56 MINUTES 54 SECONDS EAST 178.00 FEET TO THE POINT OF BEGINNING.

PARCEL C: A PARCEL OF LAND IN THE NORTHWEST 1/4 OF SECTION 16, TOWN 2 SOUTH, RANGE 6 EAST, ANN ARBOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 16, TOWN 2 SOUTH, RANGE 6 EAST; THENCE SOUTH 00 DEGREES 42 MINUTES 44 SECONDS WEST ALONG THE NORTH-SOUTH 1/4 LINE 1734.85 FEET; THENCE SOUTH 87 DEGREES 56 MINUTES 54 SECONDS WEST 178.00 FEET TO THE POINT OF BEGINNING OF SAID PARCEL; THENCE SOUTH 00 DEGREES 42 MINUTES 44 SECONDS WEST 178.00 FEET; THENCE SOUTH 87 DEGREES 56 MINUTES 54 SECONDS WEST 178.00 FEET; THENCE NORTH 00 DEGREES 42 MINUTES 44 SECONDS WEST 178.00 FEET; THENCE NORTH 87 DEGREES 56 MINUTES 54 SECONDS EAST 178.00 FEET TO THE POINT OF BEGINNING.

EASEMENT PARCEL: TOGETHER WITH NON-EXCLUSIVE EASEMENT(S) AS CREATED, LIMITED, AND DEFINED IN THAT CERTAIN INSTRUMENT RECORDED IN LIBER 3238, PAGE 735, WASHTENAW COUNTY RECORDS.

PARCEL D: A PARCEL OF LAND IN THE NORTHWEST 1/4 OF SECTION 16, TOWN 2 SOUTH, RANGE 6 EAST, ANN ARBOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 16, TOWN 2 SOUTH, RANGE 6 EAST; THENCE SOUTH 00 DEGREES 42 MINUTES 44 SECONDS WEST ALONG THE NORTH-SOUTH 1/4 LINE 1734.85 FEET; THENCE SOUTH 87 DEGREES 56 MINUTES 54 SECONDS WEST 178.00 FEET TO THE POINT OF BEGINNING OF SAID PARCEL; THENCE SOUTH 00 DEGREES 42 MINUTES 44 SECONDS WEST 178.00 FEET; THENCE SOUTH 87 DEGREES 56 MINUTES 54 SECONDS WEST 178.00 FEET; THENCE NORTH 00 DEGREES 42 MINUTES 44 SECONDS WEST 178.00 FEET; THENCE NORTH 87 DEGREES 56 MINUTES 54 SECONDS EAST 178.00 FEET TO THE POINT OF BEGINNING.

SCHEDULE BI EXCEPTIONS PER COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 819138, COMMITMENT DATE: JUNE 27, 2018

- 7. MORTGAGE IN THE ORIGINAL AMOUNT OF \$25,000.00 EXECUTED BY SUSAN H. MANN AND THOMAS F. MANN TO MAUREEN FERRELL, DATED NOVEMBER 15, 1996, RECORDED NOVEMBER 20, 1996, IN LIBER 3348, PAGE 934, AS TO PARCEL A. RESPONSE: EASEMENTS AS SHOWN HEREON
8. MORTGAGE IN THE ORIGINAL AMOUNT OF \$150,700.00 EXECUTED BY TOM MANN AND SUSAN MANN, AKA: THOMAS MANN, SUSAN H. MANN, HUSBAND AND WIFE TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. SOLELY AS NOMINEE FOR NATIONSTAR MORTGAGE LLC, DATED MAY 22, 2017, RECORDED JUNE 7, 2017, IN LIBER 5209, PAGE 450, AS TO PARCEL D. RESPONSE: EASEMENTS AS SHOWN HEREON
9. NOTICE OF JUDGMENT LIEN IN THE AMOUNT OF \$85,495.28, PLUS COSTS AND INTEREST, AGAINST TOM MANN, IN FAVOR OF TWEED HICKS, LLC AS EVIDENCED BY NOTICE OF JUDGMENT LIEN RECORDED JANUARY 8, 2008 IN LIBER 4660, PAGE 881 IN THE OFFICE OF THE WASHTENAW COUNTY REGISTER OF DEEDS. RESPONSE: NOT A SURVEY MATTER
10. TERMS AND CONDITIONS CONTAINED IN DECLARATION OF EASEMENT FOR STORM WATER DRAINAGE AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 4117, PAGE 291, AMENDMENT TO DECLARATION OF EASEMENT FOR STORM WATER DRAINAGE AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 4194, PAGE 488, AND SECOND AMENDMENT TO DECLARATION OF EASEMENT FOR STORM WATER DRAINAGE AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 4273, PAGE 447. RESPONSE: L.4117, PG.291 AS SHOWN HEREON. L.4194, PG.488 APPROXIMATE AS SHOWN HEREON, EASEMENT MISCLOSES BY 1.7 FEET. L.4273, PG.447 COVERS PROPERTY TO THE EAST
11. GRANT OF EASEMENT FOR STORM WATER DRAINAGE IN FAVOR OF THE CITY OF ANN ARBOR AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 5222, PAGE 220, AS TO PARCEL A. RESPONSE: AS SHOWN HEREON
12. GRANT OF EASEMENT FOR STORM SEWER AND STORM WATER DRAINAGE IN FAVOR OF THE CITY OF ANN ARBOR AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 5222, PAGE 219, AS TO PARCEL D. RESPONSE: AS SHOWN HEREON

ALTA/NSPS LAND TITLE SURVEY

MATCHLINE - SEE SHEET 2 OF 7

Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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SECTION 16
TOWN 2 SOUTH, RANGE 6 EAST
ANN ARBOR TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

ATWELL
866.850.4200 www.atwell-group.com
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SOUTHFIELD, MI 48076
248.447.2000

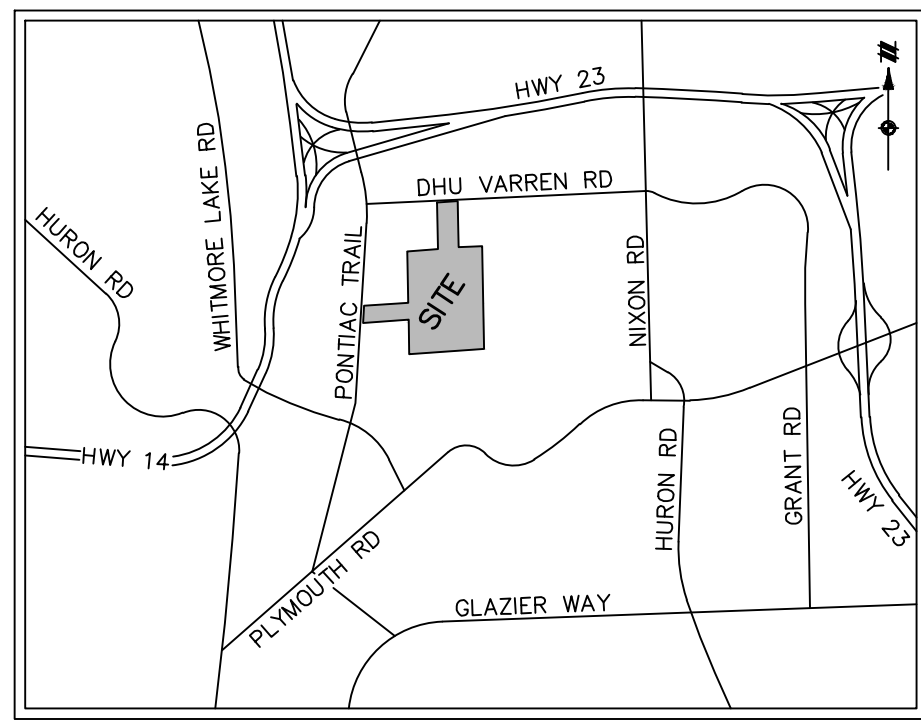
CLIENT
ROBERTSON BROTHERS COMPANY
ALTA/NSPS LAND TITLE SURVEY

LOCATED IN

DATE
07/21/2020

| DATE | REVISIONS |
|------------|--------------------|
| 07/21/2020 | SURVEY EDITS |
| 04/14/2021 | ADDITIONAL TOPO |
| 05/03/2021 | REV. PER NEW TITLE |
| 05/09/2021 | REV. TO ALTA |
| 05/03/2021 | REV. PER NEW TITLE |
| 08/10/2021 | REV. PER NEW DESC. |

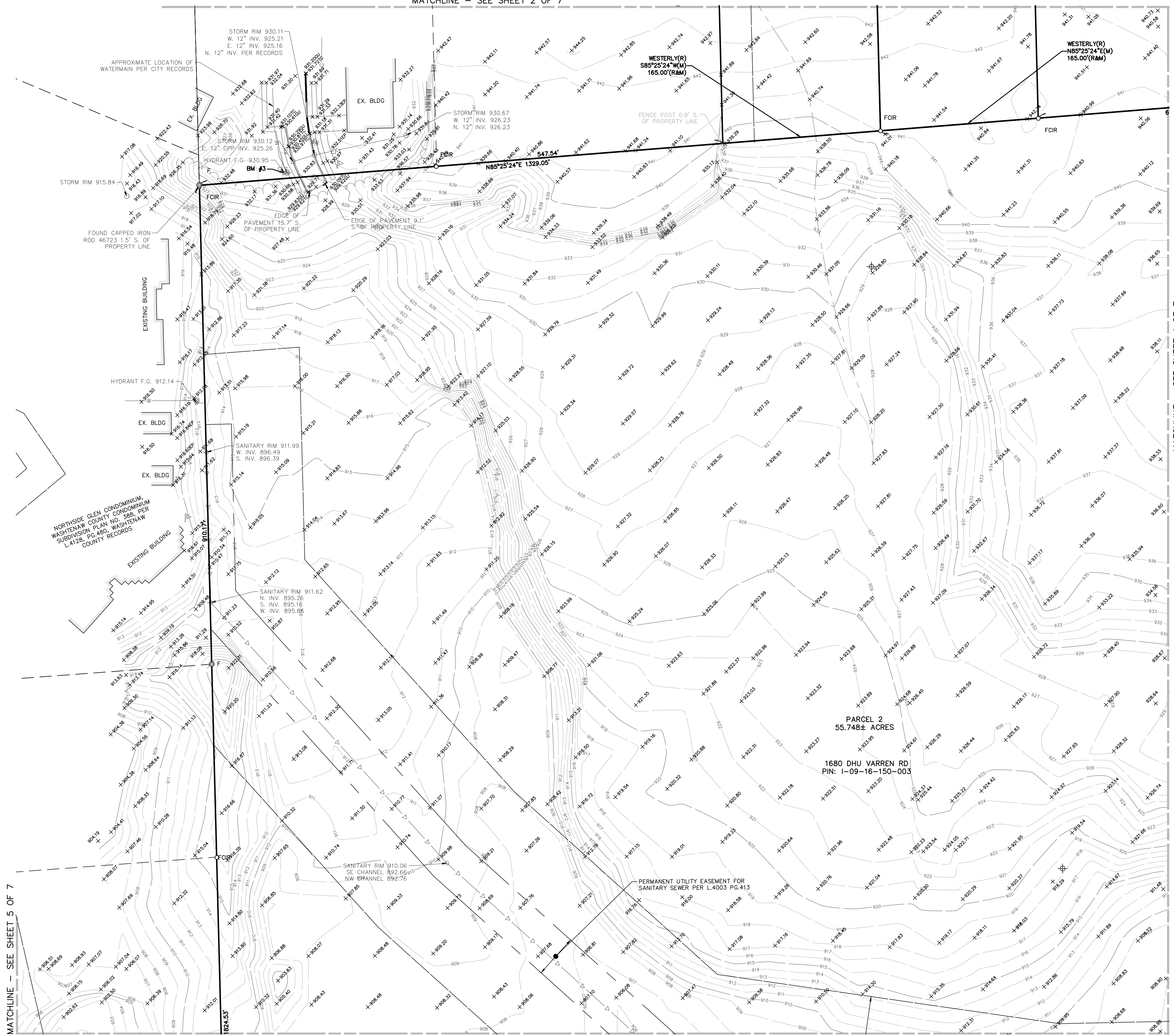
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1" = 50 FEET
DR. JR GH. ME
P.M. M. EMBREE
BOOK NA
JOB 18002264
SHEET NO. 3 OF 7



VICINITY MAP
NOT TO SCALE

LEGEND

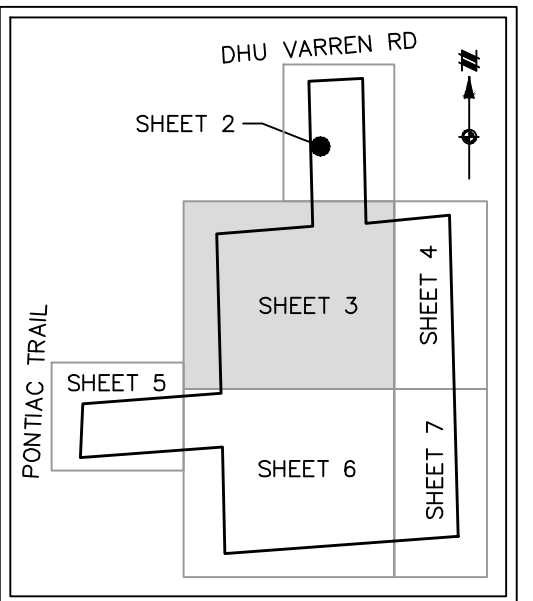
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| | SECTION CORNER |
| | FOUND MONUMENT |
| | FOUND IRON PIPE |
| | FOUND IRON ROD |
| | FOUND CAPPED IRON ROD |
| | EXISTING MAILBOX |
| | EXISTING SIGN |
| | EXISTING TREE |
| | EXISTING LIGHTPOLE |
| | EXISTING WELL |
| | EXISTING TELEPHONE RISER |
| | EXISTING GUY ANCHOR WITH WRE |
| | EXISTING UTILITY POLE |
| | EXISTING WATER BBOX |
| | EXISTING HYDRANT WITH SHUTOFF |
| | EXISTING GAS VALVE |
| | EXISTING MANHOLE/CATCH BASIN |
| | EXISTING ELECTRIC TRANSFORMER |
| | EXISTING CULVERT |
| | EXISTING SANITARY CLEANOUT |
| | EXISTING UTILITY HANDHOLE |
| | EXISTING MONITORING WELL |
| | UNDERGROUND CABLE MARKER |
| | UNDERGROUND ELECTRIC MARKER |
| | UNDERGROUND FIBER MARKER |
| | UNDERGROUND GAS MARKER |
| | UNDERGROUND TELEPHONE MARKER |
| | UNDERGROUND WATER MARKER |
| | EXISTING GROUND ELEVATION |
| | EXISTING CURB ELEVATION |
| | EXISTING GUTTER ELEVATION |
| | EXISTING PAVEMENT ELEVATION |
| | RECORD |
| | MEASURED |
| | PLACE OF COMMENCEMENT |
| | POINT OF BEGINNING |
| | BOUNDARY ADJACENT LINE |
| | EASEMENT LINE |
| | SECTION LINE |
| | OVERHEAD UTILITY LINE |
| | APPROXIMATE UNDERGROUND FIBER LINE |
| | APPROXIMATE UNDERGROUND ELECTRIC LINE |
| | APPROXIMATE UNDERGROUND GAS LINE |
| | UNDERGROUND STORM LINE |
| | UNDERGROUND SANITARY LINE |
| | APPROXIMATE UNDERGROUND WATER LINE |
| | EXISTING FENCE |
| | EXISTING EDGE OF WATER |
| | EXISTING CENTERLINE OF DITCH |
| | EXISTING LIMITS OF VEGETATION |
| | EXISTING CURB AND GUTTER |
| | EXISTING GROUND CONTOUR |
| | EXISTING BUILDING |
| | SCHEDULE BII EXCEPTION |



MATCHLINE - SEE SHEET 5 OF 7

MATCHLINE - SEE SHEET 6 OF 7

MATCHLINE - SEE SHEET 4 OF 7



KEY MAP
NOT TO SCALE

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ALTA/NSPS LAND TITLE SURVEY



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THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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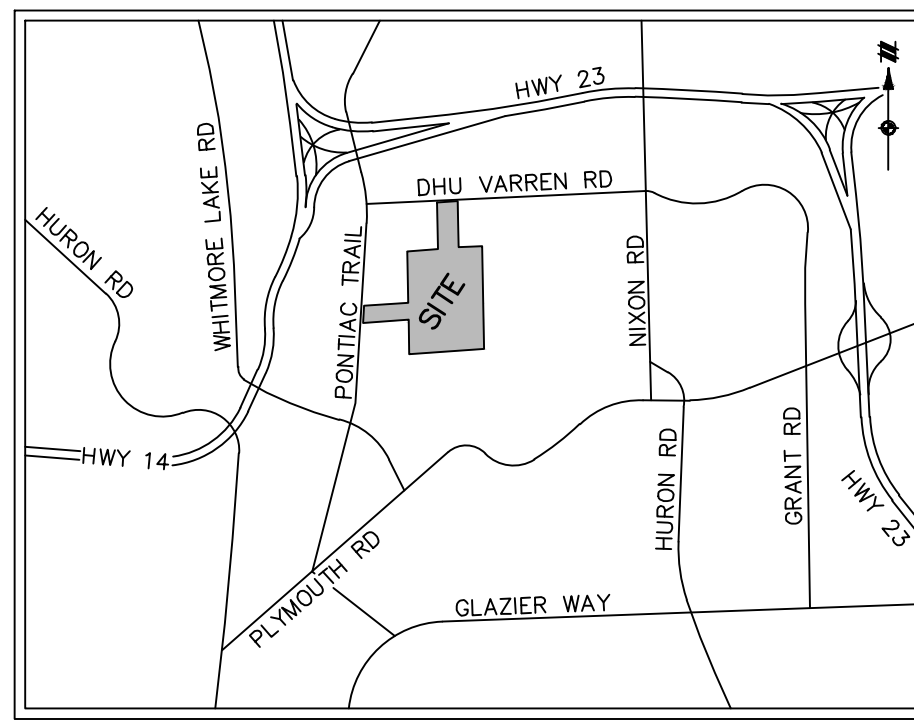
SECTION 16
TOWN 2 SOUTH, RANGE 6 EAST
ANN ARBOR TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

CLIENT: ROBERTSON BROTHERS COMPANY
ALTA/NSPS LAND TITLE SURVEY
LOCATED IN

DATE: 07/21/2020

07/21/2020 SURVEY EDITS
04/14/2021 ADDITIONAL TOPO
05/03/2021 REV. PER NEW TITLE
05/09/2021 REV. TO ALTA
05/03/2021 REV. PER NEW TITLE
08/10/2021 REV. PER NEW DESC.

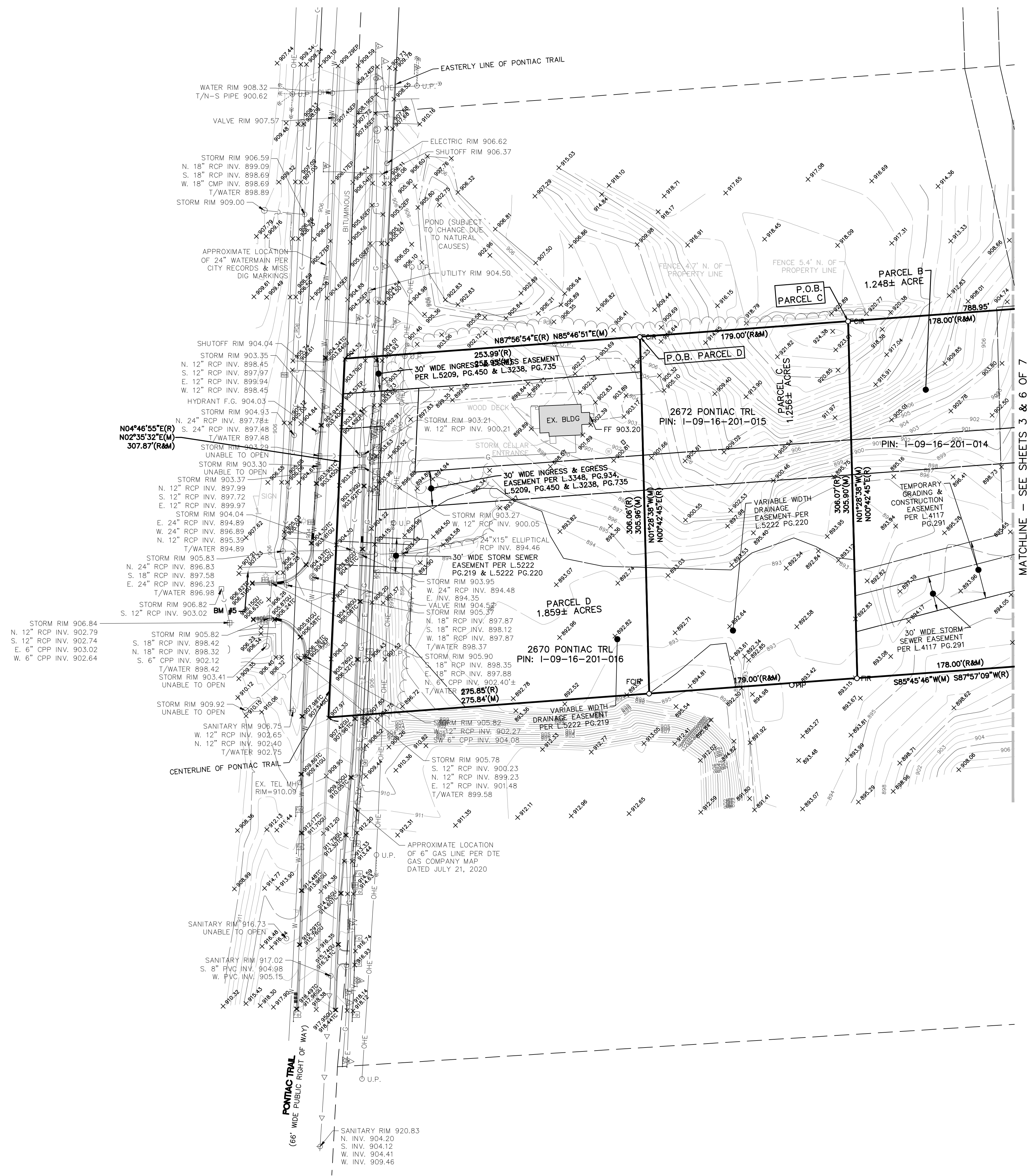
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|--------------|----------|
| SCALE | 0 25 50 |
| 1" = 50 FEET | |
| DR. | JR GH ME |
| BOOK | NA |
| JOB | 18002264 |
| SHEET NO. | 5 OF 7 |



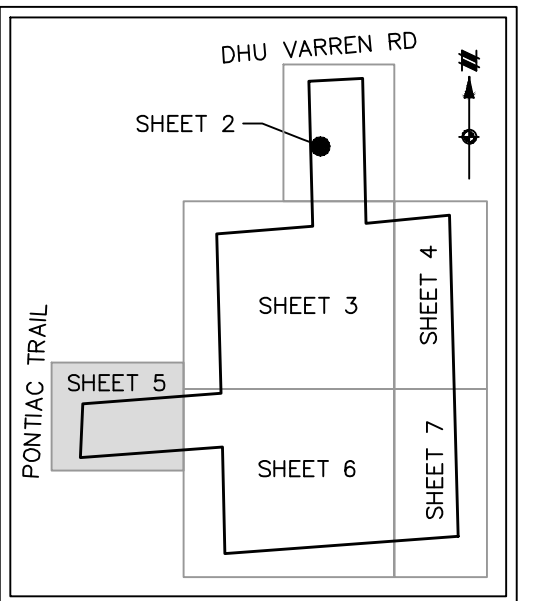
VICINITY MAP
NOT TO SCALE

LEGEND

| | |
|--|---------------------------------------|
| | SECTION CORNER |
| | FOUND MONUMENT |
| | FOUND IRON PIPE |
| | FOUND IRON ROD |
| | FOUND CAPPED IRON ROD |
| | EXISTING MAILBOX |
| | EXISTING SIGN |
| | EXISTING TREE |
| | EXISTING LIGHT POLE |
| | EXISTING TELEPHONE RISER |
| | EXISTING GUY ANCHOR WITH WRE |
| | EXISTING UTILITY POLE |
| | EXISTING WATER EBOX |
| | EXISTING HYDRANT WITH SHUTOFF |
| | EXISTING GAS VALVE |
| | EXISTING MANHOLE/CATCH BASIN |
| | EXISTING ELECTRIC TRANSFORMER |
| | EXISTING CULVERT |
| | EXISTING SANITARY CLEANOUT |
| | EXISTING UTILITY HANDHOLE |
| | EXISTING MONITORING WELL |
| | UNDERGROUND CABLE MARKER |
| | UNDERGROUND ELECTRIC MARKER |
| | UNDERGROUND FIBER MARKER |
| | UNDERGROUND GAS MARKER |
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| | UNDERGROUND WATER MARKER |
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| | EXISTING CURB ELEVATION |
| | EXISTING GUTTER ELEVATION |
| | EXISTING PAVEMENT ELEVATION |
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| | EXISTING GROUND CONTOUR |
| | EXISTING BUILDING |
| | SCHEDULE BII EXCEPTION |



MATCHLINE - SEE SHEETS 3 & 6 OF 7



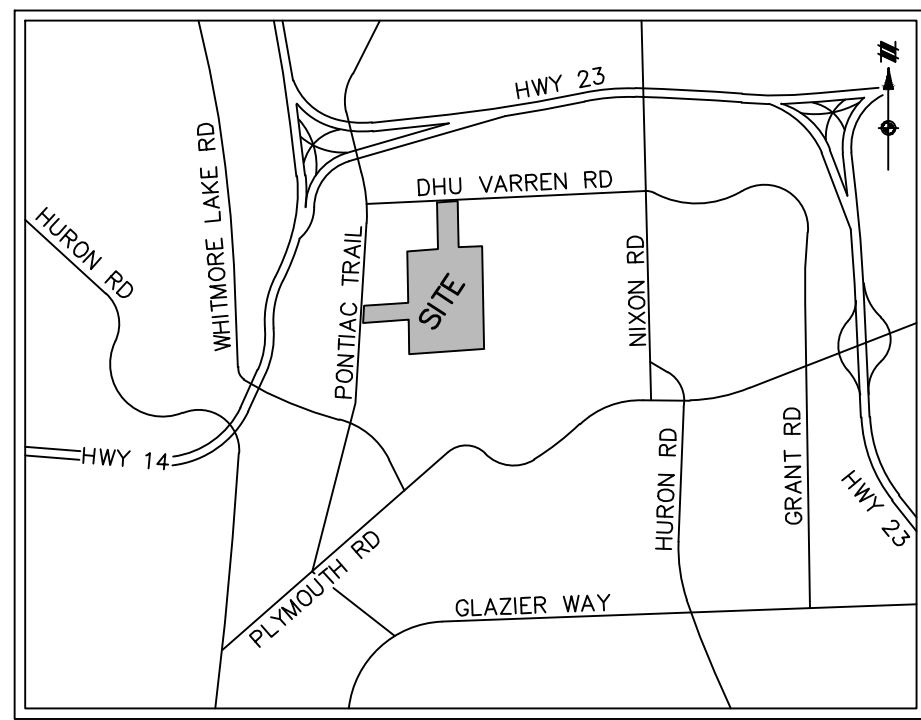
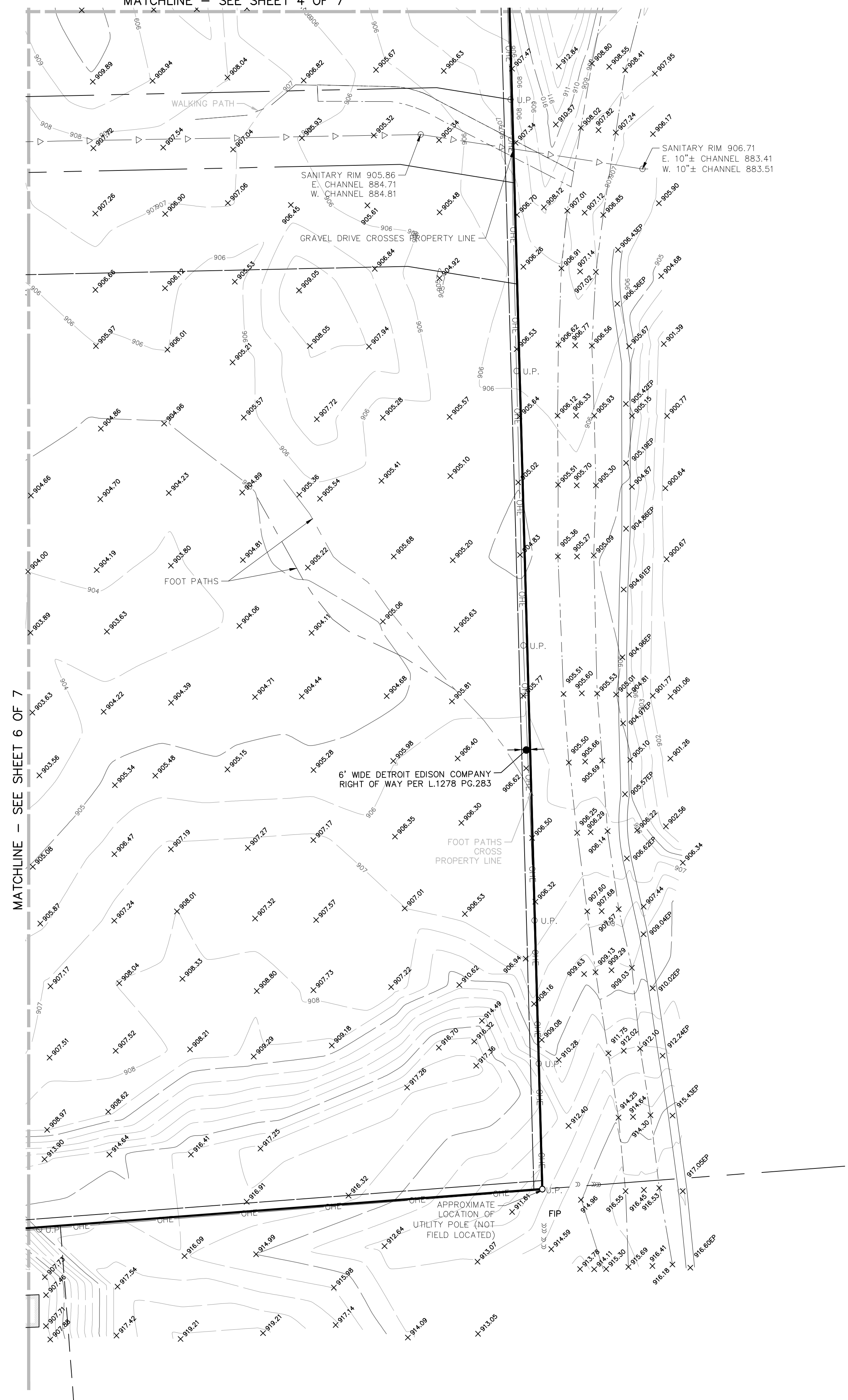
KEY MAP
NOT TO SCALE

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ALTA/NSPS LAND TITLE SURVEY

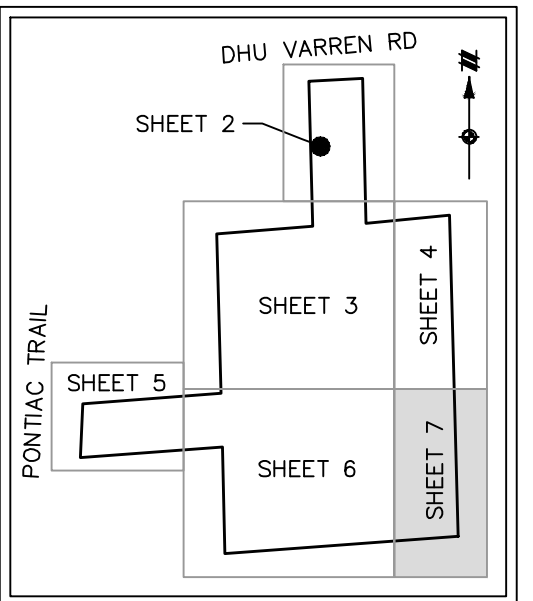
MATCHLINE - SEE SHEET 4 OF 7



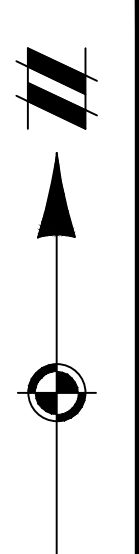
VICINITY MAP
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LEGEND

| | |
|--|---------------------------------------|
| | SECTION CORNER |
| | FOUND MONUMENT |
| | FOUND IRON PIPE |
| | FOUND IRON ROD |
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| | EXISTING MAILBOX |
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KEY MAP
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|----------------------------|
| SECTION 16 |
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| ANN ARBOR TOWNSHIP |
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| | |
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| CLIENT | ROBERTSON BROTHERS COMPANY |
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| LOCATED IN | |

DATE 07/21/2020

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|--------------|----------|
| REVISIONS | |
| SCALE | 0 25 50 |
| 1" = 50 FEET | |
| DR. | JR GH ME |
| BOOK | NA |
| JOB | 18002264 |
| SHEET NO. | 7 OF 7 |

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