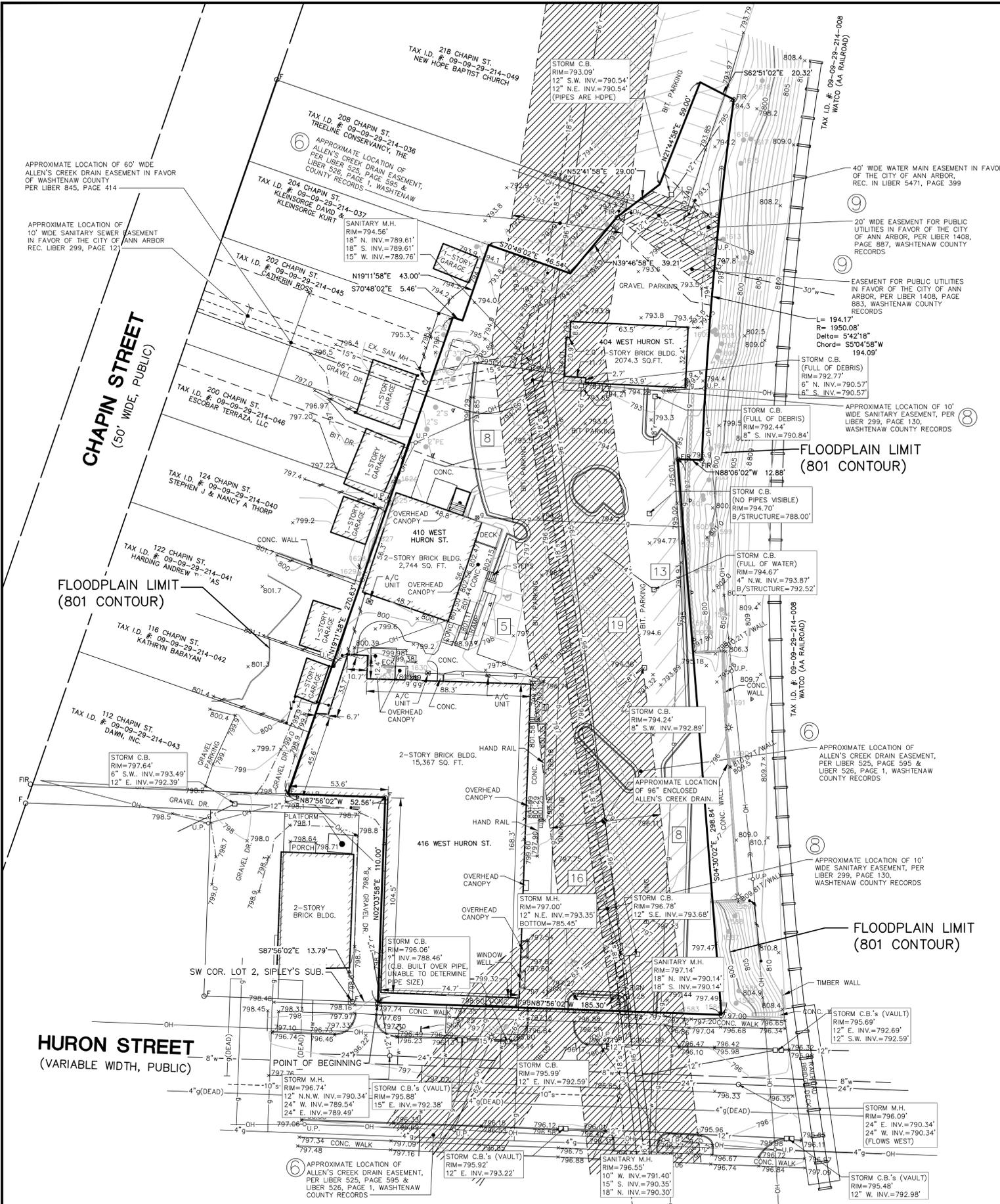


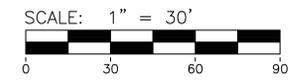
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TREE LEGEND



- ELM
- LOCUST
- PEAR
- SPRUCE



LEGAL DESCRIPTION

Taken from ATA National Title Group, Title Commitment File No. 81-25958040-SSP, Dated August 13, 2025

Commencing at Southwest corner of Lot 2, Sipley's Subdivision in the City of Ann Arbor, as recorded in Liber 2 of Plats, Page 24, Washtenaw County Records, Washtenaw County, Michigan; thence along the North line of Huron Street, S 87°56'02"E 14.0 feet to the POINT OF BEGINNING; thence N 02°03'58"E 110.00 feet; thence N 87°56'02"W 52.56 feet; thence along the West line of Lot 13 of said Sipley's Subdivision, N 19°11'58"E 270.63 feet; thence S 70°48'02"E 5.46 feet; thence N 19°11'58"E 43.00 feet; thence S 70°48'02"E 46.54 feet; thence N 39°46'58"E 39.21 feet; thence N 52°41'58"E 29.00 feet; thence N 21°44'58"E 59.00 feet; thence S 62°51'02"E 20.32 feet; thence along the West line of Ann Arbor Railroad lands on an arc of a curve to the left 194.17 feet, radius being 1950.08 feet, and chord bearing and distance, S 05°04'58"W 194.09 feet; thence N 88°06'02"W 12.88 feet; thence along said West line of Ann Arbor Railroad lands, S 04°30'02"E 298.84 feet; thence along the North line of said Huron Street (variable width), N 87°56'02"W 185.30 feet back to the POINT OF BEGINNING. Being a part of Lots 1 and 13 and part of Lot 2 of said Sipley's Subdivision in the City of Ann Arbor as recorded in Liber 2 of Plats, Page 24, Washtenaw County Records; a part of Lot 6 of Chapins Additions in the City of Ann Arbor as recorded in Liber 75 of Plats, Page 337, Washtenaw County Records; and other land in the Northwest 1/4 of Section 29, T2S, R6E, City of Ann Arbor, Michigan.

SUBJECT TO:

6. Release of Right of Way for Allen's Creek Drain, as recorded in Liber 525, Page 595, and Liber 526, Page 1, Washtenaw County Records. (PLOTTED)
8. Right of Way for sewers, in favor of The City of Ann Arbor, as recorded in Liber 299, Page 130, Washtenaw County Records. (PLOTTED)
9. Right of Way Agreement with The City of Ann Arbor, as recorded in Liber 1408, Pages 883 and 887, Washtenaw County Records. (PLOTTED)

NOTES

1. THIS ALTA SURVEY WAS PREPARED USING ATA NATIONAL TITLE GROUP TITLE COMMITMENT FILE NO. 81-25958040-SSP, DATED: AUGUST 13, 2025
2. THE PROPERTY DESCRIBED HEREIN IS LOCATED AT 400 WEST HURON STREET, ANN ARBOR, MICHIGAN AND IN 1.66 ACRES IN SIZE; TAX I.D. #09-09-29-214-006 & 09-09-29-214-052
3. THE PROPERTY DESCRIBED HEREIN LIES WITHIN FLOODPLAIN ZONE "AE" - AREA SUBJECT TO INUNDATION BY THE 1-PERCENT-ANNUAL-CHANGE FLOOD EVENT ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP 26161C0242E, EFFECTIVE APRIL 3, 2012. THE LIMITS OF THE FLOODPLAIN EXTEND TO THE 801 CONTOUR (NAVD88).
4. THE PROPERTY DESCRIBED HEREIN CONTAINS 64 REGULAR CLEARLY DEFINED PARKING SPACES AND 2 HANDICAP SPACES.
5. ELEVATION DATA CONTAINED HEREIN IS BASED ON NAVD88 VERTICAL DATUM WITH THE ORIGINATING BENCHMARK BEING NATIONAL GEODETIC SURVEY (NGS) POINT # NE1047, HAVING AN ELEVATION OF 800.04'
6. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
7. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.



VICINITY SKETCH

NOT TO SCALE

LEGEND

- 838 — EXIST. CONTOUR
- × 836.2 EXIST. SPOT ELEVATION
- U.P. — EXIST. UTILITY POLE
- GUY WIRE —
- OH — EXIST. OVERHEAD UTILITY LINE
- * — EXIST. LIGHT POLE
- g — EXIST. GAS LINE
- w — EXIST. WATER MAIN
- r — EXIST. HYDRANT
- □ — EXIST. STORM SEWER
- □ — EXIST. CATCH BASIN OR INLET
- □ — EXIST. SANITARY SEWER
- ● — SIGN
- ● — GAS METER
- ● — POST
- ● — SINGLE TREE
- — FENCE
- ○ — FOUND IRON PIPE
- ○ — FOUND IRON ROD
- △ — CONTROL PT.
- (4) — EXCEPTION #
- 10 — PARKING SPACE COUNT

TREE LIST

TAG#	DBH	COMMON NAME	GENUS/SPECIES	STEMS	SCORE	LM	INV	RM
1582	17"	Norway Maple	Acer platanoides					X
1583	22"	Honey Locust	Gleditsia triacanthos	21		X		
1584	13"	Red Elm	Ulmus rubra					
1585	15"	Tree-of-heaven	Ailanthus altissima					X
1586	11"	Box Elder	Acer negundo	twin				
1587	11"	Black Walnut	Juglans nigra	twin				
1588	12"	Box Elder	Acer negundo					
1589	14"	Tree-of-heaven	Ailanthus altissima	twin			X	
1590	10"	Box Elder	Acer negundo	triple				
1591	13"	Box Elder	Acer negundo					
1592	11"	Tree-of-heaven	Ailanthus altissima				X	
1593	10"	Black Walnut	Juglans nigra					
1594	11"	Box Elder	Acer negundo					
1595	10"	STUMP	Ailanthus altissima				X	
1596	10"	STUMP	Ailanthus altissima				X	
1597	7"	Siberian Elm	Ulmus pumila				X	
1598	7"	Box Elder	Acer negundo				X	
1599	9"	Tree-of-heaven	Ailanthus altissima				X	
1600	9"	Siberian Elm	Ulmus pumila	twin			X	
1601	10"	Box Elder	Acer negundo					
1602	9"	Box Elder	Acer negundo					
1603	12"	Siberian Elm	Ulmus pumila				X	
1604	11"	Box Elder	Acer negundo					
1605	9"	Box Elder	Acer negundo					
1606	9"	Box Elder	Acer negundo					
1607	10"	Box Elder	Acer negundo					
1608	10"	Tree-of-heaven	Ailanthus altissima				X	
1609	9"	Tree-of-heaven	Ailanthus altissima				X	
1610	14"	Tree-of-heaven	Ailanthus altissima				X	
1611	14"	Cottonwood	Populus deltoides					
1612	17"	Cottonwood	Populus deltoides					
1613	7"	American Elm	Ulmus americana					
1614	20"	Black Walnut	Juglans nigra	15		X		
1615	12"	Box Elder	Acer negundo					
1616	12"	Box Elder	Acer negundo					
1617	19"	Black Walnut	Juglans nigra	19		X		
1618	15"	Black Walnut	Juglans nigra					
1619	14"	Crab Apple	Malus coronaria					
1620	24"	Box Elder (dead)	Acer negundo	15		X		
1621	12"	Tree-of-heaven	Ailanthus altissima				X	
1622	21"	Norway Maple	Acer platanoides				X	
1623	15"	Tree-of-heaven	Ailanthus altissima	twin		X	X	
1624	15"	Black Walnut	Juglans nigra					
1625	11"	Black Walnut	Juglans nigra					
1626	X	LOST	TAG					
1627	9"	Box Elder	Acer negundo					
1628	23"	Black Walnut	Juglans nigra	20		X		
1629	13"	Box Elder	Acer negundo					
1630	13"	N. White-cedar	Thuja occidentalis					
1631	8"	N. White-cedar	Thuja occidentalis	twin				
1632	24"	Honey Locust	Gleditsia triacanthos	21		X		

SURVEYOR'S CERTIFICATE

To West Huron Properties, LLC, a Michigan 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 2, 3, 4, 5, 7(a), 7(b), 8, 9, 11, 13, 16, 17, 18, and 19 of Table A thereof. The fieldwork was completed on July 19, 2019.

Date of Plat or Map: August 18, 2025.

Stefan Hastings
Stefan Hastings, P.S. #4001071299



The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees 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 the surveyor does certify that they are located as accurately as possible from the information available.

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CLIENT
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Traverse City, MI 49684

WEST HURON PROPERTIES
ALTA/NSPS LAND TITLE SURVEY OF A PARCEL OF LAND
LOCATED IN THE NW 1/4 OF SEC. 29, T5N, R6E,
CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

1

24076
JOB No. 24076
REVISIONS:
DATE: 09-03-19
SHEET 1 OF 1
REV. DATE: 07/17/25
CADD: SH
ENG: 8/18/25
P.M.: SH
EASEMENT UPDATE: 10/29/25
TECH: ALTA, NSPS
FBF445-1123