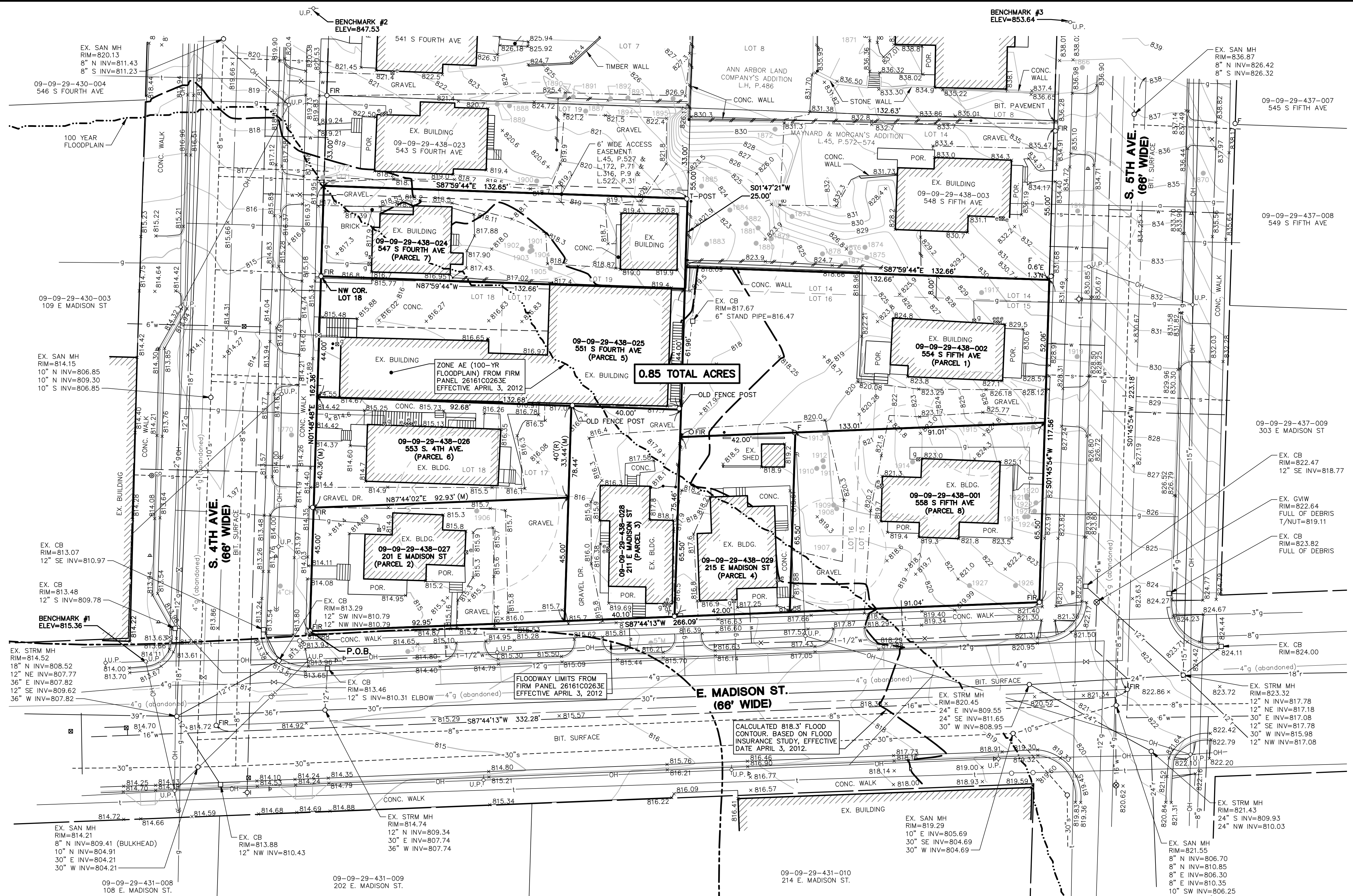


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TREE TABLE

TAG#	DBH	COMMON NAME	GENUS/SPECIES	STEMS	SCORE	LM	INV
1770	14"	Red Maple	Acer rubrum				
1771	23"	White Mulberry	Morus alba				X
1772	33"	White Mulberry	Morus alba				X
1901	13"	Box Elder	Acer negundo				
1902	13"	Box Elder	Acer negundo				
1903	10"	Box Elder	Acer negundo				
1904	13"	Box Elder	Acer negundo				
1905	15"	White Mulberry	Morus alba				X
1906	30"	Black Walnut	Juglans nigra		19.00		X
1907	19"	Black Walnut	Juglans nigra		19.00		X
1908	13"	Black Walnut	Juglans nigra				
1909	16"	Black Walnut	Juglans nigra				
1910	11"	White Mulberry	Morus alba				X
1911	7"	White Mulberry	Morus alba				X
1912	6"	White Mulberry	Morus alba				X
1913	20"	White Mulberry	Morus alba				X
1914	21"	Black Walnut	Juglans nigra		21.00		X
1915	19"	Black Walnut	Juglans nigra		21.00		X
1916	15"	White Mulberry	Morus alba			twm	X
1917	22"	Black Pine	Pinus nigra				X
1920	9"	White Mulberry	Morus alba				X
1921	10"	White Mulberry	Morus alba				X
1922	12"	White Mulberry	Morus alba				X
1923	10"	White Mulberry	Morus alba				X
1924	14"	White Mulberry	Morus alba				X
1925	11"	White Mulberry	Morus alba				X
1926	16"	Norway Maple	Acer platanoides				X
1927	18"	Norway Maple	Acer platanoides				X

0.85 TOTAL ACRES

E. MADISON ST. (66' WIDE)

S. 5TH AVE. (66' WIDE)

LEGEND

- 838 EXIST. CONTOUR
- x836.2 EXIST. SPOT ELEVATION
- U.P. EXIST. UTILITY POLE
- GUY WIRE
- ELEC. TRANSFORMER
- OH EXIST. GENERATOR
- OH EXIST. OVERHEAD UTILITY LINE
- t EXIST. LIGHT POLE
- e EXIST. TELEPHONE LINE
- e EXIST. ELECTRIC LINE
- g EXIST. GAS LINE
- g EXIST. GAS VALVE
- f.o. EXIST. FIBER OPTIC LINE
- w EXIST. WATER MAIN
- h EXIST. HYDRANT
- EXIST. GATE VALVE IN BOX
- EXIST. GATE VALVE IN WELL
- EXIST. CURB STOP & BOX
- r EXIST. STORM SEWER
- EXIST. CATCH BASIN OR INLET
- EXIST. BEEHIVE INLET
- S EXIST. SANITARY SEWER
- CO EXIST. CLEANOUT
- CO SIGN
- TELEPHONE RISER
- CABLE TELEVISION RISER
- ELECTRIC METER
- WATER METER
- GAS METER
- POST
- FENCE
- SINGLE TREE w/ TAG
- 1795 LANDMARK TREE
- FOUND IRON PIPE
- SET IRON ROD
- FOUND IRON ROD

LEGAL DESCRIPTIONS

(PER FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 110678469 WITH AN EFFECTIVE DATE OF MARCH 13, 2025)
The Land referred to herein below is situated in the City of Ann Arbor, County of Washtenaw, State of Michigan, and is described as follows:
PARCEL 1: The North 44 feet of Lot 17 and 18, Block 5 South, Range 5 East, in MAYNARD AND MORGAN'S ADDITION TO THE CITY OF ANN ARBOR, as recorded in Liber 45 of Deeds, pages 572 and 573, Washtenaw County Records.
PARCEL 2: The South 45 feet of the West 93 feet of Lots 17 and 18, Block 5 South, Range 5 East, PLAT OF MAYNARD AND MORGAN'S ADDITION TO THE CITY OF ANN ARBOR, according to the Plat thereof as recorded in Liber 45 of Deeds, pages 572 and 573, Washtenaw County Records.
PARCEL 3: The South 76 feet of the East 40 feet of Lot 17, Block 5 South, Range 5 East, MAYNARD AND MORGAN'S ADDITION TO THE CITY OF ANN ARBOR, as recorded in Liber 45 of Deeds, page 575, Washtenaw County Records.
PARCEL 4: A part of Lot 16, Block 5 South, Range 5 East, according to the PLAT OF MAYNARD AND MORGAN'S ADDITION TO THE CITY OF ANN ARBOR, Washtenaw County, Michigan, as recorded in Liber 45 of Deeds, page 572, Washtenaw County Records, more particularly described as: Commencing at the Southwest corner of said Lot 16; thence North along the West line of Madison Street 42 feet; thence North parallel with the West lot line 65 1/2 feet; thence West parallel with Madison Street 42 feet; thence South on the West line of Lot 16, 65 1/2 feet to the Place of Beginning.

LEGAL DESCRIPTION - AS SURVEYED

Land located in the Southeast 1/4 of Section 29, T2S, R6E, City of Ann Arbor, Washtenaw County, Michigan, more particularly described as:
BEGINNING at the Southwest corner of Lot 18, Block 5 South, Range 5 East, Plat of Maynard and Morgan's Addition to the City of Ann Arbor, as recorded in Liber 45 of Deeds, Pages 572 and 573, Washtenaw County Records; thence N01°48'48"E 162.36 feet Easterly Right-of-Way line of 4th Avenue (66 feet wide); thence S87°59'44"E 132.65 feet; thence S01°47'21"W 25.00 feet along the East line of Lot 19 of said Maynard and Morgan's Addition; thence S87°59'44"E 132.66 feet; thence S01°45'54"W 117.56 feet along the Westerly Right-of-Way line of 5th Avenue (66 feet wide); thence S87°44'13"W 266.09 feet along the Northern Right-of-Way line of E. Madison Street (66 feet wide) to the POINT OF BEGINNING. Being all of Lots 15, 16, 17 and 18, and part of Lots 14 and 19, Block 5 South, Range 5 East, said Maynard and Morgan's Addition to the City of Ann Arbor, containing 0.85 acres of land, more or less, and being subject to all easements and restrictions of record, if any.

EXCEPTIONS

- 7. The terms, provisions and easement(s) contained in the document entitled Quit Claim Deed recorded February 3, 1908 as Liber 172, page 71. (Affects Parcel 7) (PLOTTED)
- 8. The terms, provisions and easement(s) contained in the document entitled Warranty Deed recorded July 18, 1936 as Liber 316, page 9. (Affects Parcel 7) (PLOTTED)
- 9. The terms, provisions and easement(s) contained in the document entitled Warranty Deed recorded September 26, 1949 as Liber 522, page 31. (Affects Parcel 7) (PLOTTED)
- 10. Easement(s), Restrictions and/or Setback Lines, if any, as disclosed by the recorded plat.

NOTES

- 1) THIS SURVEY WAS PREPARED USING FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER 110678469 WITH AN EFFECTIVE DATE OF MARCH 13, 2025.
- 2) THE PROPERTIES DESCRIBED AND DEPICTED ON THIS SURVEY ARE THE SAME PROPERTIES DESCRIBED ON THE COMMITMENT FOR TITLE INSURANCE.
- 3) PORTIONS OF SAID DESCRIBED PROPERTY ARE LOCATED IN FLOOD ZONE AE, AND IS WITHIN A 100-YEAR FLOOD PLAIN ZONE PER FLOOD INSURANCE RATE MAP NO. 26161C0263E WITH AN EFFECTIVE DATE OF APRIL 3, 2021. FOR COMMUNITY NUMBER 260555, IN WASHTENAW COUNTY, STATE OF MICHIGAN, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- 4) THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
- 5) THERE IS NO OBSERVED EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
- 6) THERE IS NO OBSERVED EVIDENCE OF PLOTTABLE OFFSITE EASEMENTS OR SERVICUTES, AS SHOWN ON THIS SURVEY.
- 7) THERE IS NO OBSERVED EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- 8) THERE IS NO OBSERVED EVIDENCE INDICATING ANY CEMETERIES ARE LOCATED ON THE PARCEL HEREIN DESCRIBED.
- 9) THE SURVEYED PROPERTY HAS DIRECT PHYSICAL ACCESS TO S. 4TH AVE., E. MADISON ST., AND S. FIFTH AVE., EACH OF WHICH ARE DEDICATED PUBLIC STREETS.
- 10) THERE ARE NO GAPS AND GORES WITHIN ANY PORTION OF THE PARCEL HEREIN DESCRIBED.
- 11) THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY FORM A MATHEMATICALLY CLOSED FIGURE WITHIN ±0.1'
- 12) THE PROPERTIES HEREIN DESCRIBED INCLUDE: 547 S. FOURTH AVE., 551 S. FOURTH AVE., 553 S. FOURTH AVE., 201 E. MADISON ST., 211 E. MADISON ST., 215 E. MADISON ST., 554 S. FIFTH AVE., & 558 S. FIFTH AVE., ANN ARBOR, MI 48104

BENCHMARK

- BENCHMARK #1: SET SPIKE IN EAST FACE OF UTILITY POLE ON NORTHWEST CORNER OF 4TH AND MADISON. ELEVATION=815.36 (NAVD88)
- BENCHMARK #2: BENCH TIE IN UTILITY POLE AT NORTHEAST CORNER OF 4TH AND PACKARD ST. ELEVATION=847.53 (NAVD88)
- BENCHMARK #3: BENCH TIE IN UTILITY POLE ON WEST SIDE OF 5TH STREET, APPROXIMATELY 50 FEET SOUTH OF PACKARD ST. ELEVATION=853.64 (NAVD88)

SURVEYORS CERTIFICATE

To: GMH Capital Partners, L.P.; and First American Title Insurance Company
This is to certify that this map or plat 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 Items 2, 3, 5, 11a, and 16 of Table A thereof. The fieldwork was completed on May 5, 2025.
MIDWESTERN CONSULTING, L.L.C.
By: Mark Vander Veen, P.S. No. 4001056788
Date:

MIDWESTERN CONSULTING
3845 Plaza Drive Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Wireless Communications • Transportation • Landfill Services

CLIENT
GMH Capital Partners, LLP
10 Campus Boulevard
Newtown Square, PA 19073
ATTN: Shaun Gallagher
610-355-8797

201 E. MADISON
ALTA/NSPS LAND TITLE SURVEY OF PARCELS OF LAND IN THE SE 1/4 OF SECTION 29, T2S, R6E, CITY OF ANN ARBOR, WASHTENAW COUNTY, MI

1
DATE: 5/9/2025
SHEET 1 OF 1
ADD: N/A
ENG: [Signature]
P.M.: SB
TECH: [Signature]
FR: 1050

811
Know what's below.
Call before you dig.
SCALE: 1" = 20'
0 20 40 60