

RELEASE OF RIGHT-OF-WAY



SURVEY SKETCH OF A PARCEL OF LAND IN THE SW 1/4 OF SECTION 4,
T3S, R6E, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

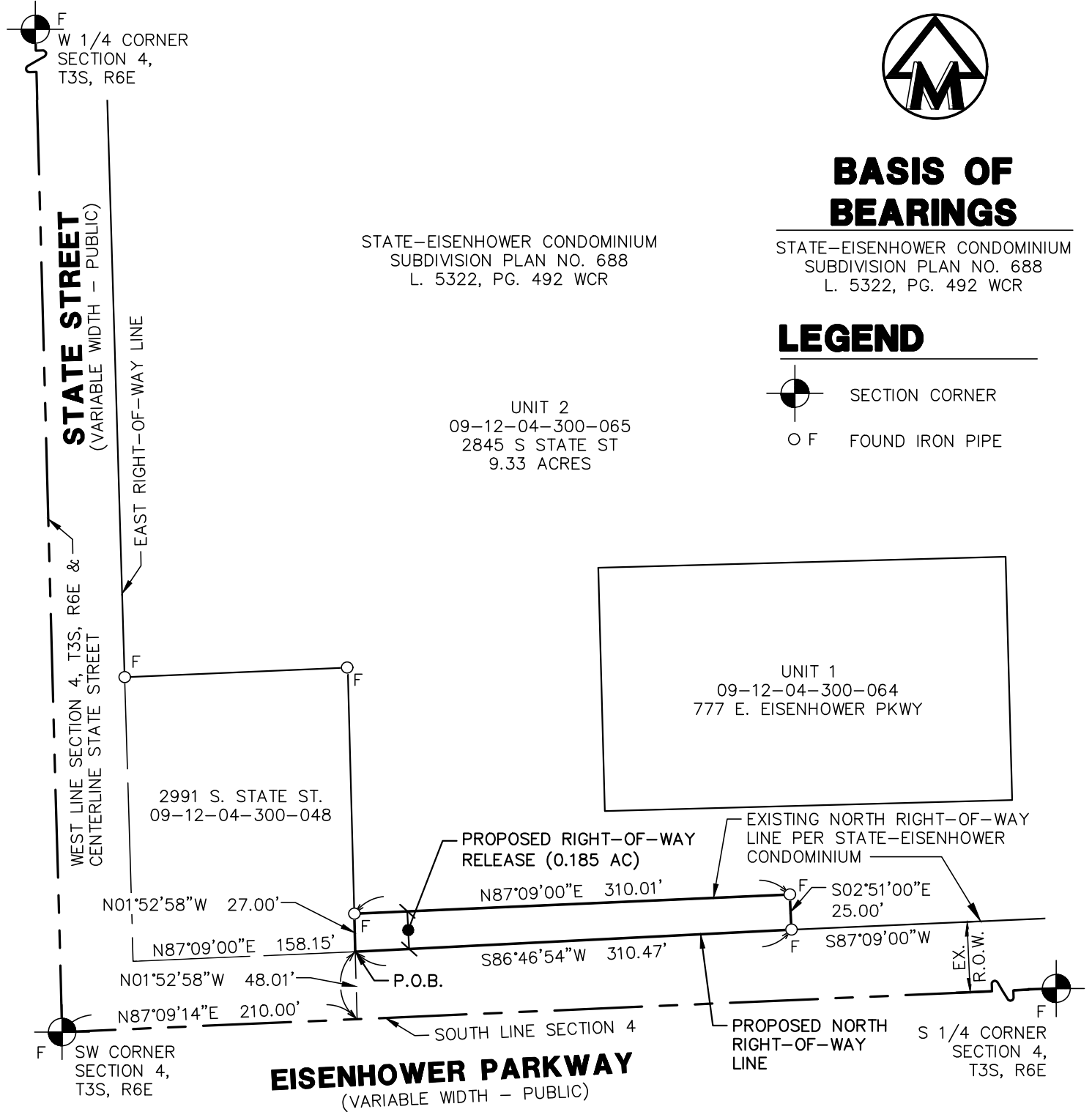



BASIS OF BEARINGS

STATE-EISENHOWER CONDOMINIUM
SUBDIVISION PLAN NO. 688
L. 5322, PG. 492 WCR

LEGEND

-  SECTION CORNER
-  FOUND IRON PIPE





CLIENT: CIG EISENHOWER LLC	DATE: 05/31/2023
JOB NO.: 23142	SHEET 1 OF 2
SECTION: 4 TOWN: 3S RANGE: 6E	SCALE: 1in.= 100 ft.
CITY OF ANN ARBOR	BOOK: 474
WASHTENAW COUNTY, MICHIGAN	BY: NPA
 <p>M I D W E S T E R N C O N S U L T I N G</p> <p>3815 Plaza Drive Ann Arbor, Michigan 48108 (734) 995-0200 • www.midwesternconsulting.com</p> <p>Land Development • Land Survey • Institutional • Municipal Wireless Communications • Transportation • Landfill Services</p>	

RIGHT-OF-WAY RELEASE

LEGAL DESCRIPTION FOR A PARCEL OF LAND LOCATED IN THE SW 1/4 OF SECTION 4, T3S, R6E, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

Commencing at the SW corner of Section 4, T3S, R6E, City of Ann Arbor, Washtenaw County, Michigan; thence N87°09'14"E 210.00 feet along the South line of said Section 4; thence N01°52'58"W 48.01 feet to the POINT OF BEGINNING;
 thence continuing N01°52'58"W 27.00 feet;
 thence N87°09'00"E 310.01 feet;
 thence S02°51'00"E 25.00 feet;
 thence S86°46'54"W 310.47 feet to the POINT OF BEGINNING. Being part of SW 1/4 of Section 4, T2S, R6E, City of Ann Arbor, Washtenaw County, Michigan, and containing 0.185 acres of land, more or less. Being subject to any easements and restrictions of record, if any.

CLIENT: CIG EISENHOWER LLC	DATE: 05/31/2023	
JOB NO.: 23142	SHEET 2 OF 2	
SECTION: 4 TOWN: 3S RANGE: 6E	SCALE: 1in.= ft.	
CITY OF ANN ARBOR	 BOOK: 474	
WASHTENAW COUNTY, MICHIGAN	BY: NPA	
 M I D W E S T E R N C O N S U L T I N G 3815 Plaza Drive Ann Arbor, Michigan 48108 (734) 995-0200 • www.midwesternconsulting.com Land Development • Land Survey • Institutional • Municipal Wireless Communications • Transportation • Landfill Services		

Parcel Information

PIN: 09-12-04-300-065
CVT Code: 09
CVT Description: CITY OF ANN ARBOR
School: 81010 , ANN ARBOR PUBLIC SCHOOLS
Property Class: 202 , COMMERCIAL VACANT

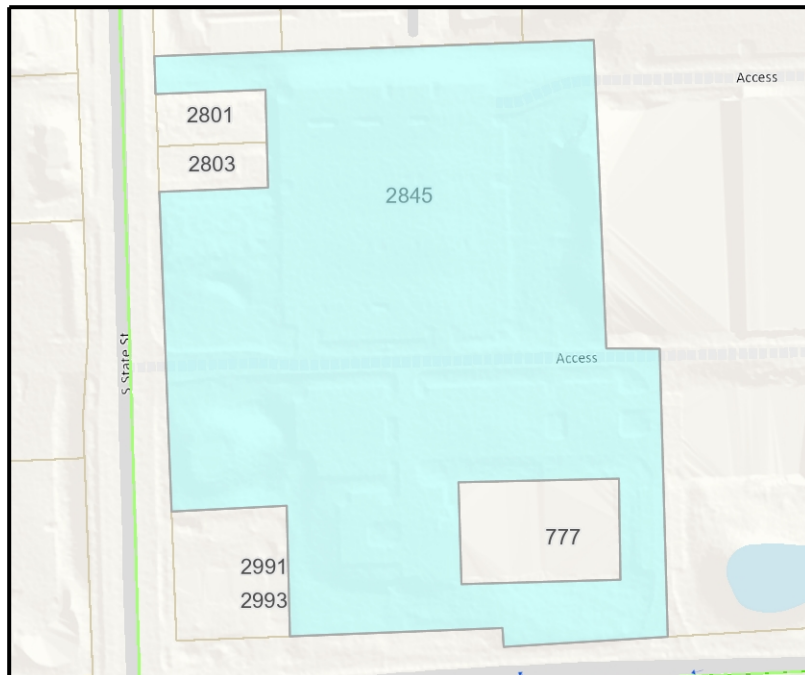
Property Information

Address: 2845 S STATE ST
 ANN ARBOR , MI 48108

Owner Information

Owner: 777 ASSOCIATES, LLC

Address: 777 E EISENHOWER PKWY #850
 ANN ARBOR , MI 48108



Parcel highlighted in blue

Homestead Information

Homestead Percent: 0%

Values

Assessed Value: \$ 2252700 **SEV:** \$ N/A
Capped Value: \$ 1420526 **Taxable Value:** \$ 1420526

Drain Assessment (not incl. drain debts)

Year	Drain Name	Amount

Sales (last 3 max)

Date	Sale Price	Type
08/20/2018	29500000	QUIT CLAIM

Tax Description

UNIT 2 STATE-EISENHOWER CONDOMINIUM SPLIT/COMBINED ON 12/05/2017 FROM 09-12-04-300-049; SPLIT/COMBINED ON 03/06/2020 FROM 09-12-04-300-062;

LEGAL DESCRIPTION

Unit 1, State-Eisenhower Condominium, according to the Master Deed recorded in Liber 5311, Pages 492, Washtenaw County Records, and amended by First Amendment to the Master Deed as recorded in Liber 5316, Page 457, Washtenaw County Records, designated as Washtenaw County Condominium Subdivision Plan No. 688, together with rights in Unit 2 general common elements and limited common elements as set forth in the Master Deed and as described in Act 59 of the Public Acts of 1978, as amended;

Together with the non-exclusive easements granted in Reciprocal Easement Agreement, recorded February 14, 1989, in Liber 2295, Page 913, Washtenaw County Records, as modified by Easement Release and Modification Agreement recorded in Liber 3131, Page 752, Washtenaw County Records;

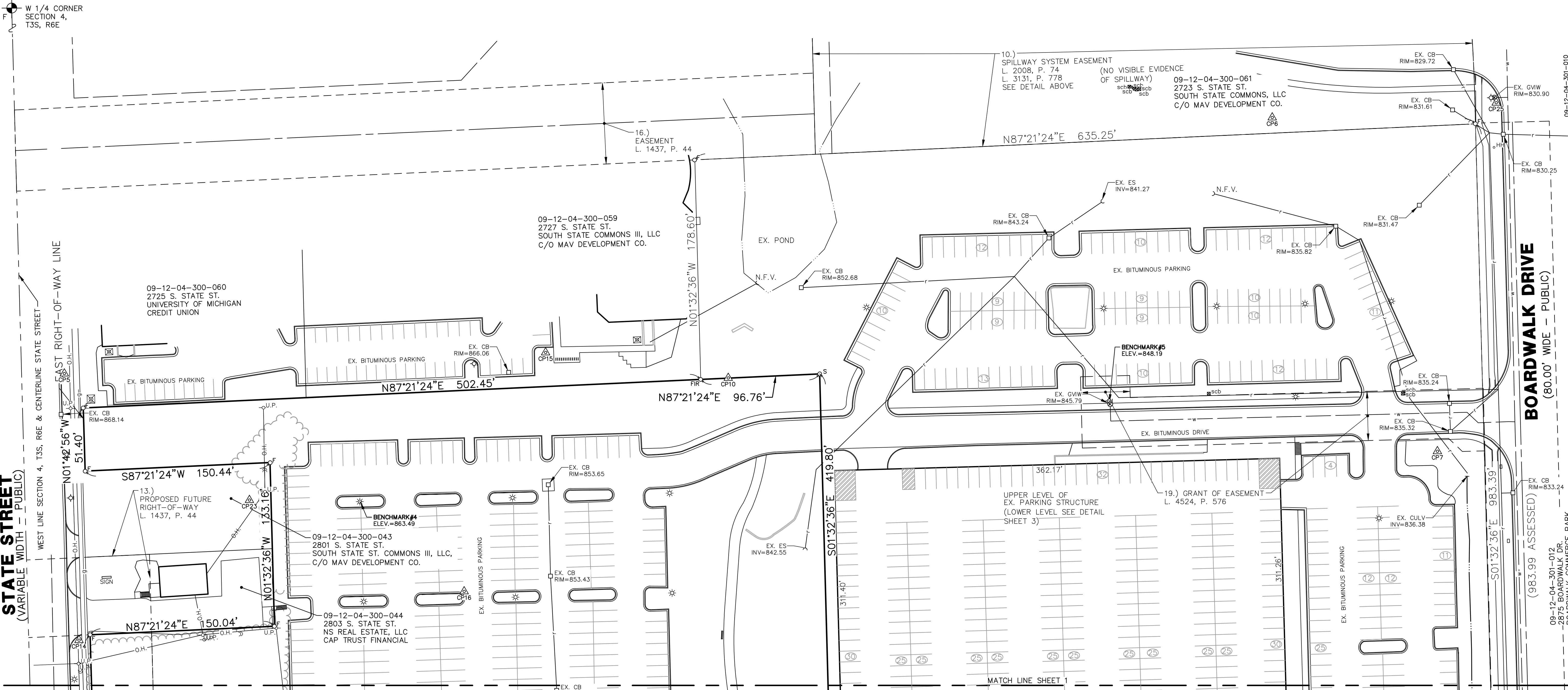
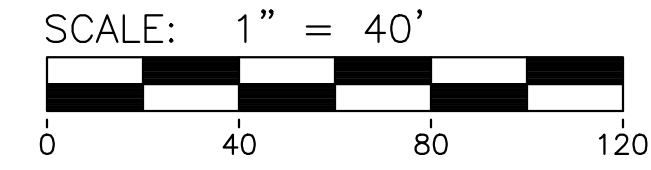
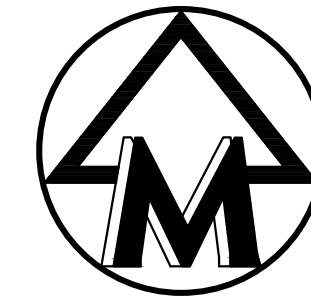
Together with the non-exclusive easement for the use of 567 parking spaces located on adjacent property, and a non-exclusive easement of access to the use of said parking spaces, appurtenant to the above-described property, granted in that Garage Parking Easement, dated as of December 12, 2017, by and between CIG Eisenhower LLC and EQC Operating Trust, recorded December 14, 2017 in Liber 5236, Page 925, Washtenaw County Records;

Together with the non-exclusive easements for shared driveways and walkways and storm drainage installations, appurtenant to the above-described property, granted in that Reciprocal Easement Agreement, dated as of December 12, 2017, by and between EQC Operating Trust and CIG Eisenhower LLC, recorded December 14, 2017 in Liber 5236, Page 926, Washtenaw County Records;

Together with the non-exclusive easement for the use of a portion of an enclosed pedestrian bridge (the "Skywalk"), appurtenant to the above-described property, granted in that Skywalk Easement Agreement, dated as of December 12, 2017, by and between EQC Operating Trust and CIG Eisenhower LLC, recorded December 14, 2017 in Liber 5236, Page 927, Washtenaw County Records.

Being Subject to:

8. Right of Way in favor of The Detroit Edison Company, as recorded in Liber 1446, Page 856, Washtenaw County Records, as generally depicted on ALTA/NSPS Land Title Survey prepared by Patrick L. Hastings, P.S., dated July 31, 2018, and last revised August 5, 2019, Job No. 18244 (the "Survey"). (PLOTTED)
9. Easement in favor of the City of Ann Arbor, as recorded in Liber 1423, Page 467, Washtenaw County Records, as generally depicted on the aforesaid Survey. (PLOTTED)
10. Easement Agreement, as recorded in Liber 2008, Page 74, Washtenaw County Records, and modified by instrument recorded in Liber 3131, Page 778, Washtenaw County Records, as generally depicted on the aforesaid Survey. (PLOTTED)
11. 777 Office Campus Site Development Agreement, as recorded in Liber 2282, Page 343, Washtenaw County Records, and modified by instrument recorded in Liber 3131, Page 767, Washtenaw County Records. (BLANKET IN NATURE)
12. Reciprocal Easement Agreement, as recorded in Liber 2295, Page 913, Washtenaw County Records, and modified by instrument recorded in Liber 3131, Page 752, Washtenaw County Records, as generally depicted on the aforesaid Survey. (PLOTTED)
13. Maintenance Agreement, as recorded in Liber 2295, Page 924, Washtenaw County Records, and modified by instrument recorded in Liber 3131, Page 752, Washtenaw County Records, as generally depicted on the aforesaid Survey. (BLANKET IN NATURE)
14. 777 Eisenhower Parkway Phase II Development Agreement, as recorded in Liber 4175, Page 244, Washtenaw County Records. (BLANKET IN NATURE)
15. Building and use restrictions contained in instrument recorded in Liber 1183, Page 328, Washtenaw County Records, but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin. (NOTHING TO PLOT)
16. Conditions as disclosed by instrument recorded in Liber 1437, Page 44, Washtenaw County Records, and modified by instrument recorded in Liber 5072, Page 806, Washtenaw County Records. (PLOTTED)
17. Covenant Agreement with the City of Ann Arbor, as recorded in Liber 4428, Page 395, Washtenaw County Records. (BLANKET IN NATURE)
18. Perpetual Maintenance Agreement with the City of Ann Arbor, as recorded in Liber 4440, Page 54, Washtenaw County Records. (BLANKET IN NATURE)
19. Grant of Easement to the City of Ann Arbor, as recorded in Liber 4524, Pages 574, 575, and 576, Washtenaw County Records, as generally depicted on the aforesaid Survey. (PLOTTED)
20. Garage Parking Easement, as recorded in Liber 5236, Page 925, Washtenaw County Records, as generally depicted on the aforesaid Survey. (PLOTTED)
21. Reciprocal Easement Agreement, as recorded in Liber 5236, Page 926, Washtenaw County Records, as generally depicted on the aforesaid Survey. (PLOTTED)
22. Skywalk Easement Agreement, as recorded in Liber 5236, Page 927, Washtenaw County Records, as generally depicted on the aforesaid Survey. (PLOTTED)
23. Parking Garage Space Lease Agreement, as recorded in Liber 5236, Page 928, Washtenaw County Records. (PLOTTED)
24. Parking Garage Operation and Maintenance Agreement, as recorded in Liber 5236, Page 929, Washtenaw County Records. (PLOTTED)
25. Terms, conditions, and provisions regarding land division and farming rights contained in the instrument recorded in Liber 5273, Page 12, Washtenaw County Records. (BLANKET IN NATURE)
27. Rights of co-owners of State-Eisenhower Condominium, in general common elements and limited common elements, as set forth in the Master Deed recorded in Liber 5311, Page 492, Washtenaw County Records, as amended by First Amendment to the Master Deed as recorded in Liber 5316, Page 457, Washtenaw County Records, as amended and as described in Act 59 of the Public Acts of 1978, as amended and all of the terms and conditions, regulations, restrictions, easements, and other matters, as set forth in the above described Master Deed and Statute. (BLANKET IN NATURE)
28. Power poles and overhead lines as shown on ALTA/NSPS Land Title Survey prepared by Patrick L. Hastings, P.S., dated July 31, 2018, and last revised August 5, 2019, Job No. 18224. (PLOTTED)



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Oxford Companies
210 S. Fifth Ave
Ann Arbor, MI

777 EISENHOWER
ALTA/NSPS LAND TITLE SURVEY OF A 10.48 ACRE PARCEL
OF LAND LOCATED IN THE SW 1/4 OF SECTION 4, T3S, R6E,
CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

2

JOB No. **18224**
DATE: 7/31/18
REV. DATE: 7/23/19
REV. DATE: 8/17/19
REV. DATE: 8/5/19
REV. DATE: 8/29/19
REV. DATE: 08/25/19

REVISIONS:
Revised per ATN comments
Agreed Zoning Report
Revised per new title commitment
Revised per new title commitment
Revised per new title commitment

DATE: 7/31/18
SHEET 2 OF 6
CADD:
PLOT:
TECH: RGF
EVAL: RGF

09-12-04-301-012
2875 BOARDWALK DR.
BOARDWALK COMMERCE PARK
ASSOC. LLC
C/O OXFORD COMPANIES

ZONING:

Zoning information taken from PZR Report dated: 07/25/2019

Zone: "O" Office District

Setbacks: Front - 15 feet
Side/Rear - None Required When Abutting Nonresidential

Maximum Building Height: No Limit When Abutting Nonresidential

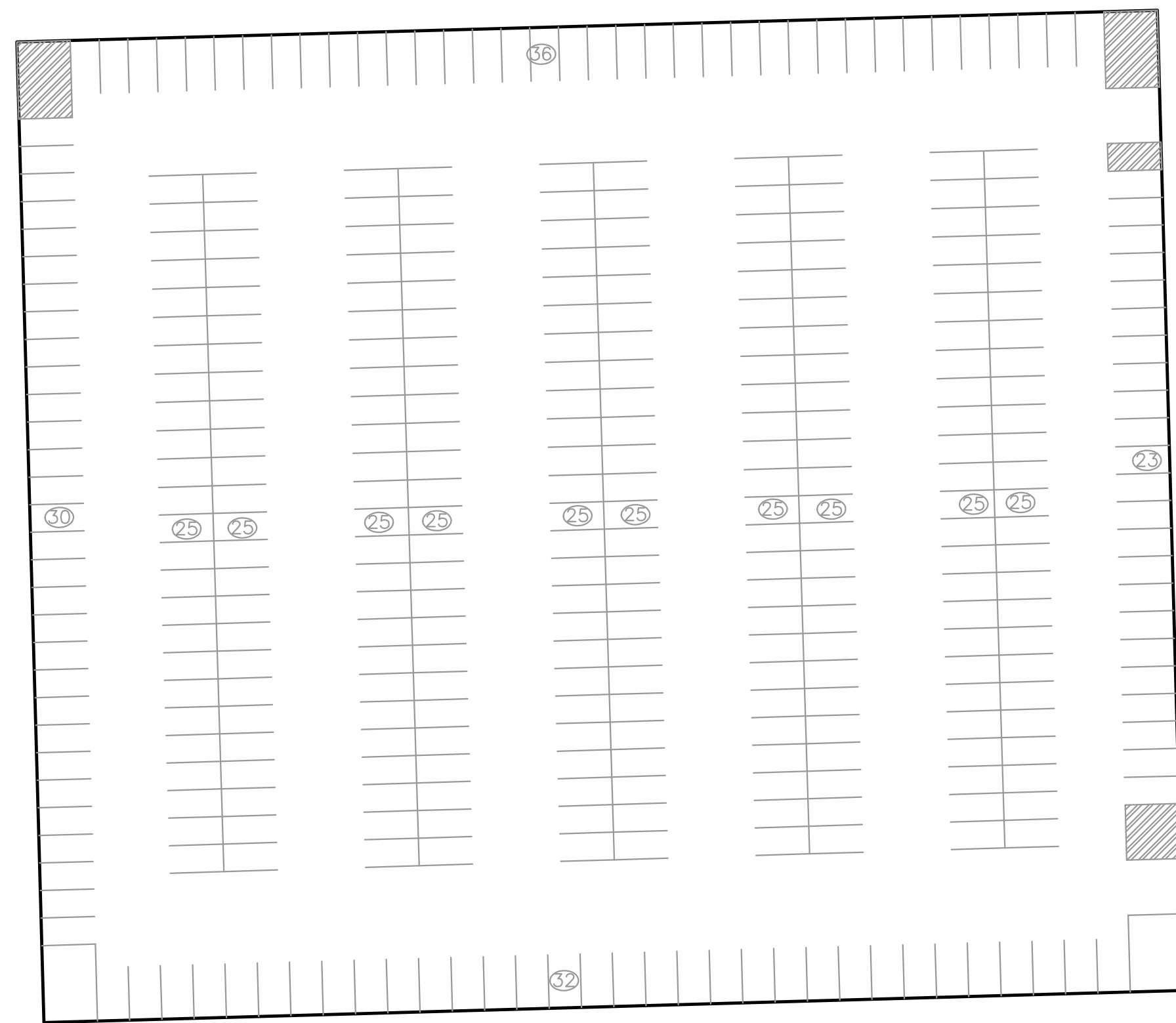
Building Site Area Requirements:
Minimum Lot Area - 6,000 Sq.Ft.
Minimum Lot Width - 50 Feet

Density: Maximum Floor Area 75%

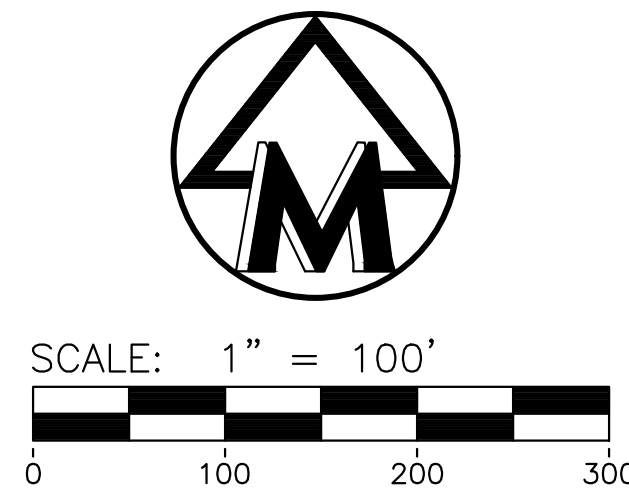
Parking: Minimum 1 Space Per 333 Sq.Ft. - 818 Spaces
Maximum 1 Space Per 250 Sq.Ft. - 1,089 Spaces

* While there are physically 452 parking spaces on the newly proposed (Unit 1) west parcel and 1046 spaces located on the east parcel a lease, easement and maintenance and use agreement between the two properties will provide for 567 spaces in the parking deck to be assigned to exclusive use of the west parcel. Final parking spaces allocation shall be 1019 spaces to the west parcel and 479 spaces to the east parcel.

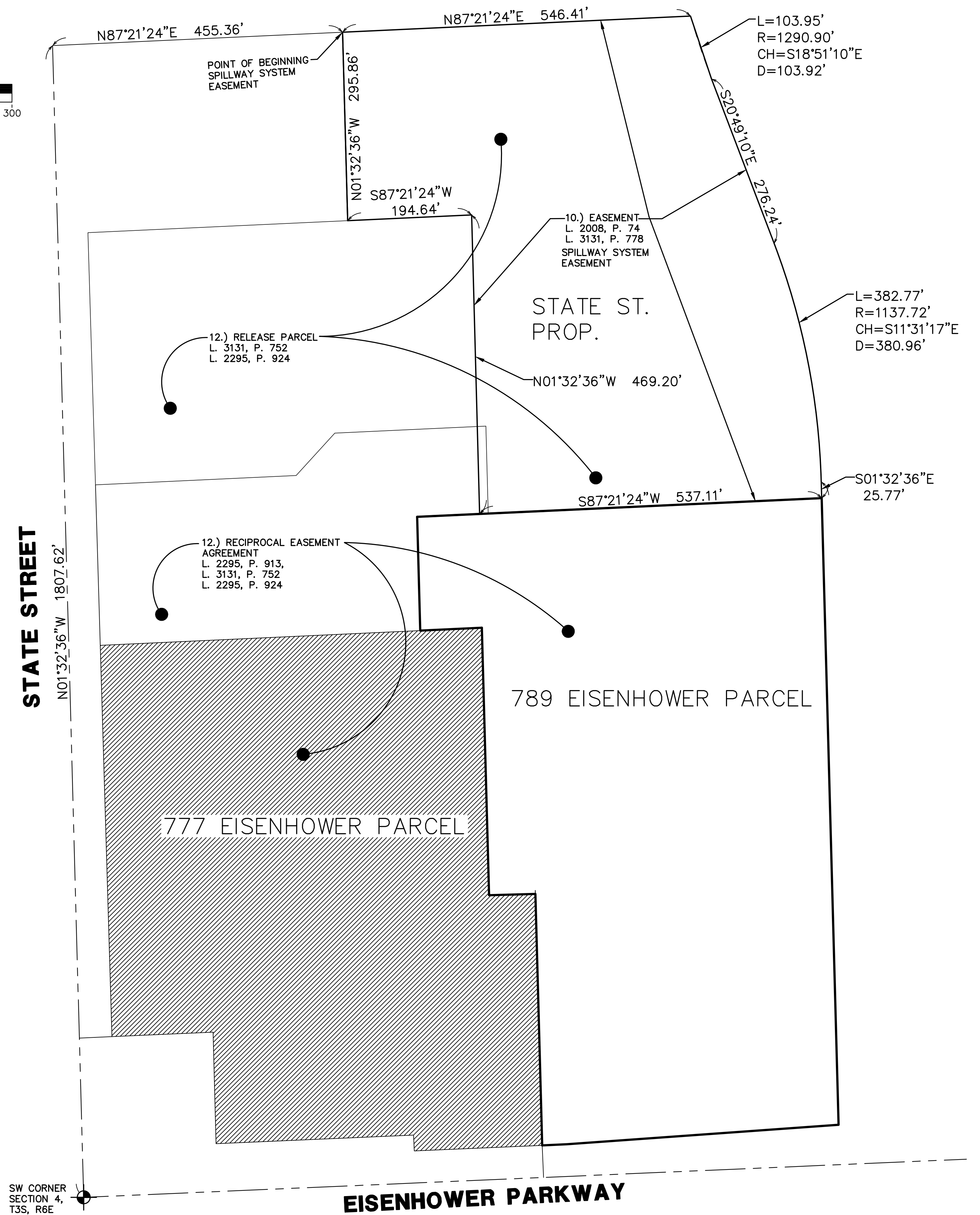
Per the Master Deed, dated July 3rd, 2019, "No modifications can be made to existing parking facilities within Unit 2 which are for the benefit of Unit 1 which reduces the number of parking spaces below the number of spaces required by the City of Ann Arbor pursuant to the site plan for unit 1 as previously approved by the City unless the Developer makes available for the benefit of Unit 1 an equivalent number of substitute parking spaces as will satisfy applicable municipal parking ordinances and in reasonably equivalent locations within Unit 2 or its adjoining parking easements appurtenant to Unit 2."



DETAIL - LOWER LEVEL OF PARKING STRUCTURE



EASEMENT DETAIL & VICINITY MAP:



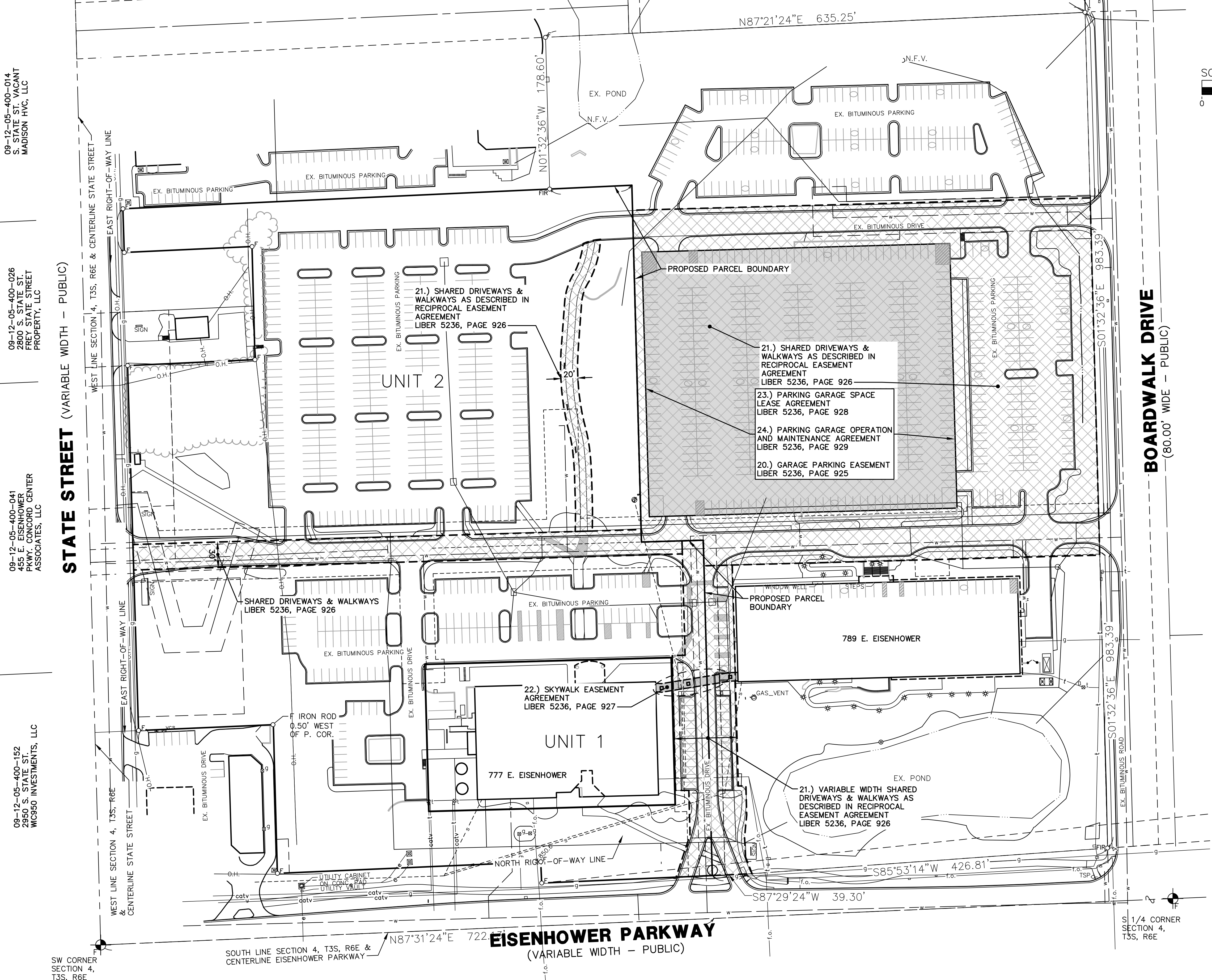
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JOB No. 18224	REV. DATE	DATE: 7/31/18	SHEET 3 OF 6
	REVISED PER: ATTY COMMENTS	7/31/18	CADD:
REVISED PER: ZONING REPORT	8/17/19	ENG:	
REVISED PER: NEW TITLE COMMITMENT	8/5/19	PM:	PLH
REVISED PER: NEW TITLE COMMITMENT	8/28/19	TECH:	RGF
			18224-ALTA-777.dwg
			18224-ALTA-777.dwg

CLIENT	Oxford Companies 210 S. Fifth Ave Ann Arbor, MI
777 EISENHOWER	ALTA/NPS LAND TITLE SURVEY OF A 10.48 ACRE PARCEL OF LAND LOCATED IN THE SW 1/4 OF SECTION 4, T3S, R6E, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN
3	

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09-12-05-400-014
 S. STATE ST. VACANT
 MADISON HVC, LLC

09-12-05-400-026
 2800 S. STATE ST.
 STATE STREET
 PROPERTY, LLC

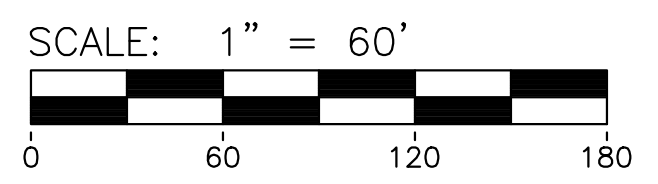
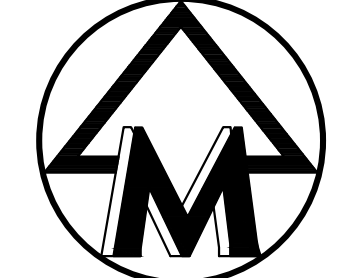
09-12-05-400-041
 455 E. EISENHOWER
 PKWY, CONCORD CENTER
 ASSOCIATES, LLC

09-12-05-400-152
 2950 S. STATE ST.
 WIC950 INVESTMENTS, LLC

STATE STREET (VARIABLE WIDTH - PUBLIC)

EISENHOWER PARKWAY
 (VARIABLE WIDTH - PUBLIC)

BOARDWALK DRIVE
 (80.00' WIDE - PUBLIC)



Know what's below.
 Call before you dig.

JOB No. **18224**

DATE: 7/31/18
 SHEET 4 OF 6

REV.	DATE	BY	DESCRIPTION
1	7/23/19	CADD	Revised per ATV comments
2	8/17/19	ENG.	Agreed Zoning Report
3	8/5/19	PM: PLH	Revised per new title commitment
4	8/28/19	TECH: RGF	Revised per new title commitment

777 EISENHOWER

ALTA/NPS LAND TITLE SURVEY OF A 10.48 ACRE PARCEL
 OF LAND LOCATED IN THE SW 1/4 OF SECTION 4, T3S, R6E,
 CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

4

CLIENT
 Oxford Companies
 210 S. Fifth Ave
 Ann Arbor, MI



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