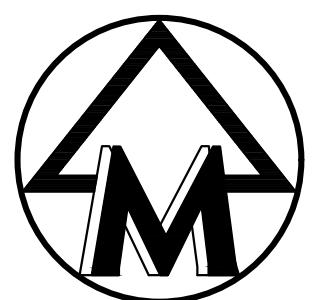


LEGEND

- 838 EXIST. CONTOUR
- o U.P. EXIST. UTILITY POLE
- OH EXIST. OVERHEAD UTILITY LINE
- t EXIST. LIGHT POLE
- e EXIST. ELECTRIC LINE
- g EXIST. GAS LINE
- f.o. EXIST. FIBER OPTIC LINE
- w EXIST. WATER MAIN
- h EXIST. HYDRANT
- r EXIST. GATE VALVE IN BOX
- s EXIST. GATE VALVE IN WELL
- EXIST. STORM SEWER
- EXIST. CATCH BASIN OR INLET
- EXIST. SANITARY SEWER
- SIGN
- PARKING METER
- TELEPHONE RISER
- PEDESTRIAN CROSSING SIGNAL
- TRAFFIC SIGNAL CONTROL BOX
- POST
- FENCE
- SINGLE TREE
- EXIST. FLAG POLE
- SOIL BORING LOCATION
- SET P.K.NAIL
- FOUND IRON PIPE
- FOUND P.K.
- FOUND IRON ROD
- CONTROL PT.



SCALE: 1" = 30'
0 30 60 90



Know what's below.
Call before you dig.

SURVEYORS CERTIFICATE

To: The Standard at Ann Arbor, LLC, a Delaware limited liability company, JPMorgan Chase Bank, N.A., as Administrative Agent for itself and certain co-lenders, and its successors, nominees and assigns as their interests may appear, Fidelity National Title Insurance Company and The Planning & Zoning Resource Company.

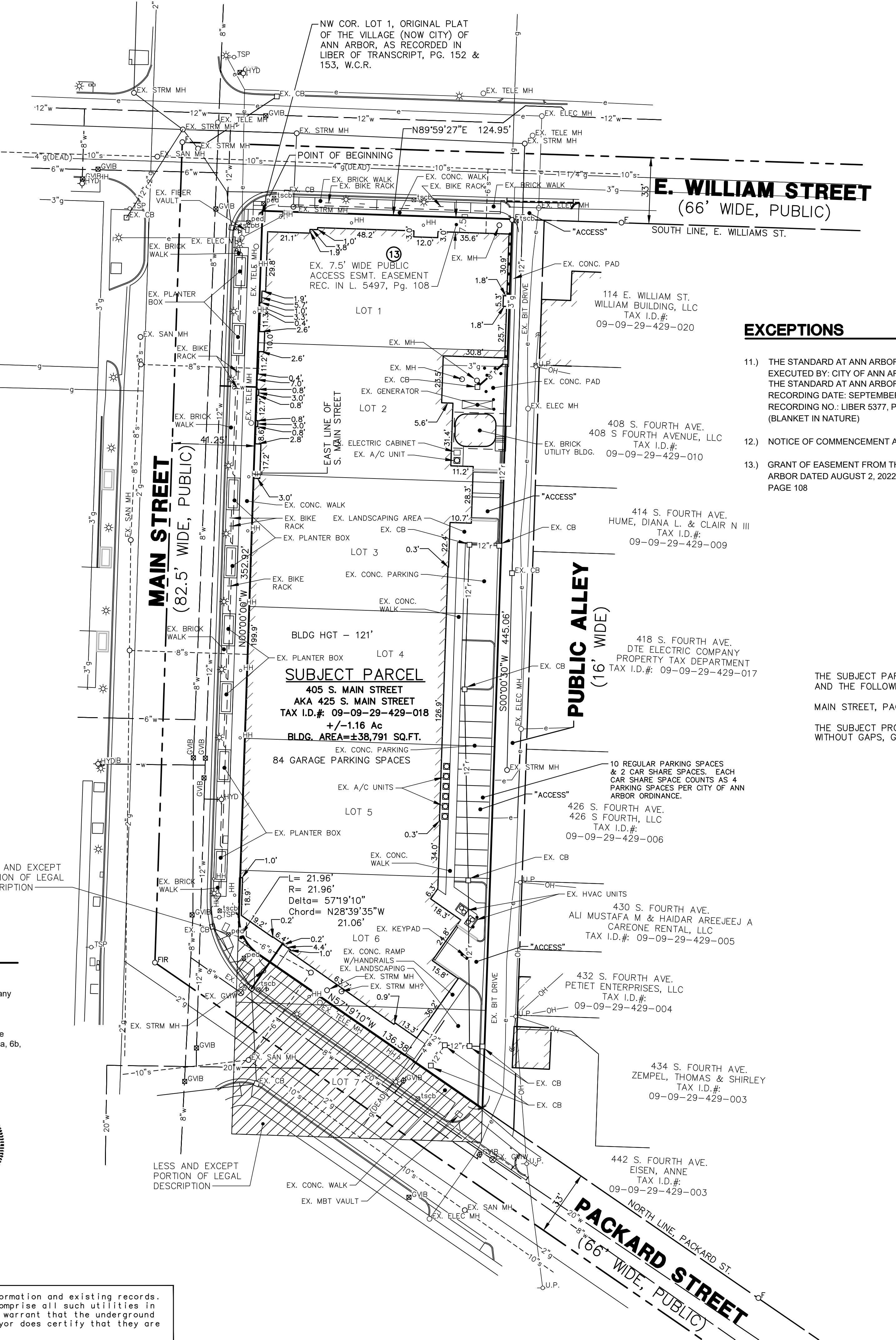
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b(1), 7b(2), 7c, 8, 9, 10, 11a, 13, 16, 17, and 19 of Table A thereto. The fieldwork was completed on August 19, 2022.

By: *Patrick L. Hastrup, P.S.* P.S. No. 37277

Date:



M:\C:\v113d_Proj\2083\Survey\2083\Survey.dwg, 9/29/2022 2:23 PM, Pat Hastings, D1-S5, MLLC PDF -v3
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.



EXCEPTIONS

- 11.) THE STANDARD AT ANN ARBOR DEVELOPMENT AGREEMENT EXECUTED BY: CITY OF ANN ARBOR, A MICHIGAN MUNICIPAL CORPORATION AND THE STANDARD AT ANN ARBOR, LLC, A DELAWARE LIMITED LIABILITY COMPANY RECORDING DATE: SEPTEMBER 28, 2020 RECORDING NO.: LIBER 5377, PAGE 958 (BLANKET IN NATURE)
- 12.) NOTICE OF COMMENCEMENT AS RECORDED AT LIBER 5370, PAGE 729. (NOT PLOTTED)
- 13.) GRANT OF EASEMENT FROM THE STANDARD AT ANN ARBOR, LLC TO THE CITY OF ANN ARBOR DATED AUGUST 2, 2022 AND RECORDED SEPTEMBER 14, 2022, IN LIBER 5497, PAGE 108

THE SUBJECT PARCEL HAS ACCESS TO A PUBLIC ALLEY AND THE FOLLOWING PUBLIC STREETS:

MAIN STREET, PACKARD STREET & E. WILLIAM STREET

THE SUBJECT PROPERTY FORMS A CONTIGUOUS PARCEL WITHOUT GAPS, GORES OR OVERLAPS.



VICINITY MAP
SCALE : NTS



NOTES

- 1) THIS SURVEY WAS PREPARED USING FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. GLT200847 WITH AN EFFECTIVE DATE OF SEPTEMBER 15, 2022.
- 2) THE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT AND ANY EXCEPTIONS HAVE BEEN NOTED HEREIN.
- 3) SAID DESCRIBED PROPERTY IS NOT LOCATED WITHIN A 100-YEAR FLOOD PLAIN ZONE PER FLOOD INSURANCE RATE MAP NO. 26161C02636, WITH AN EFFECTIVE DATE OF APRIL 3, 2012, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

THE PARCEL HEREIN DESCRIBED IS CURRENTLY ZONED D-2 (DOWNTOWN INTERFACE DISTRICT WITHIN THE DOWNTOWN CHARACTER MAIN STREET OVERLAY)

CITY OF ANN ARBOR ZONING:

PZR SETBACKS: PRIMARY STREET (MAIN ST. & E. WILLIAM ST.) = 16 FEET FROM BACK OF CURB
SECONDARY STREET (PACKARD ST.) = 10 FEET SIDE/REAR = MINIMUM 30 FEET

SETBACKS PER APPROVED SITE PLAN
PERMITTED/REQUIRED SETBACKS: FRONT (WEST) = 0 FT, 10 FT MAX.
FRONT (NORTH) = 0 FT, 10 FT MAX.
FRONT (SOUTH) = 0 FT
REAR (EAST) = 0 FT, 30 FT FROM RESIDENTIAL

HEIGHT RESTRICTIONS: MINIMUM 2 STORIES OR 24 FEET (CURRENT BUILDING IS 2-10 STORIES TALL)

- 4.) THE PARCEL HEREIN DESCRIBED HAS A TOTAL PARKING SPACES OF:
OUTSIDE =
10 REGULAR STRIPED PARKING SPACES
2 CAR SHARE PARKING SPACES (EACH CAR SHARE SPACE COUNTS AS 4 PARKING SPACES PER CITY OF ANN ARBOR ORDINANCE).
- PARKING GARAGE = 84 REGULAR STRIPED PARKING SPACES
- TOTAL PARKING SPACES = 102
- 5.) THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
- 6.) THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- 7.) THERE IS NO OBSERVED EVIDENCE OF PLOTTABLE OFFSITE EASEMENTS OR SERVITUDES, AS SHOWN ON THIS SURVEY.
- 8.) THERE IS NO OBSERVED EVIDENCE OF THIS BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- 9.) THERE IS NO OBSERVED EVIDENCE INDICATING ANY CEMETERIES ARE LOCATED ON THE PARCEL HEREIN DESCRIBED.
- 10.) NO VISIBLE ENCROACHMENTS WERE OBSERVED.

LEGAL DESCRIPTION

(PER FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT #GLT200847, DATED: JULY 14, 2022)

LEGAL DESCRIPTION OF A PARCEL OF LAND LOCATED
IN THE SOUTHEAST 1/4 OF SECTION 29, TOWN 2 SOUTH, RANGE 6 EAST,
CITY OF ANN ARBOR, WASHINGTON COUNTY, MICHIGAN

Land situated in the City of Ann Arbor, County of Washtenaw, and State of Michigan, described as:

Lots 1 through 7 inclusive, Block 4 South of Huron Street, Range 4 East, of the ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF ANN ARBOR, as recorded in Liber of Transcript, Pages 152 and 153, Washtenaw County Records.

EXCEPTING that part of Lot 6 conveyed to the City of Ann Arbor in Liber 5 of Miscellaneous Records, Page 402, Washtenaw County Records.

ALSO EXCEPTING that part of Lots 6 and 7 lying Southwest of the Northeast line of the Packard Street Right of Way (66 feet wide).

Being more particularly described as:

BEGINNING at the Northwest corner of said Lot 1, said point being the intersection of the East line of South Main Street (82.5 feet wide) and the South line of Williams Street (66 feet wide); thence North 89 degrees 59 minutes 27 seconds East 124.95 feet along said South line of Williams Street; thence South 00 degrees 00 minutes 30 seconds West, 445.06 feet along the West line of a Public Alley (16 feet wide) to a point on the Northerly line of Packard Street (66 feet wide); thence North 57 degrees 19 minutes 10 seconds West, 136.38 feet along said Northerly line of Packard Street; thence 21.96 feet along the arc of a circular curve to the right, radius 21.96 feet, delta angle 57 degrees 19 minutes 10 seconds, chord bearing North 28 degrees 39 minutes 35 seconds West, 21.06 feet to a point on the East line of said South Main Street (82.5 feet wide); thence North 352.92 feet along said East line to the PLACE OF BEGINNING. Being a part of the Southeast 1/4 of Section 29, Town 2 South, Range 6 East, City of Ann Arbor, Washtenaw County, Michigan

20083

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THE STANDARD

CLIENT

LANDMARK PROPERTIES

315 OZONE
ATHENS, GA 30601

ATTN: JASON DOORNO

919-868-8417

MIDWESTERN CONSULTING

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