

- LEGEND**
- - WOOD STAKE
 - - IRON STAKE
 - ⊕ - REFERENCE POINT
 - - POWER POLE
 - ✕ - LIGHT POLE
 - - POST
 - ⊙ - PARKING SPACES
 - ⊖ - FIRE HYDRANT
 - - WATER CURB STOP
 - - WATER VALVE
 - ⊞ - AIR CONDITIONER
 - ⊞ - TELEPHONE RISER
 - ⊞ - ELECTRIC METER
 - ⊞ - CATCH BASIN
 - - UTILITY MANHOLE
 - - STORM MANHOLE
 - - SANITARY MANHOLE
 - - DECIDUOUS TREE
 - - CONIFEROUS TREE
 - - - - - SANITARY SEWER
 - - - - - GAS
 - - - - - UNDERGROUND CABLE
 - - - - - STORM SEWER
 - - - - - WATER MAIN
 - - - - - OVERHEAD UTILITY LINES
 - × × × × × × × - FENCE

All utilities as shown are approximate locations derived from actual measurements and available records. They should not be interpreted to be exact location nor should it be assumed that they are the only utilities in the area.

NOTES

According to the City of Benton Harbor the Project Site is Zoned D-2 Commercial

Front 0 feet
 Sides 0 feet
 Rear 0 feet
 Height 35 feet
 Parking 1 space for 600 square feet of building floor

For the purpose of this survey Chicago Title Insurance Company Commitment No. NU-331932 dated October 12, 1999 was used to illustrate the easements and restrictions of record.

The legal description contained in this title insurance commitment does not mathematically close by approximately 7 feet. The legal description also contains what we believe to be a typographical error in the call to the "West line of Riverview Drive" (should be East line) and the bearing of Riverview Drive. "South 15°00'25" West (should be South 15°25'00" West). After reviewing the easement documents provided, the easement to the City of Benton Harbor (Item #6) was used to establish the north line of Empire Avenue.

- Item #4**
 Easement in favor of Indiana and Michigan Electric Company (n/k/a Indiana Michigan Power Company) recorded in Liber 1010, Page 772, affects the Project Site as shown..
- Item #5**
 Easement in favor of Indiana and Michigan Electric Company (n/k/a Indiana Michigan Power Company) recorded in Liber 1225, Page 701, affects the Project Site as shown..
- Item #6**
 Easement in favor of the City of Benton Harbor recorded in Liber 1432 Page 732, affects project site as shown.
- Item #7**
 Easement in favor of Indiana and Michigan Electric Company (n/k/a Indiana Michigan Power Company) recorded in Liber 1767, Page 315, affects the Project Site as shown..

No easement information was found for the aerial electric line which crosses the Project Site northeasterly from Empire Avenue to Eleventh Street.

No easement information was found for aerial electric line and the electric transformer along the northerly line of the Project Site.

No easement information was found for the public sidewalk or utilities along the north right of way line of Empire Avenue.

No information on the right of way width for Eleventh Street was available from the City of Benton Harbor.

The Project Site has an area of:
 Including the Right of Way for Riverview (Item 6)
 294,400 square feet, (6.7 Acres) more or less.

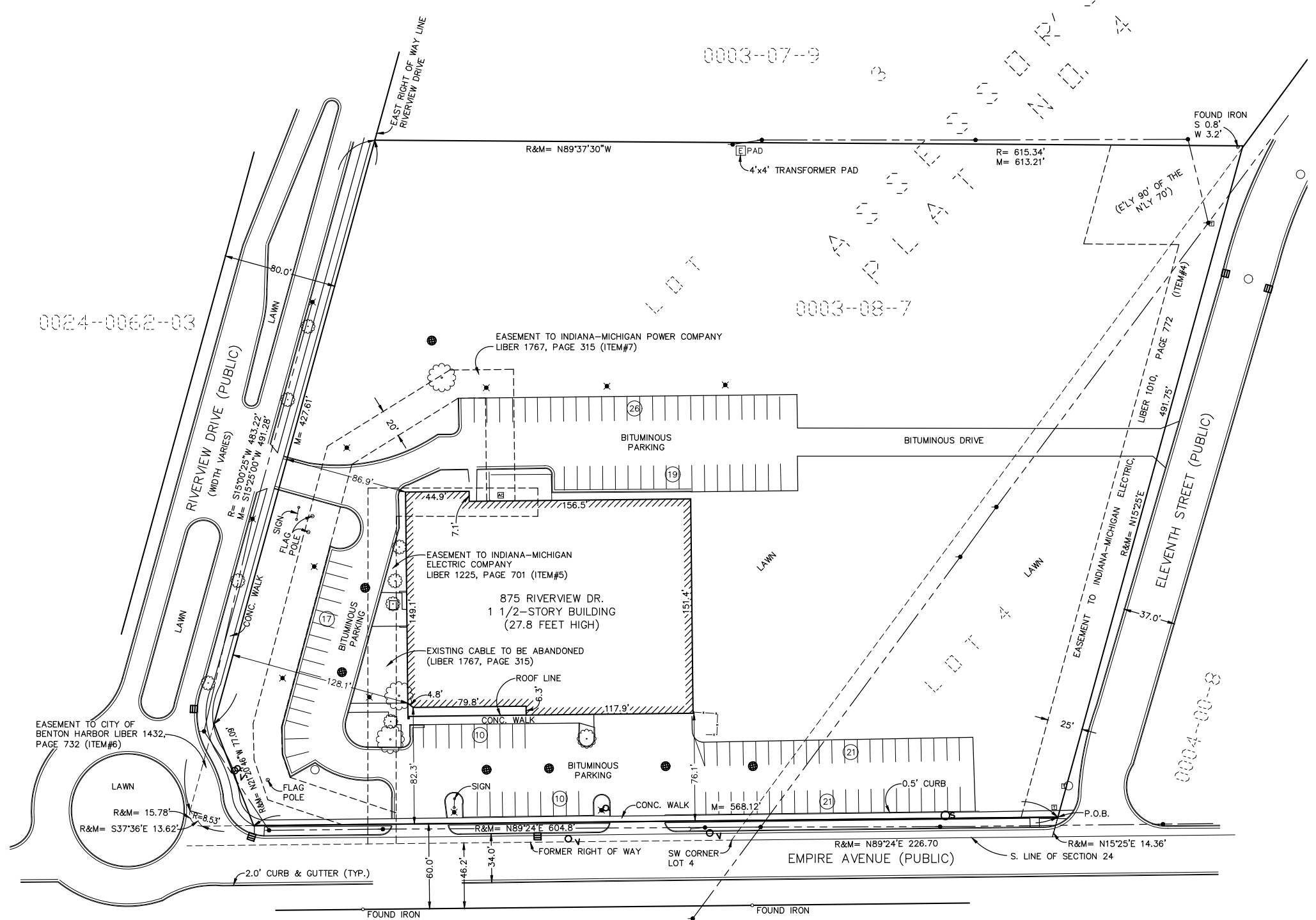
Excluding the Right of Way for Riverview (Item 6)
 292,700 square feet, (6.7 Acres) more or less.

The building has a ground floor area of:
 30,283 square feet, more or less

The Project Site has a total of 124 painted parking spaces.

We hereby certify that we have consulted the Federal Emergency Management Agency National Flood Insurance Map as prepared for the City of Benton Harbor, Michigan Community Panel Number 260032 0001 B dated May 15, 1978 and find that the subject property is in:

Zone B (Areas between the 100 year flood and the 500 year flood; or areas subject to 100 year flood with average depths less than 1 foot; or where contributing drainage area is less than 1 square mile; or areas protected by levees from base flood)
 and
 Zone A3 (Areas of 100 year flood; base flood elevations and flood hazard factors determined).



CERTIFICATION

To: Consolidated Electric Distributors, Inc. a Delaware Corporation
 All-Phase Real Estate Company, L.L.C., a Michigan Limited Liability Company
 Chicago Title Insurance Company, a Missouri Corporation:

I, Lawrence W. Albaugh, P.S., hereby certify that the survey made by me or under my direction on, November 11, 1999, was made on the ground as per the field notes shown on this survey and correctly shows: (i) the boundary and areas of the subject property and the size, location and type of buildings and improvements thereon and the distance therefrom to the nearest facing exterior property lines of the subject property; (ii) the locations of all visible rights-of-way, visible easements, and other matters of record shown by the title commitment of Chicago Title Insurance Company Commitment Number NU-331932 dated October 12, 1999 affecting or benefiting the subject property; (iii) the location of the parking areas on the subject property and showing the number of parking spaces provided thereby; (iv) all abutting dedicated public streets providing access to the subject property, together with the width and name thereof; and (v) all other significant items on the subject property, as shown.

I also hereby certify that except as shown hereon, there are no (i) encroachments upon the subject property by improvements on adjacent properties; and (ii) encroachments on adjacent properties, streets or alleys by improvements on the subject property. I also hereby certify that unless shown hereon, all buildings and structures lie wholly within all applicable building setback lines, if any, based on data obtained from local agency planning departments officials and do not violate any height or location restrictions set forth in said Title Commitment and its underlying documents. I also hereby certify that the zoning classification of the property is shown on the survey and (ii) this map and survey on which it was based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1997, and meets the accuracy requirements for a Class "A" Survey.

Date: _____

Lawrence W. Albaugh, P.S. No. 30073

LEGAL DESCRIPTION

Land in the City of Benton Harbor, Berrien County, Michigan, described as follows:

A parcel of land located in the Southeast 1/4 of Section 24, Town 4 South, Range 19 West, being a part of Lots 3 and 4 ASSESSOR'S PLAT NO. 4 IN THE CITY OF BENTON HARBOR recorded in Liber 10 of Plats, page 1, described as follows: Commencing at the Southwest corner of said Lot 4, thence North 89 degrees 24 minutes East 226.70 feet, thence North 15 degrees 25 minutes East 14.36 feet to a point on the Westerly line of proposed Eleventh Street and on the Northerly line of Empire Avenue which is the point of beginning of the parcel of land herein described, thence continuing North 15 degrees 25 minutes East along said Westerly line of proposed Eleventh Street 491.75 feet, thence North 89 degrees 37 minutes 30 seconds West 615.34 feet to the West line of Riverview Drive, thence South 15 degrees 25 seconds West 483.22 feet, thence 15.78 feet around a 8.53 foot radius curve to the left a chord distance of 13.62 feet South 37 degrees 36 minutes East to the North line of Empire Avenue, thence North 89 degrees 24 minutes East 604.8 feet to the place of beginning.

NO.	REVISIONS	BY	DATE
1	Added FEMA certification		4/3/00

MAP OF SURVEY OF
 LOT 3 AND LOT 4 ASSESSOR'S PLAT NO. 4
 CITY OF BENTON HARBOR, BERRIEN COUNTY, MICHIGAN
 AS SURVEYED FOR
 ALL PHASE REAL ESTATE

SURVEYED BY	DATE	DRAWN BY	DATE	CHECKED BY	DATE	L.W.A.
M.T.M.	10/25/99	J.J.N.	12/01/99		12/02/99	
PROJECT	99121	FILE	99121.05			
1						
SHEET NO.						