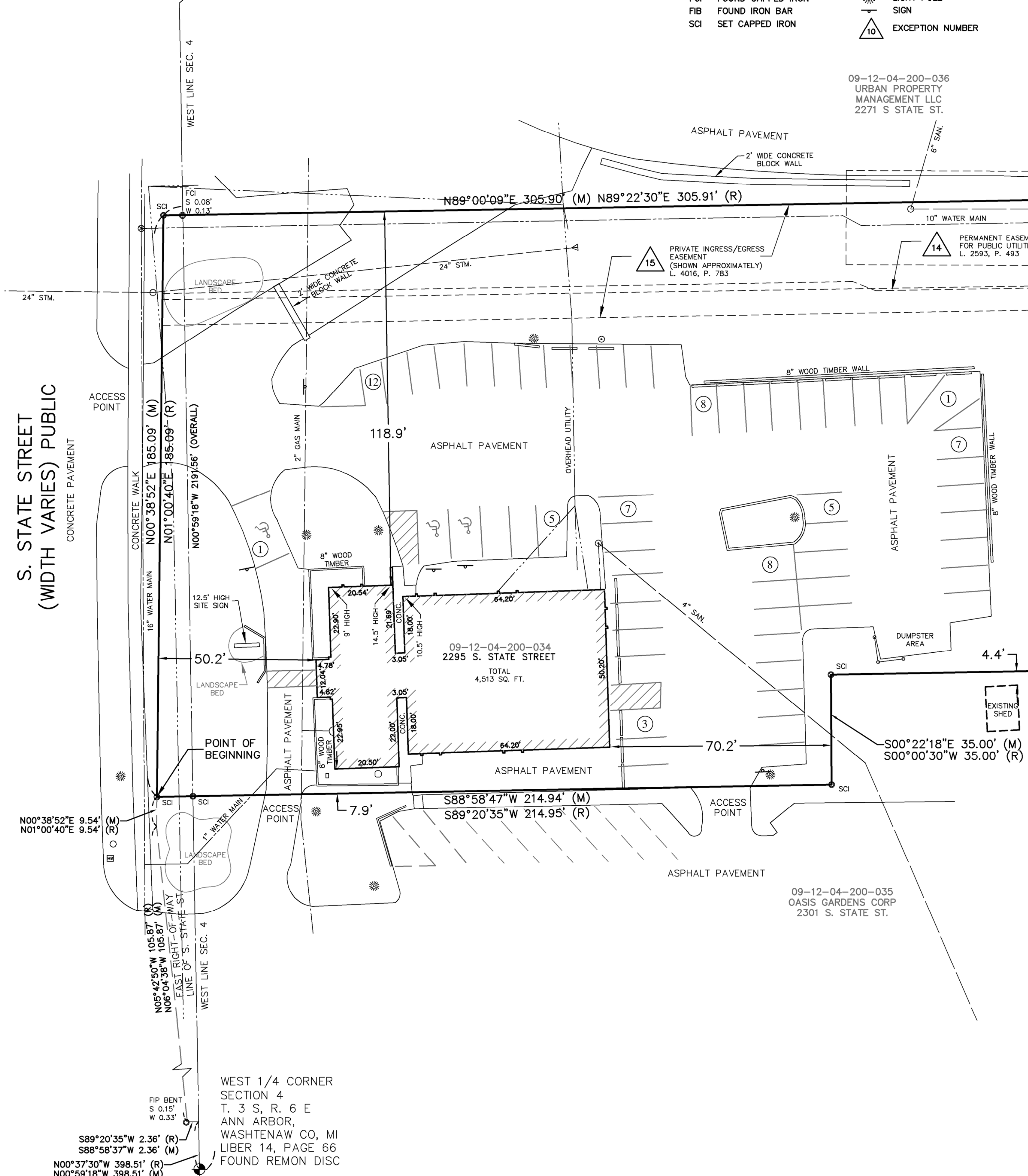


2.43' (M)
2.38' (R)

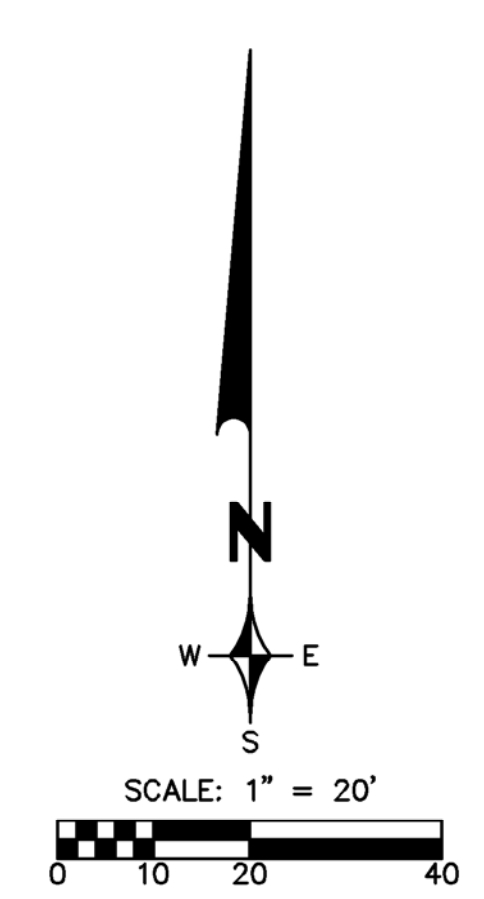
TRUE CORNER
NORTHWEST CORNER
SECTION 4
T. 3 S, R. 6 E
ANN ARBOR,
WASHTENAW CO, MI
LIBER 14, PAGE 63
FOUND REMON DISC

S. STATE STREET
(WIDTH VARIES) PUBLIC
CONCRETE PAVEMENT



LEGEND

—	BOUNDARY LINE	FIP	FOUND IRON PIPE
- - -	PARCEL LINE	(M)	MEASURED
- . - .	SECTION LINE	(R)	RECORD
- / - /	EASEMENTS	R.O.W.	RIGHT OF WAY
—	FENCE	○	MANHOLE
- - -	SANITARY SEWER	○	CATCH BASIN
- - -	STORM SEWER	○	CLEANOUT
- - -	WATER MAIN	○	END SECTION
- - -	GAS MAIN	○	GATE VALVE
- - -	ELECTRIC CABLE	○	HYDRANT
+	SECTION CORNER	○	UTILITY POLE
•	FCI, FIB, FIP, SCI	○	GUY ANCHOR
○	FOUND CAPPED IRON	○	LIGHT POLE
○	FIB	○	SIGN
○	SCI	○	EXCEPTION NUMBER

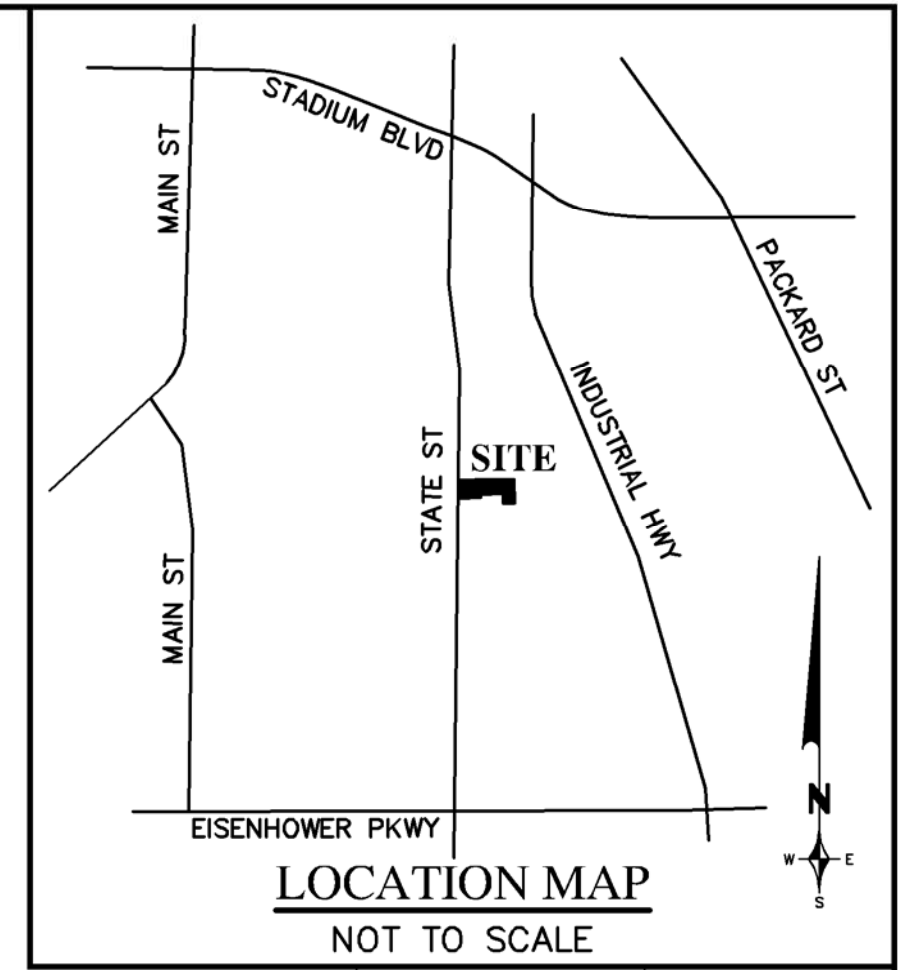


LEGAL DESCRIPTION:

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

LAND IN THE CITY OF ANN ARBOR, COUNTY OF WASHTENAW, MICHIGAN, DESCRIBED AS:
COMMENCING AT THE WEST 1/4 CORNER OF SECTION 4, TOWN 3 SOUTH, RANGE 6 EAST, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN; THENCE N 00°37'30" WEST 698.51 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 89°20'35" WEST 2.36 FEET; THENCE NORTH 05°42'50" WEST 105.87 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF STATE STREET; THENCE NORTH 01°00'40" EAST 9.54 FEET CONTINUING ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 01°00'40" EAST 185.09 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE NORTH 89°22'30" EAST 305.91 FEET; THENCE SOUTH 89°06'40" EAST 254.61 FEET; THENCE SOUTH 00°00'30" EAST 243.07 FEET; THENCE SOUTH 89°20'35" WEST 115.00 FEET; THENCE NORTH 00°00'30" WEST 100.00 FEET; THENCE SOUTH 89°20'35" WEST 233.85 FEET; THENCE SOUTH 00°00'30" EAST 35.00 FEET; THENCE SOUTH 89°20'35" WEST 214.95 FEET TO THE POINT OF BEGINNING BEING A PART OF THE NORTHWEST 1/4 OF SECTION 4 AND A PART OF THE NORTHEAST 1/4 OF SECTION 5, TOWN 3 SOUTH, RANGE 6 EAST, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN.

DESCRIBED FOR TAX PURPOSES AS FOLLOWS:
PART OF THE NORTHWEST 1/4 OF SECTION 4, TOWN 3 SOUTH, RANGE 6 EAST, DESCRIBED AS COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 4, THENCE NORTH 07°37'30" WEST 698.51 FEET TO THE POINT OF BEGINNING, THENCE NORTH 89°22'30" EAST 299.59 FEET; THENCE SOUTH 89°09' EAST 253.43 FEET; THENCE SOUTH 89°20'35" WEST 115 FEET, THENCE NORTH 00°00'30" WEST 100 FEET, THENCE SOUTH 89°20'35" WEST 233.85 FEET, THENCE SOUTH 00°00'30" EAST 35 FEET, THENCE SOUTH 89°20'35" WEST 214.95 FEET, THENCE NORTH ALONG THE EAST LINE OF STATE STREET TO THE POINT OF BEGINNING.



SCHEDULE B - SECTION II EXCEPTIONS:

1. - 8. NOT MATTERS OF SURVEY.
9. BUILDING AND USE RESTRICTIONS CONTAINED IN INSTRUMENTS RECORDED IN LIBER 387, PAGE 491, AND IN LIBER 2244, PAGE 488, WASHTENAW COUNTY RECORDS, BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN. THE MORTGAGE POLICY TO BE ISSUED, IF ANY, WILL INSURE AGAINST LOSS OR DAMAGE AS A RESULT OF ANY EXISTING VIOLATIONS OF SAID BUILDING AND USE RESTRICTIONS. NOTHING TO PLOT.
10. EASEMENT, AGREEMENT, AND CONDITIONS AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 2244, PAGE 488, WASHTENAW COUNTY RECORDS. LEGAL DESCRIPTION DESCRIBES PROPERTY TO THE SOUTH OF THE SURVEYED PROPERTY. NOTHING TO PLOT.
11. TERMS, CONDITIONS AND PROVISIONS OF SEWER RIGHT-OF-WAY AGREEMENT AS SET FORTH IN LIBER 1368, PAGE 511, WASHTENAW COUNTY RECORDS. NOT ON PROPERTY. NOT SHOWN.
12. EASEMENT, AGREEMENT, AND CONDITIONS IN FAVOR OF THE CITY OF ANN ARBOR AS RECORDED IN LIBER 2119, PAGE 747, SHOWN. AND IN LIBER 5180, PAGE 89, WASHTENAW COUNTY RECORDS. SHOWN.
13. TERMS, CONDITIONS AND PROVISIONS OF EASEMENT AGREEMENT AS SET FORTH IN LIBER 1804, PAGE 241, WASHTENAW COUNTY RECORDS. NOT ON OR TOUCHES SURVEYED PROPERTY. SHOWN.
14. EASEMENT, AGREEMENT, AND CONDITIONS IN FAVOR OF THE CITY OF ANN ARBOR AS RECORDED IN LIBER 2593, PAGE 493, WASHTENAW COUNTY RECORDS. SHOWN.
15. TERMS, CONDITIONS AND PROVISIONS OF EASEMENT AGREEMENT AS SET FORTH IN LIBER 4016, PAGE 783, WASHTENAW COUNTY RECORDS. SHOWN APPROXIMATELY. SEE SURVEY NOTE 13.
16. TERMS, CONDITIONS AND PROVISIONS SET FORTH IN DECLARATION OF TAKING AS SET FORTH IN LIBER 5284, PAGE 80, NOT ON SURVEYED PROPERTY. NOT SHOWN. TOGETHER WITH WASHTENAW COUNTY CIRCUIT COURT ORDER RECORDED IN LIBER 5295, PAGE 963, WASHTENAW COUNTY RECORDS, IN FAVOR OF INTERNATIONAL TRANSMISSION COMPANY. NOT ON SURVEYED PROPERTY. NOT SHOWN.
17. RIGHTS OF THE TENANTS IN POSSESSION. NOTHING TO PLOT.
18. PARCEL I.D. NO. 09-12-04-200-034

S88°58'47"W 233.85' (M) S89°20'35"W 233.85' (R)

SURVEY NOTES:

1. THE SURVEYED PROPERTY IS IN A FEDERALLY DESIGNATED FLOOD ZONE X, FIRM MAP No. 26161C0263E, EFFECTIVE DATE 4-3-2012. THE ABOVE FLOOD PLAIN DESIGNATION IS FOR INFORMATION ONLY AND IS BASED ON THE FIRM MAP LISTED ABOVE AVAILABLE ELECTRONICALLY FROM FEMA ON THE DATE OF THIS SURVEY. THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE GATED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.
2. THE BEARINGS ARE BASED ON THE MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, INTERNATIONAL FOOT (NAD 83), AS OBSERVED ALONG THE WEST SECTION LINE OF SECTION 4, BEING N. 00°59'18" W.
3. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. GAS MAIN, STORM, SANITARY, AND WATER MAIN ARE SHOWN FROM RECORD PLANS AND SHOWN APPROXIMATELY ON THIS SURVEY. RECORD PLANS SHOW POTENTIALLY A SECOND GAS MAIN ON THE WESTERLY SIDE OF THE PROPERTY LINE, WHICH IS NOT CURRENTLY SHOWN ON THIS SURVEY. RECORDS SHOW AT&T AERIAL LINES PRESENT ON THIS PROPERTY, WHICH ARE TOO WAGUE TO PLOT AND NOT SHOWN ON THIS DRAWING. OVERHEAD LINES ARE SHOWN AND OBSERVED FROM FIELD MEASUREMENTS. PIPE SIZES ARE SHOWN WHEN INDICATED ON RECORD PLANS.
4. PARKING: 56 REGULAR PARKING SPACES, 3 HANDICAPPED SPACES, 59 TOTAL PARKING SPACES.
5. PARCEL CONTAINS 102,373 SQUARE FEET OR 2.35 ACRES OF LAND, MORE OR LESS.
6. AT TIME OF INSPECTION THERE WAS NO OBSERVED EVIDENCE OF CEMETERIES LOCATED ON SUBJECT PROPERTY.
7. THE SITE IS ZONED O, OFFICE. SETBACKS: FRONT 15', SIDE 0', REAR 0'. SETBACKS ARE LISTED ACCORDING TO THE ZONING ORDINANCE. SETBACKS ARE SUBJECT TO INTERPRETATION OF FRONT, SIDE AND REAR, VARIANCES AND VARIOUS PLANNING AND SITE PLAN APPROVALS. ONLY THE APPROPRIATE MUNICIPAL AUTHORITY CAN DETERMINE IF THE SURVEYED PROPERTY CONFORMS TO SETBACK REQUIREMENTS. THE SURVEYOR CAN SHOW THE SETBACK LINES ON THE DRAWING ONLY IF A ZONING REPORT IS PROVIDED THAT ILLUSTRATES THE SETBACK LINES. A MORE DETAILED RESPONSE TO ITEMS 6a AND 6b REQUIRES A COMPLETE ZONING REPORT. NO ZONING REPORT WAS PROVIDED.
8. THERE ARE NO CHANGES IN STREET RIGHT-OF-WAY KNOWN TO THIS SURVEYOR.
9. THERE WAS NO OBSERVED EVIDENCE OF EARTHWORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS IN RECENT MONTHS ON DATE OF FIELD SURVEY.
10. THE PROPERTY HAS DIRECT ACCESS TO S. STATE STREET, A PUBLIC ROAD.
11. THERE WAS NO OBSERVED EVIDENCE THAT THE SUBJECT SITE IS CURRENTLY BEING USED AS AN ACTIVE SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL ON DATE OF FIELD SURVEY.
12. NO DELINEATED WETLANDS WERE OBSERVED AT THE TIME OF THE LATEST FIELD INSPECTION.
13. EASEMENT SHOWN APPROXIMATELY ON THE SURVEY IS BASED FROM THE SKETCH PROVIDED ON PAGE 783. LEGAL DESCRIPTION FOR THE EASEMENT CONTAINS DISCREPANCIES FROM THE RECORD LEGAL DESCRIPTION DESCRIBED IN THE DOCUMENT.
14. THE ERROR OF CLOSURE IN THE LEGAL DESCRIPTION PER THE TITLE COMMITMENT IS 0.00'. THE MEASURED BEARINGS AND DISTANCES ON THIS SURVEY IS TO BRING THE SURVEY TO AN ERROR OF CLOSURE OF 0.00'.
15. ENCROACHMENTS ARE NOTED AS FOLLOWS:
E-1 EXISTING ASPHALT PAVEMENT EXTENDS ON SUBJECT PROPERTY 1.2 FEET SOUTH OF THE NORTHERLY PROPERTY LINE.
16. MEASURED DIMENSIONS SHOWN ON THE SURVEY ARE REFLECTED FROM MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, INTERNATIONAL FOOT (NAD 83). RECORD DIMENSIONS SHOWN ON THIS SURVEY ARE REFLECTED FROM THE LEGAL DESCRIPTION PROVIDED FROM THE TITLE COMMITMENT. LEGAL DESCRIPTION DESCRIBED FOR TAX PURPOSES NOT SHOWN ON THIS SURVEY.

CERTIFICATION:

TO: FLS PROPERTIES #8, LLC, A MICHIGAN LIMITED LIABILITY COMPANY; STINEDURF PROPERTIES, L.L.C., A MICHIGAN LIMITED LIABILITY COMPANY; AMERICAN TITLE COMPANY OF WASHTENAW; AND STEWART TITLE GUARANTY 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 1-4, 6(A)(B), 7(A)(B), 8, 9, 11(A), 13 AND 16-19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 16, 2022.

11-16-2022
DATE

Justin Oswalt
JUSTIN G. OSWALT
PROFESSIONAL SURVEYOR NO. 4001067109
JOSWALT@ZEIMETWOZNAK.COM



ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE

ZEIMET WOZNAK & ASSOCIATES
Civil Engineers & Land Surveyors
5880 GRAND RIVER AVE., SUITE 100
NEW HUDSON, MICHIGAN 48165
P: (248) 437-5099 F: (248) 437-5222 www.zeimetwoznak.com

THREE FULL WORKING DAYS BEFORE YOU DIG. CALL THE MISS DIG SYSTEM. 1-800-482-7171

PROJECT SPONSOR:
FLS PROPERTIES #8, LLC
PO BOX 689
BLOOMFIELD HILLS, MI 48303

ALTA/NSPS LAND TITLE SURVEY
2295 S. STATE STREET
CITY OF ANN ARBOR WASHTENAW COUNTY MICHIGAN

DATE 11-17-22	SCALE HOR: 1" = 20' VER: 1" = 1"
DESIGNED BY PTG	JOB NO. 22157
DRAWN BY PTG	SHEET 1/1