

SCHEDULE B - SECTION II EXCEPTIONS:

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 688380
DATE DECEMBER 17, 2014

10. EASEMENT IN FAVOR OF THE WILLOW CREEK DRAINAGE DISTRICT AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 22153, PAGE 867, REGISTER #6868700 AND AS DISCLOSED BY PERMANENT EASEMENT AGREEMENT RECORDED IN LIBER 27661, AGE 849, AS TO PARCEL 2. AS SHOWN
11. EASEMENT FOR WATER MAIN PARCEL IN FAVOR OF THE TOWNSHIP OF CANTON AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 22295, PAGE 59, REGISTER #6901681, AS TO PARCEL 2. AS SHOWN
12. EASEMENT IN FAVOR OF MICHIGAN BELL TELEPHONE COMPANY AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 23052, PAGE 1, AS TO PARCEL 2. AS SHOWN
13. UNDERGROUND RIGHT OF WAY AGREEMENT IN FAVOR OF THE DETROIT EDISON COMPANY AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 23215, PAGE 151, AS TO PARCEL 2. LOCATION UNDEFINED
14. EASEMENT FOR SEWER IN FAVOR OF THE TOWNSHIP OF CANTON AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 23387, PAGE 168, AS TO PARCEL 2. AS SHOWN
15. EASEMENT FOR WATER MAIN IN FAVOR OF THE TOWNSHIP OF CANTON AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 23387, PAGE 170, AS TO PARCEL 2. AS SHOWN
16. TERMS AND CONDITIONS CONTAINED IN DECLARATION OF EASEMENTS AND RESTRICTIONS AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 25265, PAGE 23, AS TO PARCELS 1 AND 2. BLANKET IN NATURE, NOT PLOTTABLE
17. TERMS AND CONDITIONS CONTAINED IN RECIPROCAL EASEMENT AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 25265, PAGE 43 AND FIRST AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT RECORDED IN LIBER 27601, PAGE 759, AS TO PARCELS 1 AND 2. AS SHOWN
18. PRIVATE SPONSORED PROJECT EASEMENT FOR WATER MAIN IN FAVOR OF THE TOWNSHIP OF CANTON AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 25265, PAGE 62, AS TO PARCELS 1 AND 2. AS SHOWN
19. PRIVATE SPONSORED PROJECT EASEMENT FOR SEWER IN FAVOR OF THE TOWNSHIP OF CANTON AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 25265, PAGE 66, AS TO PARCEL 2. AS SHOWN
20. PRIVATE SPONSORED PROJECT EASEMENT FOR SEWER IN FAVOR OF THE TOWNSHIP OF CANTON AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 25964, PAGE 393, AS TO PARCEL 2. AS SHOWN
21. PRIVATE SPONSORED PROJECT EASEMENT FOR WATER MAIN IN FAVOR OF THE TOWNSHIP OF CANTON AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 25964, PAGE 399 AND PARTIALLY RELEASED BY RELEASE OF EASEMENT RECORDED IN LIBER 29854, PAGE 1584, AS TO PARCELS 1 AND 2. AS SHOWN
22. TERMS AND CONDITIONS CONTAINED IN INGRESS AND EGRESS EASEMENT AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 27601, PAGE 753, AS TO PARCELS 1 AND 2. BLANKET EASEMENT FOR INGRESS/EGRESS
23. PRIVATE SPONSORED PROJECT EASEMENT FOR WATER MAIN IN FAVOR OF THE TOWNSHIP OF CANTON AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 29854, PAGE 152 AND PARTIALLY RELEASED BY RELEASE OF EASEMENT RECORDED IN LIBER 42466, PAGE 63, AS TO PARCEL 2. AS SHOWN
24. TERMS AND CONDITIONS CONTAINED IN NOTICE AND AFFIDAVIT OF PLANNED DEVELOPMENT DISTRICT AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 39838, PAGE 194, AS TO PARCELS 1 AND 2. BLANKET IN NATURE, NOT PLOTTABLE
25. TERMS AND CONDITIONS CONTAINED IN DECLARATION OF RESTRICTIVE COVENANTS AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 40029, PAGE 1391, AS TO PARCEL 2. BLANKET IN NATURE, NOT PLOTTABLE
26. DETROIT EDISON UNDERGROUND EASEMENT (RIGHT OF WAY) IN FAVOR OF THE DETROIT EDISON COMPANY AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 40528, PAGE 1643, AS TO PARCELS 1 AND 2. LOCATION NOT SPECIFICALLY DEFINED
27. TERMS AND CONDITIONS CONTAINED IN DECLARATION OF RESTRICTIVE COVENANTS AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 40739, PAGE 725, AS TO PARCELS 1 AND 2. BLANKET IN NATURE, NOT PLOTTABLE
28. TERMS AND CONDITIONS CONTAINED IN RECIPROCAL EASEMENT AND OPERATION AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 40740, PAGE 1, AS TO PARCELS 1 AND 2. BLANKET IN NATURE, NOT PLOTTABLE
29. TERMS AND CONDITIONS CONTAINED IN STORM WATER FACILITY MAINTENANCE AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 41232, PAGE 670, AS TO PARCELS 1 AND 2. INSTRUMENT NOT SPECIFICALLY DEFINED
30. DETROIT EDISON UNDERGROUND EASEMENT (RIGHT OF WAY) IN FAVOR OF THE DETROIT EDISON COMPANY AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 41631, PAGE 18, AS TO PARCEL 1. APPROXIMATELY AS SHOWN
31. PRIVATE SPONSORED PROJECT EASEMENT FOR WATER MAIN IN FAVOR OF THE CHARTER TOWNSHIP OF CANTON AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 42466, PAGE 61, AS TO PARCELS 1 AND 2. AS SHOWN
32. TERMS AND CONDITIONS CONTAINED IN RECIPROCAL EASEMENT AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 42691, PAGE 190, AS TO PARCEL 2. LOCATION NOT SPECIFICALLY DEFINED
33. PERMANENT EASEMENT AGREEMENT IN FAVOR OF THE WILLOW CREEK DRAINAGE DISTRICT AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 43643, PAGE 893, AS TO PARCELS 1 AND 2. AS SHOWN
34. EASEMENT IN FAVOR OF CHARTER TOWNSHIP OF CANTON AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 47376, PAGE 1043, AS TO PARCEL 1. AS SHOWN
35. EASEMENT IN FAVOR OF CHARTER TOWNSHIP OF CANTON AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 47376, PAGE 1283, AS TO PARCEL 2. AS SHOWN
36. DETROIT EDISON UNDERGROUND EASEMENT (RIGHT OF WAY) IN FAVOR OF THE DETROIT EDISON COMPANY AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 49606, PAGE 352, AS TO PARCEL 2. AS SHOWN
37. DETROIT EDISON UNDERGROUND EASEMENT (RIGHT OF WAY) IN FAVOR OF THE DETROIT EDISON COMPANY AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 49606, PAGE 356, AS TO PARCEL 1. AS SHOWN

ZONING INFORMATION

SITE ZONING: C-3 REGIONAL COMMERCIAL DISTRICT
 SETBACKS: FRONT- 85', REAR- 30', SIDE- 0' (ELIMINATED)
 MAX. BUILDING HEIGHT: 3 STORIES/35 FT.
 EXISTING BUILDING HEIGHTS: 1 STORY (34.8')
 PARKING REQUIRED: (554 PER APPROVED SITE PLAN)
 SHOPPING CENTERS-1 SPACE PER 250 SQ. FT.
 RESTAURANTS-1 SPACE PER 65 SQ. FT.
 PARKING PROVIDED: 602 SPACES
 NO BUILDING DENSITY REQUIREMENTS.
 GROSS COMBINED PARCEL AREA: 858,018 SQ. FT.

NOTE:

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.

NOTICE:

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

FLOOD INFORMATION:

A PORTION OF THE SITE LIES IN SPECIAL FLOOD HAZARD AREA ZONE AE - SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, BASE FLOOD ELEVATIONS DETERMINED, AND "OTHER FLOOD AREAS" ZONE X - AREA OF 0.2% ANNUAL FLOOD CHANCE; AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS LESS THAN 1 FOOT OR WITH DRAINAGE AREA LESS THAN ONE SQUARE MILE, PER FEMA FIRM MAP NUMBER 2616C0204E, DATED FEBRUARY 2, 2012

NOTES:

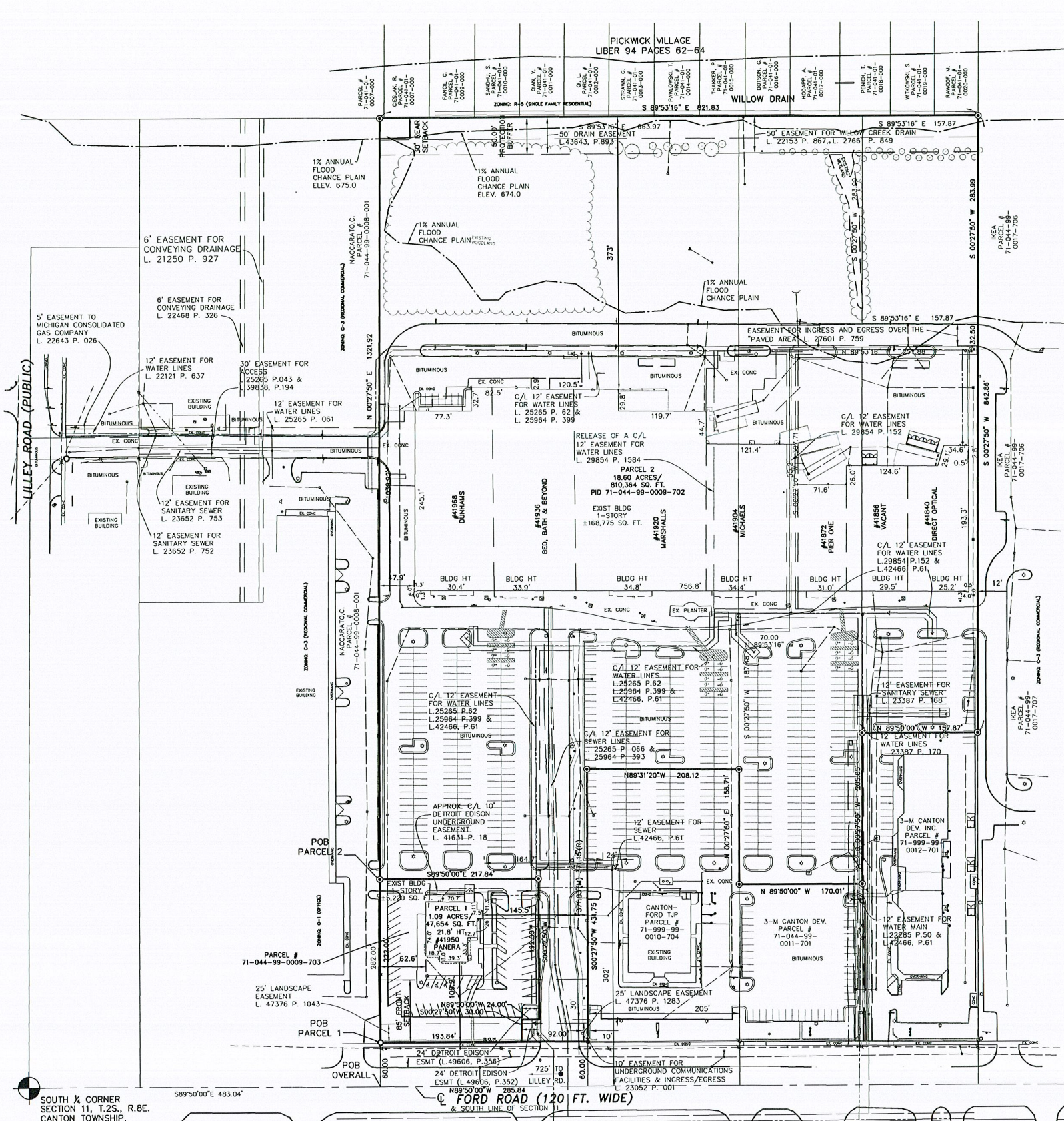
- NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITION.
- NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- NO OBSERVED EVIDENCE OF SITE BEING USED FOR SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- EVIDENCE OF WETLANDS AS SHOWN ON DRAWING.



CERTIFICATION:

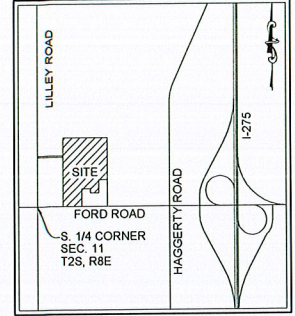
TO THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF MICHIGAN CERTIFIES TO
 - NATIONWIDE LIFE INSURANCE COMPANY
 - FORD LILLEY GROUP LLC
 - FIRST AMERICAN TITLE INSURANCE COMPANY
 THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 7(b)(2), 7(c), 8, 9, 10(a), 11(b), 13, 14, 16, 17, 18, 19 AND 21 OF TABLE A. THE FIELD WORK WAS COMPLETED ON 2-9-15.
 Ginger Michalski-Wallace 2-24-15
 GINGER MICHALSKI-WALLACE DATE
 PROFESSIONAL SURVEYOR NO. 47964
 EMAIL: GINGER@ALPINE-INC.NET

DATE:	2-12-15
DRAWN BY:	JRV
CHECKED BY:	GLM
FBK:	
CHG:	AC-SB
SCALE:	HOR 1"=80 FT. VER 1"=40 FT.
	03-205



LEGEND

- EX. FENCE
- FD. IRON PIPE/ROD UTILITY POLE
- EX. CATCH BASIN
- EX. MANHOLE
- EX. HYDRANT
- EX. WATER SHUTOFF
- EX. GATE VALVE
- EX. CLEAN OUT
- EX. END SECTION
- EX. AIR CONDITIONER
- EX. TRANSFORMER
- EX. LIGHT POLE
- EX. POWER LINES
- EX. FLOAPOLE
- EX. SIGN
- EXISTING STORM
- EXISTING WATER MAIN
- EXISTING SANITARY
- EXISTING GAS
- EX. TREE
- EX. PEDESTAL
- EX. GUY WIRE
- EX. TREE TAG
- EX. FLOOD PLAIN



NOTE:

PARCEL 1 AND PARCEL 2, AS DESCRIBED DO NOT INCLUDE THE 60 FOOT RIGHT OF WAY OF FORD ROAD. THE OVERALL DESCRIPTION DOES INCLUDE THE RIGHT OF WAY OF FORD ROAD.

DESCRIPTIONS PER TITLE COMMITMENT NO. 688380, DATED 12-17-14:

PARCEL 1:
 PART OF THE SOUTHEAST 1/4 OF SECTION 11, TOWN 2 SOUTH, RANGE 8 EAST, CANTON TOWNSHIP, WAYNE COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 11; THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS EAST 483.04 FEET ALONG THE SOUTH LINE OF SAID SECTION 11 AND THE CENTERLINE OF FORD ROAD (120 FEET WIDE); THENCE NORTH 00 DEGREES 27 MINUTES 50 SECONDS EAST 60.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 27 MINUTES 50 SECONDS EAST 222.00 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS EAST 217.84 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 50 SECONDS WEST 192.00 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS WEST 24.00 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 50 SECONDS WEST 30.00 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS WEST 193.84 FEET ALONG THE NORTH LINE OF SAID FORD ROAD TO POINT OF BEGINNING.

TAX ITEM NO. 71-044-99-0009-703

PARCEL 2:
 PART OF THE SOUTHEAST 1/4 OF SECTION 11, TOWN 2 SOUTH, RANGE 8 EAST, CANTON TOWNSHIP, WAYNE COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 11; THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS EAST 483.04 FEET ALONG THE SOUTH LINE OF SAID SECTION 11 AND THE CENTERLINE OF FORD ROAD (120 FEET WIDE); THENCE NORTH 00 DEGREES 27 MINUTES 50 SECONDS EAST 282.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 27 MINUTES 50 SECONDS EAST 1039.92 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 16 SECONDS EAST 821.83 FEET ALONG THE SOUTH LINE OF PICKWICK VILLAGE SUBDIVISION, AS RECORDED IN LIBER 94 OF PLATS, PAGES 62, 63 AND 64, WAYNE COUNTY RECORDS; THENCE SOUTH 00 DEGREES 27 MINUTES 50 SECONDS WEST 842.86 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS WEST 157.87 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 50 SECONDS WEST 205.85 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS WEST 170.01 FEET; THENCE NORTH 00 DEGREES 27 MINUTES 50 SECONDS EAST 156.71 FEET; THENCE NORTH 89 DEGREES 31 MINUTES 20 SECONDS WEST 208.12 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 50 SECONDS WEST 371.83 FEET (RECORDED AS 371.15 FEET); THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS WEST 92.00 FEET ALONG THE NORTH LINE OF SAID FORD ROAD; THENCE NORTH 00 DEGREES 27 MINUTES 50 SECONDS EAST 30.00 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS EAST 24.00 FEET; THENCE NORTH 00 DEGREES 27 MINUTES 50 SECONDS EAST 192.00 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS WEST 217.84 FEET TO THE POINT OF BEGINNING.

TAX ITEM NO. 71-044-99-0009-702

ABOVE PARCELS DESCRIBED BY SURVEY AS FOLLOWS:
 PART OF THE SOUTHEAST 1/4 OF SECTION 11, TOWN 2 SOUTH, RANGE 8 EAST, CANTON TOWNSHIP, WAYNE COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 11; THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS EAST 483.04 FEET ALONG THE SOUTH LINE OF SAID SECTION 11 AND THE CENTERLINE OF FORD ROAD (120 FEET WIDE) TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 27 MINUTES 50 SECONDS EAST 1321.92 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 16 SECONDS EAST 821.83 FEET ALONG THE SOUTH LINE OF PICKWICK VILLAGE SUBDIVISION, AS RECORDED IN LIBER 94 OF PLATS, PAGES 62, 63 AND 64, WAYNE COUNTY RECORDS; THENCE SOUTH 00 DEGREES 27 MINUTES 50 SECONDS WEST 842.86 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS WEST 157.87 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 50 SECONDS WEST 205.85 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS WEST 170.01 FEET; THENCE NORTH 00 DEGREES 27 MINUTES 50 SECONDS EAST 156.71 FEET; THENCE NORTH 89 DEGREES 31 MINUTES 20 SECONDS WEST 208.12 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 50 SECONDS WEST 371.83 FEET (RECORDED AS 371.15 FEET); THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS WEST 92.00 FEET ALONG THE NORTH LINE OF SAID FORD ROAD; THENCE NORTH 00 DEGREES 27 MINUTES 50 SECONDS EAST 30.00 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS EAST 24.00 FEET; THENCE NORTH 00 DEGREES 27 MINUTES 50 SECONDS EAST 192.00 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS WEST 217.84 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART LYING WITHIN FORD ROAD.

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE SOUTH LINE OF SECTION 11 BEING N89°50'00"W PER DEEDS OF RECORD.

ALPINE ENGINEERING, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 46892 WEST ROAD
 NOVATA, MICHIGAN 48377
 (248) 926-3701 (BUS)
 (248) 926-2100 (FAX)
 WWW.ALPINE-INC.NET

SCHONSHECK, INC.
 CLIENT:

ALTA/ACSM LAND TITLE SURVEY
 METROPOLITAN TITLE COMPANY NO. CM-22507
 TOWNSHIP: 2 S
 RANGE: 8 E
 SECTION: 11

REVISIONS

DATE: 2-12-15
 DRAWN BY: JRV
 CHECKED BY: GLM
 FBK:
 CHG: AC-SB
 SCALE: HOR 1"=80 FT. VER 1"=40 FT.

1/2

