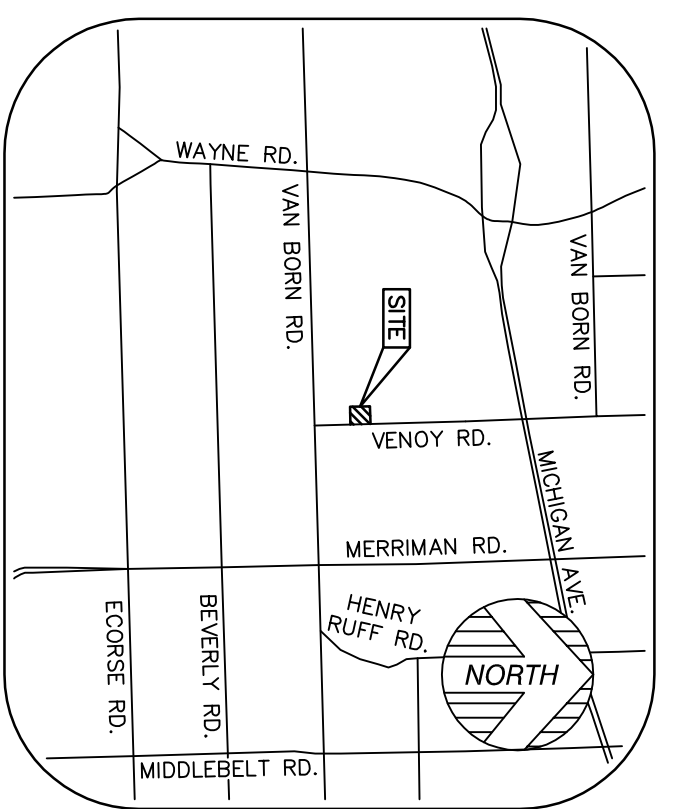


ALTA/NSPS LAND TITLE SURVEY



VICINITY MAP
(NOT TO SCALE)

PARKING
HANDICAP PARKING = 12 STALLS
STANDARD PARKING = 308 STALLS

PARCEL AREA
1,423,728.9 SQUARE FEET = 32.6844 ACRES

BASIS OF BEARING
SOUTH 02°26'09" EAST, BEING MICHIGAN STATE PLANE
COORDINATES SOUTH ZONE

BENCHMARK

SITE BENCHMARK #1: WEST OF MAINTENANCE BUILDING.
ELEV. = 652.22' (NAVD83)
SITE BENCHMARK #2:
NORTH FACE OF A 30" OAK TREE 300.4' EAST OF
THE NORTHWEST CORNER AND 40.1' SOUTH OF THE NORTH LINE.
ELEV. = 650.05' (NAVD83)
SITE BENCHMARK #3:
ARROW ON HYDRANT NORTHWEST OF MAIN BUILDING.
ELEV. = 653.80' (NAVD83)

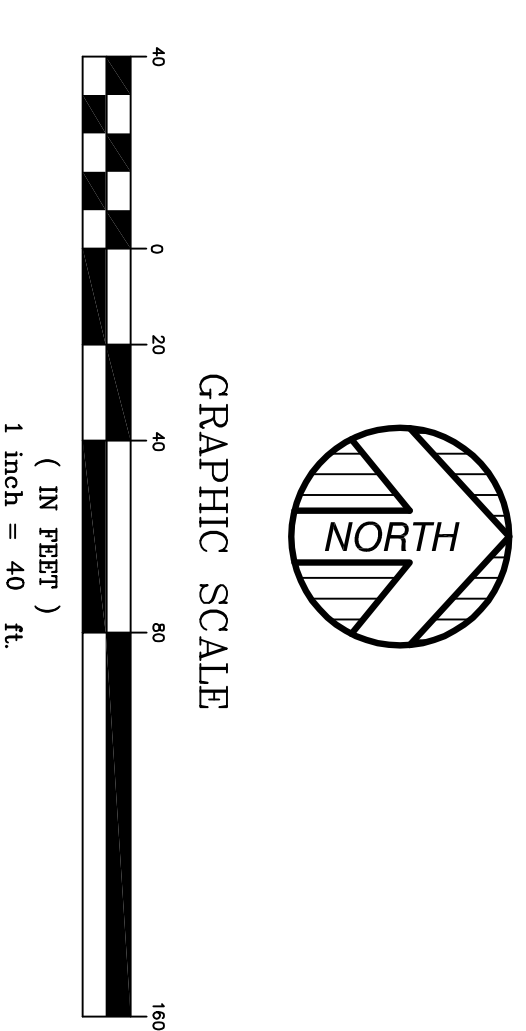
LEGEND

- SET 1/2" REBAR WITH CAP P.S. 32341
- FOUND MONUMENT (AS NOTED)
- (R&M) RECORD AND MEASURED DIMENSION
- (R) RECORD AND MEASURED DIMENSION
- (M) MEASURED DIMENSION
- ⊗ GROUND POINT
- ⊙ ELECTRIC MANHOLE
- ⊙ ELECTRIC METER
- ⊙ ELECTRIC PANEL
- ⊙ TRANSFORMER
- ⊙ UTILITY POLE
- ⊙ GAS METER
- ⊙ GAS VALVE
- ⊙ PUBLIC LIGHTING MANHOLE
- ⊙ TELEPHONE MANHOLE
- ⊙ TELEPHONE RISER
- ⊙ CLEANOUT
- ⊙ SANITARY MANHOLE
- ⊙ ROUND CATCH BASIN
- ⊙ SQUARE CATCH BASIN
- ⊙ STORM DRAIN MANHOLE
- ⊙ FINE HYDRANT
- ⊙ FIRE DEPARTMENT CONNECTION
- ⊙ WATER GATE MANHOLE
- ⊙ WATER PUMP
- ⊙ WATER VALVE
- ⊙ UNKNOWN MANHOLE
- ⊙ AIR CONDITIONING UNIT
- ⊙ BOLLARD
- ⊙ FLAGPOLE
- ⊙ LIGHTPOST/LAMP POST
- ⊙ SINGLE POST SIGN
- ⊙ DOUBLE POST SIGN
- ⊙ HANDICAP PARKING
- ⊙ DECIDUOUS TREE
- ⊙ CONIFEROUS TREE
- PARCEL BOUNDARY LINE
- ADJACENT PARCEL LINE
- SECTION LINE
- BUILDING
- BUILDING OVERHANG
- BUILDING HATCH
- CONCRETE CURB
- PARKING
- EDGE OF BRUSH
- EDGE OF CONCRETE (CONC.)
- EDGE OF ASPHALT (ASPH.)
- EDGE OF STONE
- EDGE OF BRICK
- FENCE (AS NOTED)
- WALL (AS NOTED)
- OVERHEAD UTILITY LINE
- GAS LINE
- SANITARY LINE
- D STORM LINE
- W WATER LINE
- CONTOUR MAP
- EDGE OF WATER
- MATCHLINE



SEE SHEET 1 OF 4

SEE SHEET 4 OF 4



PROPERTY DESCRIPTION

LAND SITUATED IN THE CITY OF WAYNE, WAYNE COUNTY, MICHIGAN,
DESCRIBED AS:
THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWN 2 SOUTH,
RANGE 3 EAST EXCEPT THEREFROM THE SOUTH 60 FEET THEREOF;
THE NORTH 1057.20 FEET THEREOF; THE EAST 60 FEET THEREOF; THE
NORTH 600 FEET OF THE SOUTH 600 FEET OF THE WEST 750 FEET OF THE
EAST 600 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34.

SURVEYOR'S NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THE LOCATION OF ANY UNDERGROUND 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 HE DOES CERTIFY THAT HE HAS MADE A REASONABLE ATTEMPT TO LOCATE ALL UTILITIES SHOWN. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.
2. SEE SHEET 3 FOR COMPLETE MANHOLE SCHEDULE.

TITLE REPORT NOTE

ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE OLD REPUBLIC NATIONAL TITLE COMPANY COMMITMENT NO. 1540668, DATED AUGUST 28, 2017, AND THE KEM-TEC & ASSOCIATES SURVEY REPORT DATED AUGUST 28, 2017, AND RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.

2. QUIT CLAIM DEED RECORDED SEPTEMBER 20, 2001 IN LIBER 3494, PAGE 1584, SUBJECT PROPERTY TO THE CHARTER COUNTY OF WAYNE AND THE WAYNE REGIONAL EDUCATIONAL SERVICE AGENCY AS TENANTS IN COMMON. (SEE DOCUMENT FOR TERMS AND CONDITIONS)

8. TERMS AND CONDITIONS CONTAINED IN THE QUIT CLAIM DEED, AS RECORDED IN LIBER 9233, PAGE 299. (SEE DOCUMENT FOR TERMS AND CONDITIONS, SPECIFIC LOCATION OF EASEMENTS NOT DESCRIBED)

9. TERMS AND CONDITIONS CONTAINED IN JUDGMENT ON THE DECLARATION OF TAKING, AS RECORDED IN LIBER 6122, PAGE 231, AND IN JUDGMENT IN CONDEMNATION, AS RECORDED IN LIBER 6409, PAGE 238. (SEE DOCUMENT FOR TERMS AND CONDITIONS)

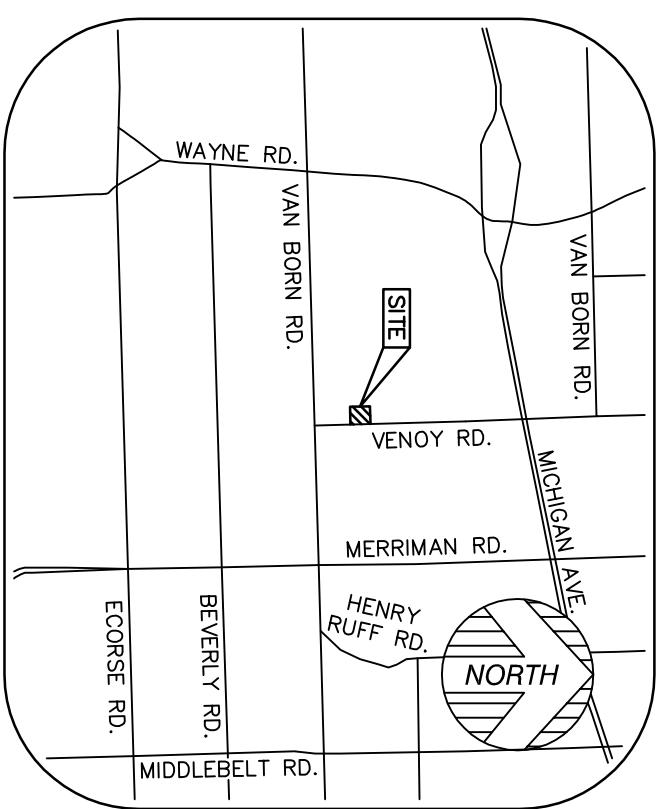
10. EASEMENT IN FAVOR OF THE BOARD OF COUNTY ROAD COMMISSIONERS OF WAYNE COUNTY, AS RECORDED IN LIBER 13950, PAGE 424. (AS CONTAINED IN INSTRUMENT RECORDED IN LIBER 13950, PAGE 424. (AS SHOWN))

KEM-TEC & ASSOCIATES
PROFESSIONAL SURVEYORS
17555 ORCHARD DRIVE, EASTWIND, MICHIGAN 48025
(986)772-2222 • (800)295-7222 • FAX (986)772-4048

PREPARED FOR: SENIOR ALLIANCE, INC.
DATE: JUNE 14, 2017 JOB #: 17-01752
SCALE: 1" = 40' SHEET: 2 OF 4
DRAWN BY: NS REV:

ALTA/NSPS LAND TITLE SURVEY

SEE SHEET 2 OF 4



VICINITY MAP
(NOT TO SCALE)

PARKING
HANDICAP PARKING = 12 STALLS
STANDARD PARKING = 308 STALLS

PARCEL AREA
1,423,728.4 SQUARE FEET = 32.6844 ACRES

BASIS OF BEARING
SOUTH 02°36'09" EAST, BEING THE NORTH-SOUTH LINE
OF SECTION 34, AS SHOWN

BENCHMARK

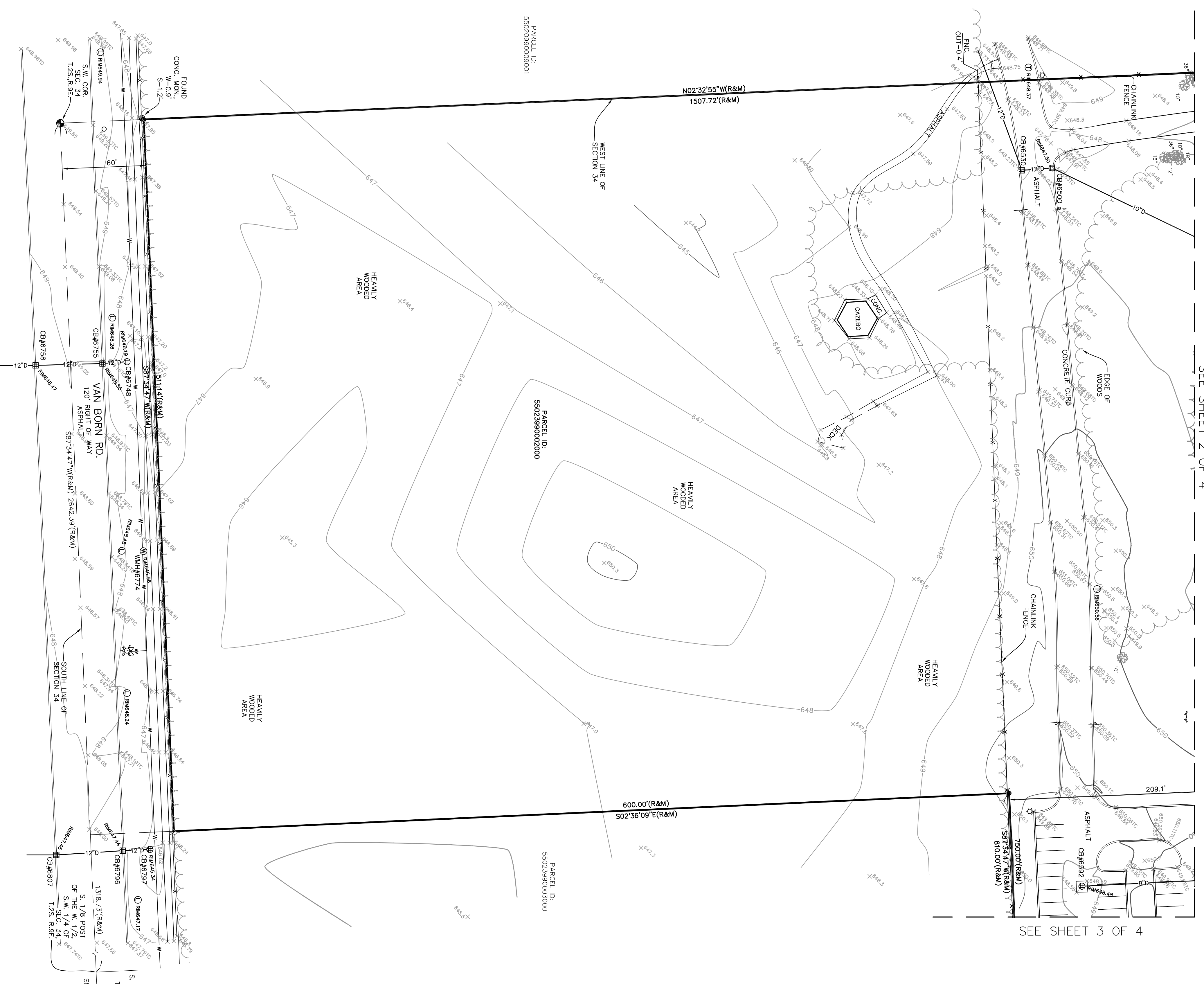
SITE BENCHMARK #1: WEST OF MAINTENANCE BUILDING,
ARROW ON HYDRANT (NAVD83)
ELEV. = 652.22 (NAVD83)

SITE BENCHMARK #2:
TAG NAIL IN THE SOUTH FACE OF A 30" OAK TREE 300.1' EAST OF
THE BENCHMARK AND 40.2' SOUTH OF THE NORTH LINE.
ELEV. = 650.05 (NAVD83)

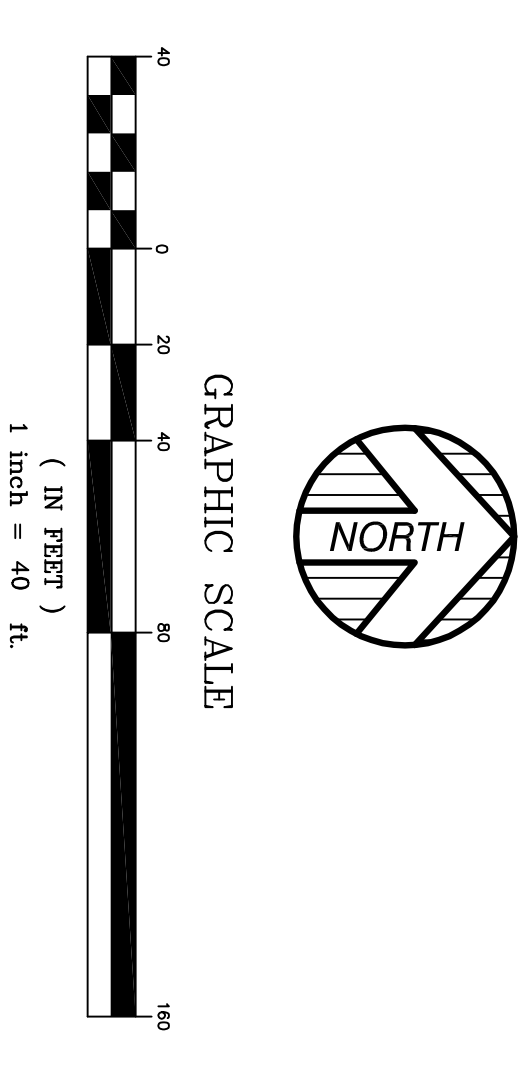
SITE BENCHMARK #3:
SOUTH CORNER OF MAIN BUILDING,
ARROW ON HYDRANT (NAVD83)
ELEV. = 653.80 (NAVD83)

LEGEND

●	SET 1/2" REBAR WITH CAP P.S. 32341
○	FOUND MONUMENT (AS NOTED)
◉	FOUND SECTION CORNER (AS NOTED)
(R&M)	RECORD AND MEASURED DIMENSION
(R)	RECORD DIMENSION
(M)	MEASURED DIMENSION
×	GROUND POINT
⊙	ELECTRIC MANHOLE
⊙	ELECTRIC METER
⊙	ELECTRIC PANEL
⊙	ELECTRIC RISER
⊙	TRANSFORMER
⊙	UTILITY POLE
⊙	GAS MANHOLE
⊙	GAS METER
⊙	GAS VALVE
⊙	PUBLIC LIGHTING MANHOLE
⊙	TELEPHONE MANHOLE
⊙	TELEPHONE RISER
⊙	CLEANOUT
⊙	SANITARY MANHOLE
⊙	ROUND CATCH BASIN
⊙	SQUARE CATCH BASIN
⊙	STORM DRAIN MANHOLE
⊙	FIRE HYDRANT
⊙	FIRE DEPARTMENT CONNECTION
⊙	WATER GATE MANHOLE
⊙	WATER PUMP
⊙	WATER VALVE
⊙	UNKNOWN MANHOLE
⊙	AIR CONDITIONING UNIT
⊙	BOLLARD
⊙	FLAGPOLE
⊙	LIGHTPOST/LAMP POST
⊙	SINGLE POST SIGN
⊙	DOUBLE POST SIGN
⊙	HANDICAP PARKING
⊙	DECIDUOUS TREE
⊙	CONIFEROUS TREE
⊙	PARCEL BOUNDARY LINE
⊙	ADJACENT PARCEL LINE
⊙	SECTION LINE
⊙	EASEMENT (AS NOTED)
⊙	BUILDING
⊙	BUILDING OVERHANG
⊙	BUILDING HATCH
⊙	CONCRETE CURB
⊙	PARKING
⊙	EDGE OF BRUSH
⊙	EDGE OF CONCRETE (CONC.)
⊙	EDGE OF ASPHALT (ASPH.)
⊙	EDGE OF STONE
⊙	EDGE OF BRICK
⊙	FENCE (AS NOTED)
⊙	WALL (AS NOTED)
⊙	OVERHEAD UTILITY LINE
⊙	GAS LINE
⊙	SANITARY LINE
⊙	STORM LINE
⊙	WATER LINE
⊙	CONTOUR MAJOR
⊙	EDGE OF WATER
⊙	MATCHLINE



SEE SHEET 3 OF 4



PROPERTY DESCRIPTION

LAND SITUATED IN THE CITY OF WAYNE, WAYNE COUNTY, MICHIGAN,
DESCRIBED AS:
THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 2 SOUTH,
RANGE 3 EAST, BUT EXCEPTING THEREFROM THE SOUTH 60 FEET THEREOF,
THE NORTH 1057.20 FEET THEREOF, THE EAST 60 FEET THEREOF, THE
NORTH 600 FEET OF THE SOUTH 600 FEET OF THE WEST 750 FEET OF THE
EAST 600 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34,

SURVEYORS NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO WARRANTY AS TO THE ACCURACY OF THE LOCATION OF ANY UNDERGROUND UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE ACCURATELY LOCATED AS SHOWN OR THAT THE INFORMATION AVAILABLE TO THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.
2. SEE SHEET 3 FOR COMPLETE MANHOLE SCHEDULE.

TITLE REPORT NOTE

ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE OLD REPUBLIC NATIONAL TITLE COMPANY COMMENT NO. 1540868, DATED AUGUST 28, 2017, AND THE OLD REPUBLIC NATIONAL TITLE COMPANY COMMENT NO. 1540868, DATED AUGUST 28, 2017, AND RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.

2. QUIT CLAIM DEED RECORDED SEPTEMBER 20, 2001 IN LIBER 34804, PAGE 229, AND QUIT CLAIM DEED RECORDED SEPTEMBER 20, 2001 IN LIBER 34804, PAGE 230, SUBJECT PROPERTY TO THE CHARTER COUNTY OF WAYNE AND THE WAYNE REGIONAL EDUCATIONAL SERVICE AGENCY AS TENANTS IN COMMON. (SEE DOCUMENT FOR TERMS AND CONDITIONS)

8. TERMS AND CONDITIONS CONTAINED IN THE QUIT CLAIM DEED, AS RECORDED IN LIBER 9233, PAGE 299. (SEE DOCUMENT FOR TERMS AND CONDITIONS, SPECIFIC LOCATION OF EASEMENTS NOT DESCRIBED)

9. TERMS AND CONDITIONS CONTAINED IN JUDGMENT ON THE DECLARATION OF TAKING, AS RECORDED IN LIBER 6122, PAGE 231, AND IN JUDGMENT IN CONDEMNATION, AS RECORDED IN LIBER 6409, PAGE 238. (SEE DOCUMENT FOR TERMS AND CONDITIONS)

10. EASEMENT IN FAVOR OF THE BOARD OF COUNTY ROAD COMMISSIONERS OF WAYNE COUNTY, AS SHOWN IN THE INSTRUMENT RECORDED IN LIBER 15891, PAGE 420. (AS SHOWN)



KEM-TEC & ASSOCIATES
192556 EASTWIND AVE. EASTWIND, MICHIGAN 48025
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PREPARED FOR: THE SENIOR ALLIANCE, INC.

DATE: JUNE 14, 2017 JOB #: 17-01752

SCALE: 1" = 40' SHEET: 4 OF 4

DRAWN BY: NS REV: