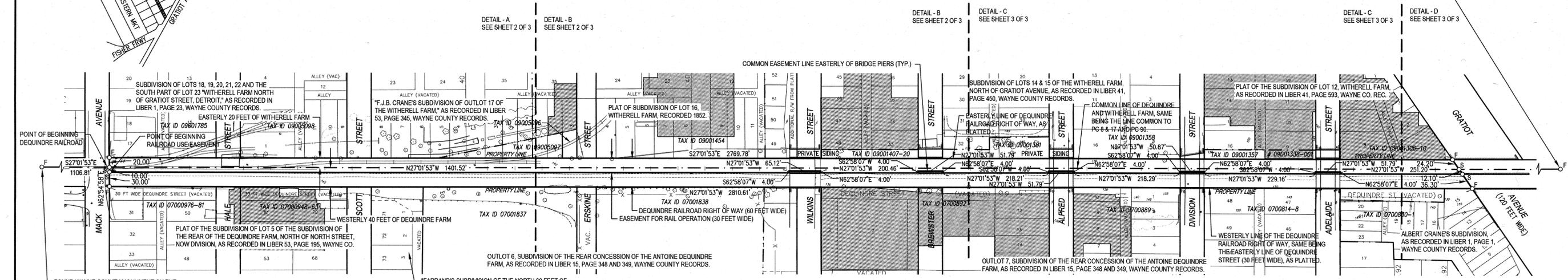
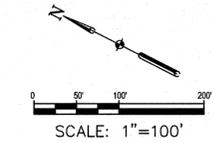


ALTA TITLE SURVEY

PART OF THE DEQUINDRE CUT RAILROAD RIGHT OF WAY

LOCATED WITHIN THE EASTERLY 40 FEET OF A PORTION OF THE ANTOINE DEQUINDRE FARM (PRIVATE CLAIM 8 & 17), AND WITHIN THE WESTERLY 20 FEET OF A PORTION OF THE WITHERELL FARM (PRIVATE CLAIM 90), CITY OF DETROIT, WAYNE COUNTY, MICHIGAN

FOUND WAYNE COUNTY MONUMENT ON THE COMMON LINE OF THE DEQUINDRE AND WITHERELL FARMS, ALSO BEING THE COMMON LINE OF PRIVATE CLAIM 8 & 17 AND 90, AND THE CENTERLINE OF ALEXANDRINE STREET LATERALLY, AS RECORDED IN LIBER 30836, PAGE 36, WAYNE CO. REMON.



FOUND WAYNE COUNTY MONUMENT ON THE COMMON LINE OF DEQUINDRE AND WITHERELL FARMS, ALSO BEING THE COMMON LINE OF PRIVATE CLAIM 8 & 17 AND 90, AND THE CENTERLINE OF ALEXANDRINE STREET LATERALLY, AS RECORDED IN LIBER 30836, PAGE 34, WAYNE CO. REMON.

FARRAND'S SUBDIVISION OF THE NORTH 60 FEET OF OUTLOT 6 OF THE DEQUINDRE FARM, AS RECORDED IN LIBER 12, PAGE 64, WAYNE COUNTY RECORDS.

OUTLOT 7, SUBDIVISION OF THE REAR CONCESSION OF THE ANTOINE DEQUINDRE FARM, AS RECORDED IN LIBER 15, PAGE 348 AND 349, WAYNE COUNTY RECORDS.

WESTERLY LINE OF THE DEQUINDRE RAILROAD RIGHT OF WAY, SAME BEING THE EASTERLY LINE OF DEQUINDRE STREET (30 FEET WIDE), AS PLATTED.

SCHEDULE B EXCEPTIONS:

- 1. Any discrepancies or conflicts in boundary lines, any shortages in area, or any encroachment or overlapping of improvements.
2. Any facts, rights, interest or claims which are not shown by the public record but which could be ascertained by an accurate survey of the land or by making inquiry of persons in possession thereof.
3. Easements, liens, or encumbrances or claims thereof, which are not shown by the public record.
4. Any lien, or right to a lien, for services, labor or material imposed by law and not shown by the public record.
5. Taxes and assessments due and payable subsequent to Commitment date.
6. Rights of tenants now in possession of the land under unrecorded leases or otherwise.
7. Current and delinquent water and sewer charges.
8. Financing Statement filed by Detroit Connecting Railroad Company, Debtor and Michigan Department of Transportation, Secured Party as recorded on April 21, 2009, in Liber 47872, Page 121, Wayne County Records.
9. Subject to the terms and conditions of the Grant dated April 2, 1836, recorded March 19, 1842, recorded in Liber 14 of City Records, Page 7, from Clark Brown, to Detroit and Pontiac Railroad Company, covering a Right-of-Way 100 feet wide being 50 feet on each side from the center of said Railroad track, Wayne County Records.
10. Subject to the terms and conditions of the Petition approved February 12, 1855, in the Matter of Detroit Monroe & Toledo Railroads, as disclosed in the Law File 7059 1/2, Wayne County Records.
11. Agreement and Plan of Merger, dated June 26, 1981, recorded December 8, 1981, in Liber 21299, Page 632, Wayne County Records.
12. Memorandum of Lease Granted to Litel Telecommunications Corporation, and the terms and conditions contained therein as disclosed by instrument recorded in Liber 23569, Page 388, and Assignment recorded in Liber 24473, Page 948, Wayne County Records. The fiber facility is illustrated on the plan view drawing.
13. Easement Granted to City of Detroit for Water Main, and the terms and conditions contained therein as disclosed by instrument recorded in Liber 14452, Page 751, Wayne County Records.
14. Lease Granted to Mutual Single Corp. for Telecommunications Transmission System, and the terms and conditions contained therein as disclosed by instrument recorded in Liber 22711, Page 726, Wayne County Records. The fiber facility is illustrated but not identified. The easement is a blanket easement over the entire parcel.
15. Right-of-Way Occupancy Agreement Granted to US Sprint Communications Company, and the terms and conditions contained therein as disclosed by instrument recorded in Liber 25284, Page 292, Wayne County Records. The fiber facility is illustrated but not identified. The easement is a blanket easement over the entire parcel.
16. Reservation of mineral rights contained in deed recorded on August 13, 1999, in Liber 30268, Page 3035, Wayne County Records.
17. Restrictions and any other terms, covenants and conditions disclosed by instrument recorded in Liber 30268, Page 3035, and in Liber 32725, Page 76, Wayne County Records.
18. Access Easement Agreement Granted to Grand Trunk Western Railroad Incorporated, and the terms and conditions contained therein as disclosed by instrument recorded in Liber 30268, Page 3040, Wayne County Records.
19. Easement for public utilities over that part of subject property within the vacated streets as set forth in Liber 21550, Page 274, Wayne County Records. Property contained in this description is excluded from the surveyed legal description.
20. Resolution Vacating part of Dequindre Avenue, recorded in Liber 16044, Page 909, Wayne County Records. Property contained in this description is excluded from the surveyed legal description.
21. Building and use restrictions and easements of record.

LEGAL DESCRIPTION PER TITLE COMMITMENT OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 1104135, DATED OCTOBER 15, 2011

Land in the City of Detroit, County of Wayne, State of Michigan, described as: (LaMont Title Commitment No. 1104135, Dated October 15, 2011)

All that part of the following described land lying North of Gratiot Street and South of Mack Avenue, being described as: All the right of way and property of the Grand Trunk Western Railroad Incorporated's Holly Subdivision (Dequindre Line) that extends in a general Northerly direction in the City of Detroit, Wayne County, Michigan, said right of way varying in width and irregular in shape including any and all trackage, buildings, fences, culverts, bridges and signals as well as all other improvements and fixtures situated thereon in Private Claim No. 90 of Witherell Farms and Private Claim Nos. 8&17 of Dequindre Farms beginning on the Northerly line of Gratiot Avenue (120 feet wide) and extending northerly through Fractional Sections 29 and 32, T1S, R12E, ending on a line 75 feet northerly of the Northerly line of East Grand Boulevard (150 feet wide). EXCEPTING THEREFROM a parcel of land described as: Commencing at a point 20 feet Easterly of the Westerly line of the Witherell Farm (right angle measurements) and at a point 9.27 feet Northerly of the North line of Out Lot 32 thereof, said point being marked by a stake and being in the Easterly line of right-of-way of the Detroit, Grand Haven and Milwaukee Railway Company, as heretofore owned and occupied; thence Easterly on a line parallel to said North line of Lot 32, a distance of 173 feet to a stake; thence Southerly parallel with the said Westerly farm line, a distance of 1079.18 feet to a stake in Out Lot 30 of said farm; thence Westerly 173 feet to the said boundary of the Detroit, Grand Haven and Milwaukee Railway Company, which is 20 feet Easterly of the West line of farm; thence Northerly on last mentioned line 1079.18 feet to the Place of Beginning, said Westerly line of land hereby conveyed being now marked by the stubs of a row of fence posts and by a line of telegraph poles. ALSO, all that part of Dequindre Street, so-called, lying Northerly of the North line of Ferry Avenue, if extended Westerly, and Southerly of the North line of Medbury Avenue, if extended Westerly, previously described as the Westerly 20 feet of the Witherell Farm.

MORE PARTICULARLY DESCRIBED BY SURVEY:

All that part of the Easterly forty feet (40 feet) of the Antoine Dequindre Farm, same being Private Claim 8 & 17, and the Westerly twenty feet (20 feet) of the Witherell Farm, same being Private Claim 90, located in the City of Detroit, Wayne County, Michigan, being more particularly described as:

Commencing at a point on the line common of the Antoine Dequindre Farm (Private Claim 8 & 17) and the Witherell Farm (Private Claim 90), located at the intersection of the centerline of Alexandrine Street as monumented by a Wayne County Remonumentation monument recorded in Liber 30836, Page 34, Wayne County Records; thence along the common line of said Dequindre and Witherell Farms, said line being common to Private Claim 8 & 17 and Private Claim 90, S27°01'53"E 1106.81 feet to a set iron pipe on the Southerly right of way of Mack Avenue as platted in Liber 1, Page 23, Wayne County Records, said point being the POINT OF BEGINNING; thence along the Southerly right of way of Mack Avenue, N62°54'58"E 20.00 feet to a set iron pipe on the Easterly Dequindre railroad right of way, said point being distant from the common farm line and private claim line by twenty feet; thence along the Easterly line of the Dequindre railroad right of way, parallel to the common line of the Dequindre and Witherell Farms and the common line of Private Claim 8 & 17 and Private Claim 90, S27°01'53"E 2769.78 feet to a set iron pipe on the Northerly right of way of Gratiot Avenue (120 feet wide); thence along the Northerly Gratiot Right of way, S28°41'59"W 72.60 feet to a set iron pipe at the intersection of the Northerly Gratiot Avenue right of way and the West line of the Dequindre railroad right of way, said point being distant forty feet (40 feet), as measured perpendicularly from the common line of the Dequindre and Witherell Farms and the common line of Private Claim 8 & 17 and Private Claim 90; thence along the Westerly line of the Dequindre railroad right of way, parallel with the Easterly line of the line common to the Dequindre and Witherell Farms and Private Claim 8 & 17 and Private Claim 90, N27°01'53"W 2810.61 feet to a set iron pipe on the Southerly Mack Avenue right of way, said point being distant forty feet (40 feet), measured perpendicularly from the line common to the Dequindre and Witherell Farms and Private Claim 8 & 17 and Private Claim 90; thence along the Southerly Mack Avenue right of way, N62°54'58"E 40.00 feet to a point on the common line of the Dequindre and Witherell Farms and Private Claim 8 & 17 and Private Claim 90, said point being the Point of Beginning, containing 3.84 Acres of land, more or less.

SUBJECT TO THE FOLLOWING EASEMENT FOR RAILROAD OPERATION, BEING DESCRIBED AS FOLLOWS:

All that part of the Easterly forty feet (40 feet) of the Antoine Dequindre Farm, same being Private Claim 8 & 17, and the Westerly twenty feet (20 feet) of the Witherell Farm, same being Private Claim 90, located in the City of Detroit, Wayne County, Michigan, being more particularly described as:

Commencing at a point on the common to the Antoine Dequindre Farm (Private Claim 8 & 17) and the Witherell Farm (Private Claim 90), located at the intersection of the centerline of Alexandrine Street as monumented by a Wayne County Remonumentation monument recorded in Liber 30836, Page 34, Wayne County Records; thence along the common line of said Dequindre and Witherell Farms, said line being common to Private Claim 8 & 17 and Private Claim 90 hereinafter referred to as the common farm and claim line, S27°01'53"E 1106.81 feet to a set iron pipe on the Southerly Mack Avenue right of way as platted in Liber 1, Page 23, Wayne County Records, said point being the POINT OF BEGINNING; thence along the Southerly right of way of Mack Avenue, N62°54'58"E 20.00 feet to a set iron pipe on the Easterly Dequindre railroad right of way, said point being distant from the common farm and claim line by twenty feet; thence along the easterly line of the Dequindre railroad right of way, parallel to the common farm and claim line, S27°01'53"E 2769.78 feet to a found iron pipe on the Northerly Gratiot Avenue right of way (120 feet wide); thence along the Northerly Gratiot Avenue right of way, S28°41'59"W 36.30 feet to a set iron pipe; thence N27°01'53"W 251.20 feet parallel and distant westerly 10.00 feet from the common farm and claim line; thence N62°58'07"E 4.00 feet; thence N27°01'53"W 51.79 feet; thence S62°58'07"W 4.00 feet; thence N27°01'53"W 218.29 feet parallel and distant 10.00 feet from the common farm and claim line; thence N62°58'07"E 4.00 feet; thence N27°01'53"W 51.79 feet; thence S62°58'07"W 4.00 feet; thence N27°01'53"W 218.21 feet parallel and distant 10.00 feet from the common farm and claim line; thence N62°58'07"E 4.00 feet; thence N27°01'53"W 51.79 feet; thence S62°58'07"W 4.00 feet; thence N27°01'53"W 200.46 feet parallel and distant 10.00 feet from the common farm and claim line; thence N62°58'07"E 4.00 feet; thence N27°01'53"W 65.12 feet; thence S62°58'07"W 4.00 feet; thence N27°01'53"W 1401.52 feet parallel and distant 10.00 feet from the common farm and claim line, to a set iron pipe on the Southerly Mack Avenue right of way; thence along the Southerly Mack Avenue right of way N62°54'58"E 10.00 feet to the Point of Beginning, containing 1.89 Acres of land, more or less.

RESULTING IN A REMAINDER SURVEYED DESCRIPTION FOR GREENWAY TRAIL PURPOSES, BEING DESCRIBED AS FOLLOWS:

All that part of the Easterly forty feet (40 feet) of the Antoine Dequindre Farm, same being Private Claim 8 & 17, located in the City of Detroit, Wayne County, Michigan, being more particularly described as:

Commencing at a point on the common line of the Antoine Dequindre Farm (Private Claim 8 & 17) and the Witherell Farm (Private Claim 90), located at the intersection of the centerline of Alexandrine Street as monumented by a Wayne County Remonumentation monument recorded in Liber 30836, Page 34, Wayne County Records; thence along the common line of said Dequindre and Witherell Farms, said line being common to Private Claim 8 & 17 and Private Claim 90 hereinafter referred to as the common farm and claim line, S27°01'53"E 1106.81 feet to a set iron pipe on the Southerly Mack Avenue right of way as platted in Liber 1, Page 23, Wayne County Records; thence along the Southerly right of way of Mack Avenue, S62°54'58"W 10.00 feet to set iron pipe, said point being the POINT OF BEGINNING; S27°01'53"E 1401.52 feet; thence N62°58'07"E 4.00 feet; thence S27°01'53"E 65.12 feet; thence S62°58'07"W 4.00 feet; thence S27°01'53"E 200.46 feet; thence N62°58'07"E 4.00 feet; thence S27°01'53"E 51.79 feet; thence S62°58'07"W 4.00 feet; thence S27°01'53"E 218.21 feet; thence N62°58'07"E 4.00 feet; thence S27°01'53"E 51.79 feet; thence S62°58'07"W 4.00 feet; thence S27°01'53"E 218.29 feet parallel and distant 10.00 feet from the common farm and claim line; thence N62°58'07"E 4.00 feet; thence S27°01'53"W 51.79 feet; thence S62°58'07"W 4.00 feet; thence S27°01'53"W 218.29 feet parallel and distant 10.00 feet from the common farm and claim line; thence N62°58'07"E 4.00 feet; thence S27°01'53"W 251.20 feet to a set iron pipe on the northerly Gratiot Avenue right of way (120 feet wide); thence along the Gratiot Avenue right of way, S28°41'59"W 36.30 feet to a point on the West line of the Dequindre railroad right of way; thence along the westerly line of said Dequindre railroad right of way, N27°01'53"W 2810.61 feet to a set iron pipe on the southerly Mack Avenue right of way; thence along the southerly Mack Avenue right of way, N62°54'58"E 30.00 feet to the Point of Beginning, containing 1.95 Acres of land, more or less.

SURVEYOR'S NOTES:

- 1. THE HORIZONTAL ALIGNMENT OF PHYSICAL FEATURES IS BASED ON A LOCAL COORDINATE SYSTEM WITH BEARINGS EXPRESSED TO ILLUSTRATE THE RELATIONSHIP OF PHYSICAL FEATURES AND COMMON BOUNDARY LINES.
2. THE ELEVATIONS AND CONTOURS ILLUSTRATED HEREON ARE BASED ON THE CITY OF DETROIT VERTICAL DATUM.
3. FIBER OPTIC EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF FIBER OPTIC LINES, AS DISCLOSED BY LIBER 22711, PAGE 726 (MUTUAL SINGLE CORPORATION), AND LIBER 25284, PAGE 292 (US SPRINT CORPORATION), ARE BLANKET EASEMENTS THAT DO NOT MATHEMATICALLY LIMIT THE LOCATION OR ALIGNMENT OF SAID UTILITIES.
4. THIS SURVEY IS BASED ON A TITLE COMMITMENT PROVIDED BY LAMONT TITLE CORPORATION, COMMITMENT NUMBER 1104135, DATED OCTOBER 15, 2011. Z
5. NO FLOODPLAIN OR STORM ANALYSIS WAS COMPLETED AS PART OF THIS SURVEY.
6. ONLY ABOVE GRADE UTILITY FEATURES WERE LOCATED AND ILLUSTRATED ON THE SURVEY DOCUMENT. UTILITIES ILLUSTRATED HEREON MAY VARY FROM WHAT EXISTS ON THE SITE, AND ADDITIONAL UTILITIES MAY EXIST WHERE NO INFORMATION WAS AVAILABLE. THE LOCAL ONE-CALL UTILITY SERVICE OR THE OWNER OF ANY PRIVATE UTILITIES SHOULD BE CONSULTED PRIOR TO CONSTRUCTION.
7. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR IMPROVEMENT OF THIS SITE.

CERTIFICATE:

TO: LAMONT TITLE COMPANY, DETROIT ECONOMIC GROWTH CORPORATION (DEGC), and the CITY OF DETROIT

THIS IS TO CERTIFY THAT THIS MAP OR PLAT 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, 4, 5, 8, 11(a) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN NOVEMBER, 2011.

JJR, LLC

Signature of John K. Piatt, PS 46681, PROFESSIONAL SURVEYOR



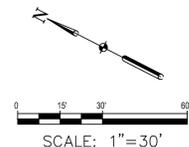
Date: 1/09/2012

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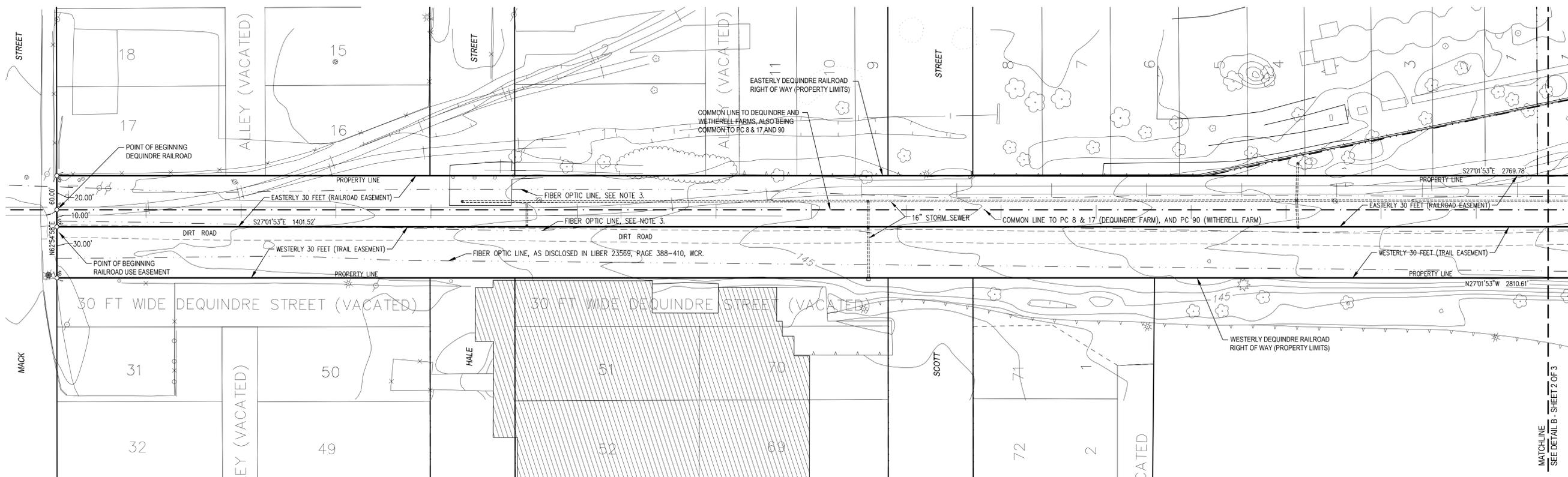
Vertical sidebar containing project information: PROJ. NO. 50434.000, FILE LOC. ANN ARBOR, DRAWING NUMBER V-100, SHEET 1 of 3, and contact information for JJR, LLC.

ALTA TITLE SURVEY

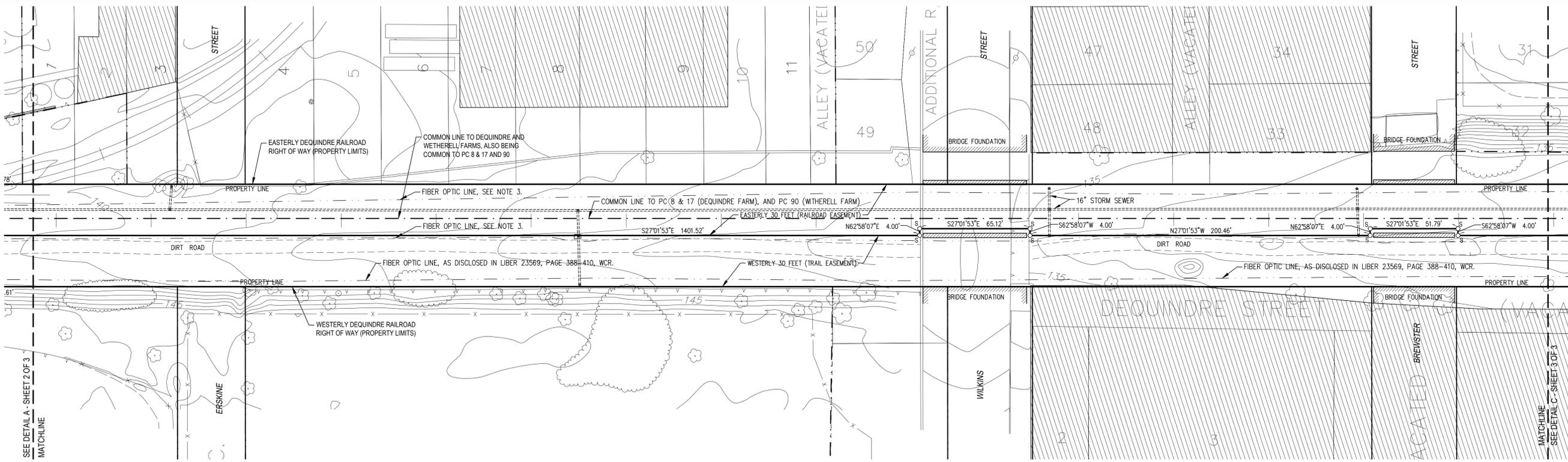
DEQUINDRE CUT RAILROAD RIGHT OF WAY



DETAIL - A



DETAIL - B



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JJR
 LLC
 110 MILLER AVENUE
 ANN ARBOR, MI 48104
 734.662.4457 T
 734.662.0779 F
 www.jjr-us.com

ALTA TITLE SURVEY
 CITY OF DETROIT

PROJ. NO.	50434.000	FILE LOC.	ANN ARBOR	DR.	DATE	BY	PURPOSE
DRAWING NUMBER	V-100	SHEET	2 of 3		11/30/2011	JJK	CLIENT REVIEW / NOT FINALIZED
					1/09/2012	JJK	CLIENT ISSUE

PORTION OF THE ANTOINNE DEQUINDRE FARM (P.C. 8 & 17), AND THE WITHERELL FARM (P.C. 90),
 CITY OF DETROIT, WAYNE COUNTY, MICHIGAN

