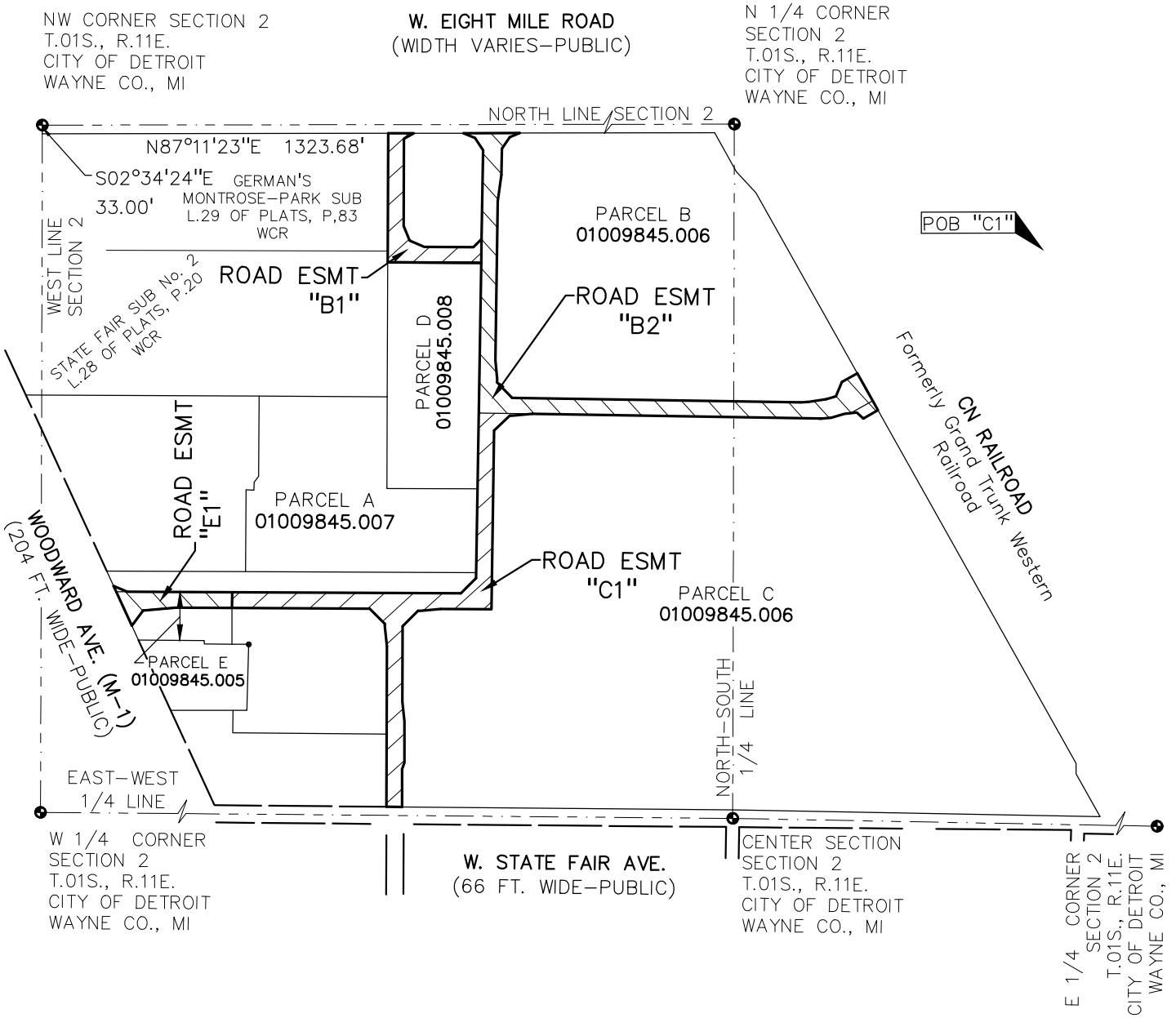


ROADWAY EASEMENT



SEE SHEET 2 OF 8 FOR THE COURSES AND DISTANCES

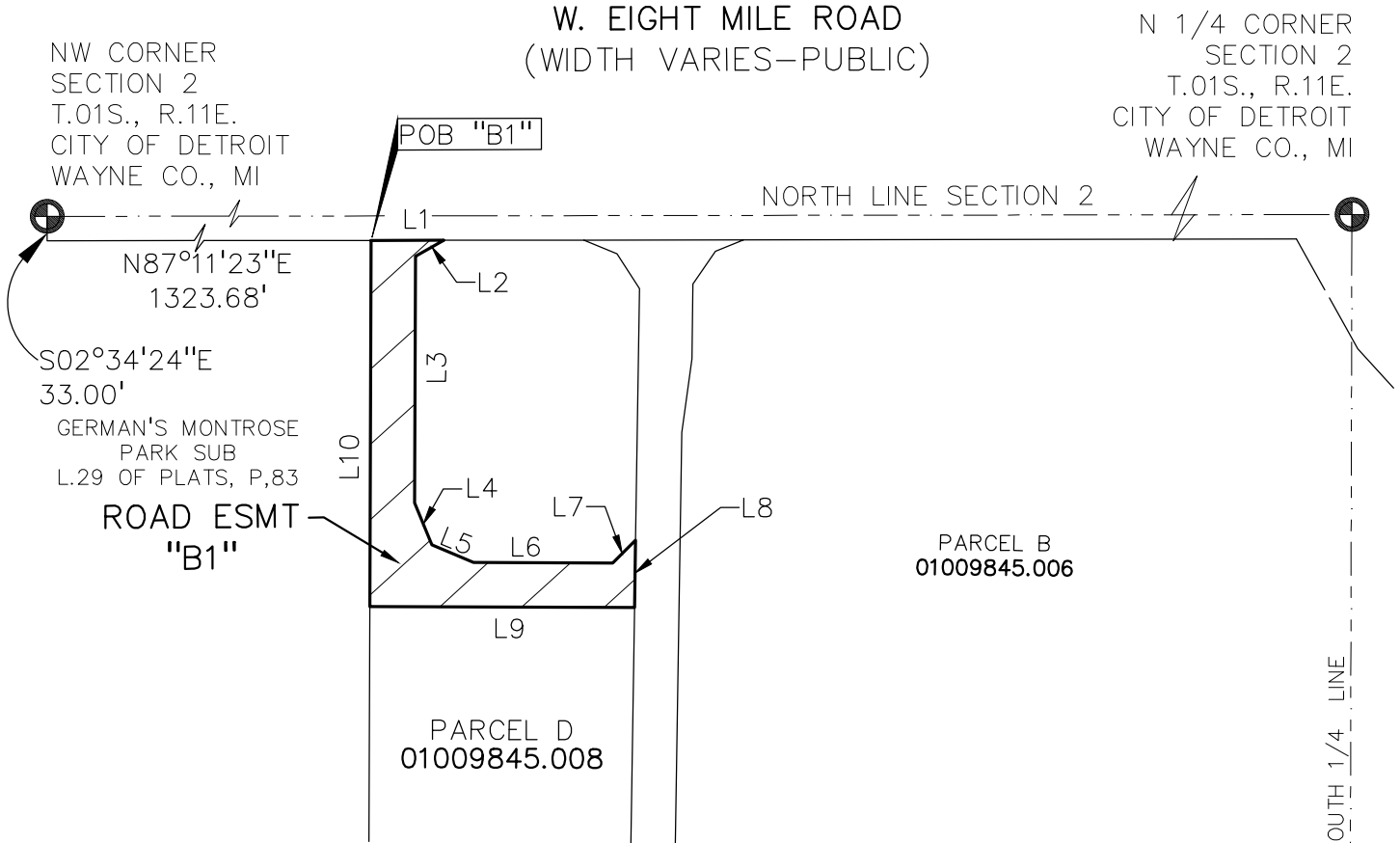
HILLWOOD ENTERPRISES, L.P.
9550 W. HIGGINS RD., SUITE 425
ROSEMONT, IL 60018

SHEET 1 OF 6
MARCH 10, 2022
2020-0149

PEA GROUP

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ROADWAY EASEMENT



Line Table		
Line #	Direction	Length
L1	N87°11'23"E	98.18'
L2	S58°00'57"W	43.84'
L3	S02°30'30"E	333.13'
L4	S25°01'03"E	61.25'
L5	S70°02'10"E	61.25'
L6	N87°27'18"E	187.63'
L7	N42°49'12"E	43.56'
L8	S01°48'52"E	90.60'
L9	S87°27'18"W	357.58'
L10	N02°30'30"W	494.27'

LEGAL DESCRIPTION

ROAD EASEMENT "B1"

A variable width easement for ingress and egress in a part of the Northwest Quarter of Section 2, Township 01 South, Range 11 East, City of Detroit, Wayne County, Michigan, being described as:

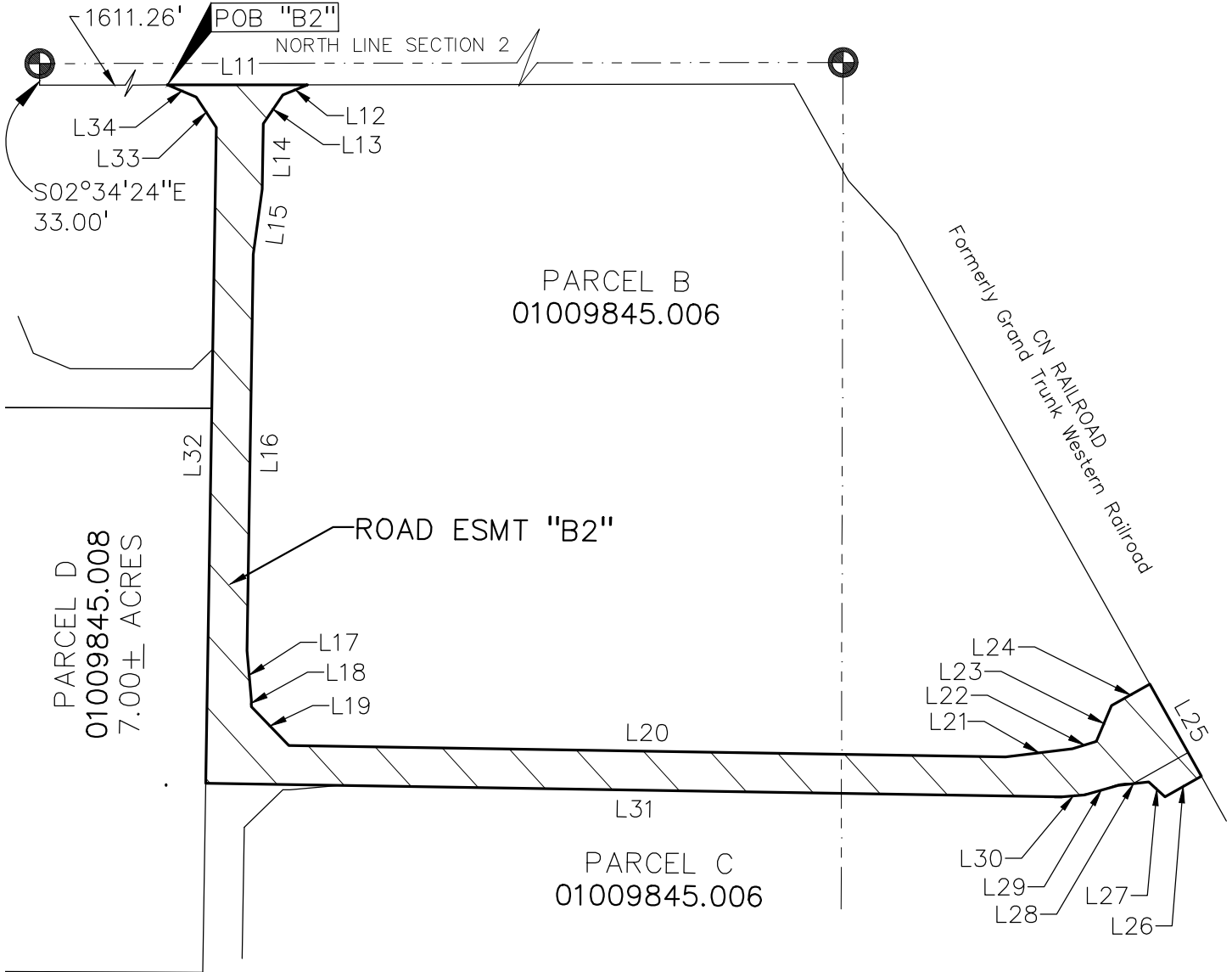
Commencing at the Northwest corner of said Section 2, thence South 02 degrees 34 minutes 24 seconds East, 33.00 feet along the West line of said Section 2 to the South right-of-way line of Eight Mile Road (width varies), being the North line of GERMAN'S MONTROSE-PARK SUBDIVISION as shown in Liber 29 of Plats, page 83 of the Wayne County Records; thence North 87 degrees 11 minute 23 seconds East 1323.68 feet along said South right-of-way line of Eight Mile Road and the North line of said GERMAN'S MONTROSE-PARK SUBDIVISION to the **POINT OF BEGINNING**; thence continuing along said south right-of-way line N87°11'23"E, 98.18 feet; thence S58°00'57"W, 43.84 feet; thence S02°30'30"E, 333.13 feet; thence S25°01'03"E, 61.25 feet; thence S70°02'10"E, 61.25 feet; thence N87°27'18"E, 187.63 feet; thence N42°49'12"E, 43.56 feet; thence S01°48'52"E, 90.60 feet; thence S87°27'18"W, 357.58 feet; thence N02°30'30"W, 494.27 feet along the east line of said German's Montrose Park Sub. to the **POINT OF BEGINNING**

ROADWAY EASEMENT

NW CORNER SECTION 2
T.01S., R.11E.
CITY OF DETROIT
WAYNE CO., MI
N87°11'23"E

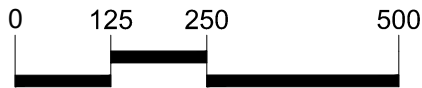
N 1/4 CORNER SECTION 2
T.01S., R.11E.
CITY OF DETROIT
WAYNE CO., MI

W. EIGHT MILE ROAD
(WIDTH VARIES—PUBLIC)



Line Table		
Line #	Direction	Length
L11	N87°11'23"E	215.01'
L12	S64°59'27"W	40.90'
L13	S31°35'17"W	53.40'
L14	S01°48'52"E	100.69'
L15	S05°01'42"W	100.72'
L16	S01°48'52"E	608.05'
L17	S07°54'11"E	75.43'
L18	S01°48'52"E	10.61'
L19	S46°48'51"E	82.73'
L20	N88°11'08"E	1099.76'
L21	N80°18'51"E	103.16'
L22	N70°22'21"E	38.62'

Line Table		
Line #	Direction	Length
L23	N20°16'24"E	59.63'
L24	N57°57'24"E	67.00'
L25	S32°02'36"E	161.92'
L26	S57°57'24"W	64.17'
L27	N49°50'13"W	33.63'
L28	S80°29'47"W	47.66'
L29	S71°21'57"W	53.36'
L30	S82°34'44"W	34.80'
L31	S88°11'08"W	1313.66'
L32	N01°48'52"W	1005.65'
L33	N35°57'58"W	56.14'
L34	N70°07'04"W	47.86'



SCALE: 1" = 250'

HILLWOOD ENTERPRISES, L.P.
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SHEET 3 OF 6
MARCH 10, 2022
2020-0149



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ROADWAY EASEMENT

NW CORNER SECTION 2
T.01S., R.11E.
CITY OF DETROIT
WAYNE CO., MI

NORTH LINE SECTION 2



S02°34'24"E
33.00'

N87°11'23"E 1611.26'

S70°07'04"E 47.86'

S35°57'58"E 56.14'

W. EIGHT MILE ROAD
(WIDTH VARIES—PUBLIC)



PARCEL
0100984:

ROA

Line Table		
Line #	Direction	Length
L35	N88°11'08"E	204.10'
L36	S82°03'59"W	75.43'
L37	S88°11'08"W	10.61'
L38	S43°11'08"W	82.73'
L39	S01°48'52"E	683.10'
L40	S87°31'34"W	194.96'
L41	S81°26'16"W	75.43'
L42	S47°14'31"W	90.60'
L43	S02°33'07"E	289.34'
L44	S08°38'26"E	75.43'
L45	S02°33'07"E	158.15'

Line Table		
Line #	Direction	Length
L46	S15°11'34"W	26.25'
L47	S02°33'07"E	144.21'
L48	S87°45'39"W	60.00'
L49	N02°33'07"W	614.01'
L50	N08°38'26"W	75.43'
L51	N02°33'07"W	10.61'
L52	N47°30'47"W	82.67'
L53	S87°31'34"W	526.55'
L54	N02°26'39"W	60.00'
L55	N87°31'34"E	874.96'
L56	N42°52'33"E	82.23'
L57	N01°48'52"W	632.54'

PARCEL D
01009845.008

POB "C1"

PARCEL A
01009845.007

ROAD ESMT "E1"

PARCEL E
01009845.005

WOODWARD AVE. (M-1)
(204 FT. WIDE—PUBLIC)

PARCEL C
01009845.006

W. STATE FAIR AVE.
(66 FT. WIDE—PUBLIC)

EAST—WEST 1/4 LINE

0 125 250 500

SCALE: 1" = 250'

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9550 W. HIGGINS RD., SUITE 425
ROSEMONT, IL 60018

SHEET 4 OF 6
MARCH 10, 2022
2020-0149

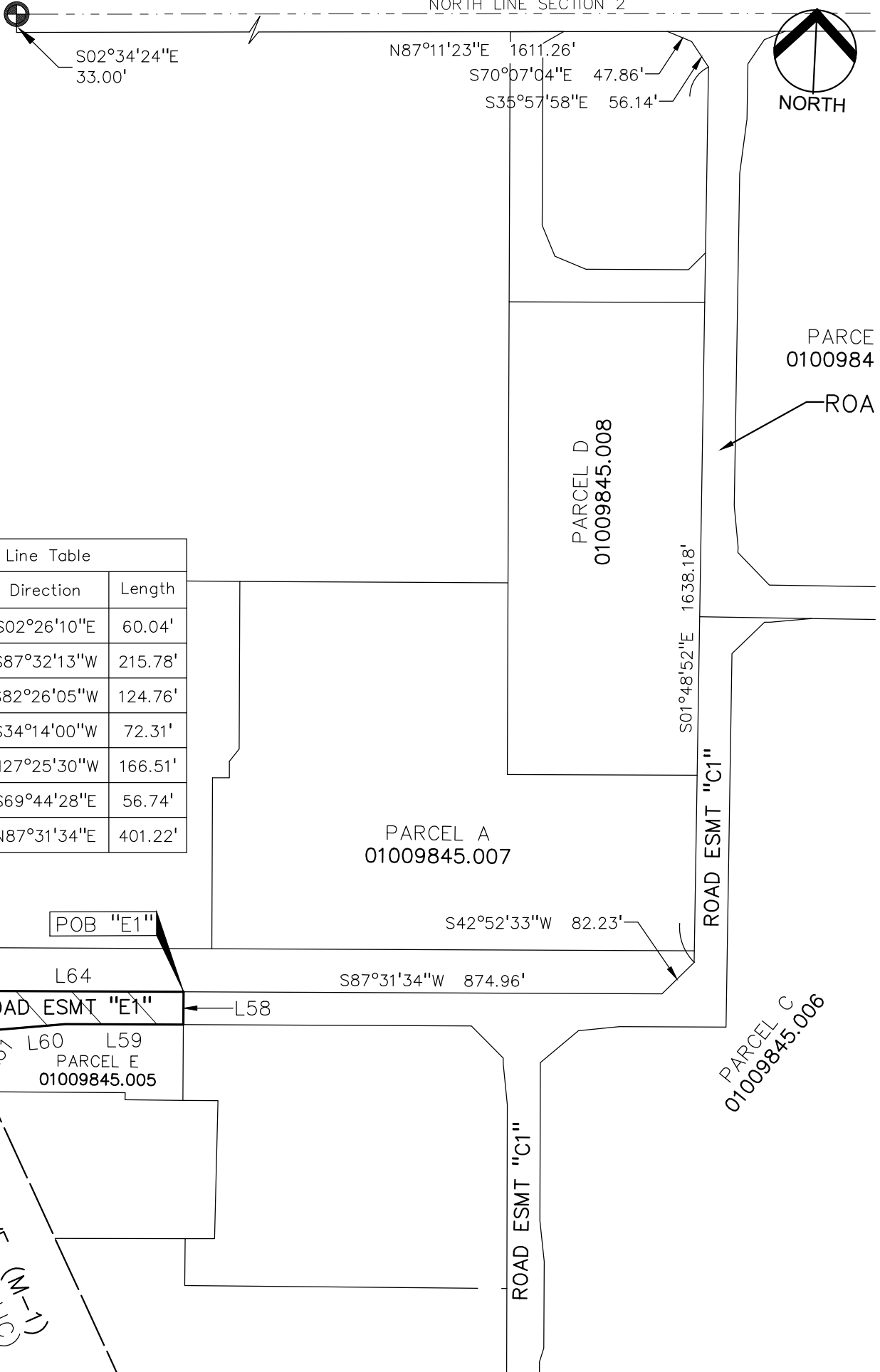
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ROADWAY EASEMENT

W. EIGHT MILE ROAD
(WIDTH VARIES—PUBLIC)

NW CORNER SECTION 2
T.01S., R.11E.
CITY OF DETROIT
WAYNE CO., MI

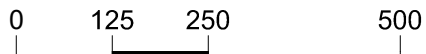
NORTH LINE SECTION 2



Line Table		
Line #	Direction	Length
L58	S02°26'10"E	60.04'
L59	S87°32'13"W	215.78'
L60	S82°26'05"W	124.76'
L61	S34°14'00"W	72.31'
L62	N27°25'30"W	166.51'
L63	S69°44'28"E	56.74'
L64	N87°31'34"E	401.22'

POB "E1"

WOODWARD AVE. (M-1)
(204 FT. WIDE—PUBLIC)



SCALE: 1" = 250'

HILLWOOD ENTERPRISES, L.P.
9550 W. HIGGINS RD., SUITE 425
ROSEMONT, IL 60018

SHEET 5 OF 6
MARCH 10, 2022
2020-0149



**PEA
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ROADWAY EASEMENT

LEGAL DESCRIPTION

ROAD EASEMENT "B2"

A variable width easement for ingress and egress in a part of the Northwest Quarter of Section 2, Township 01 South, Range 11 East, City of Detroit, Wayne County, Michigan, being described as:

Commencing at the Northwest corner of said Section 2, thence S02°34'24"E, 33.00 feet along the West line of said Section 2 to the South right-of-way line of Eight Mile Road (width varies), being the North line of GERMAN'S MONTROSE-PARK SUBDIVISION as shown in Liber 29 of Plats, page 83 of the Wayne County Records; thence N87°11'23"E 1611.26 feet along said South right-of-way line of Eight Mile Road to the **POINT OF BEGINNING**; thence continuing along said south right-of-way line N87°11'23"E, 215.01 feet; thence S64°59'27"W, 40.90 feet; thence S31°35'17"W, 53.40 feet; thence S01°48'52"E, 100.69 feet; thence S05°01'42"W, 100.72 feet; thence S01°48'52"E, 608.05 feet; thence S07°54'11"E, 75.43 feet; thence S01°48'52"E, 10.61 feet; thence S46°48'51"E, 82.73 feet; thence N88°11'08"E, 1099.76 feet; thence N80°18'51"E, 103.16 feet; thence N70°22'21"E, 38.62 feet; thence N20°16'24"E, 59.63 feet; thence N57°57'24"E, 67.00 feet; hence S32°02'36"E, 161.92 feet along the west line of the CN Railroad; thence S57°57'24"W, 64.17 feet; thence N49°50'13"W, 33.63 feet; thence S80°29'47"W, 47.66 feet; thence S71°21'57"W, 53.36 feet; thence S82°34'44"W, 34.80 feet; thence S88°11'08"W, 1313.66 feet; thence N01°48'52"W, 1005.65 feet; thence N35°57'58"W, 56.14 feet; thence N70°07'04"W, 47.86 feet to the **POINT OF BEGINNING**

LEGAL DESCRIPTION

ROAD EASEMENT "C1"

A variable width easement for ingress and egress in a part of the Northwest Quarter of Section 2, Township 01 South, Range 11 East, City of Detroit, Wayne County, Michigan, being described as:

Commencing at the Northwest corner of said Section 2, thence S02°34'24"E, 33.00 feet along the West line of said Section 2 to the South right-of-way line of Eight Mile Road (width varies), being the North line of GERMAN'S MONTROSE-PARK SUBDIVISION as shown in Liber 29 of Plats, page 83 of the Wayne County Records; thence N87°11'23"E 1611.26 feet along said South right-of-way line of Eight Mile Road; thence S70°07'04"E 47.86 feet; thence S35°57'58"E 56.14 feet; thence S01°48'52"E 1005.65 feet to the **POINT OF BEGINNING**; thence N88°11'08"E, 204.10 feet; thence S82°03'59"W, 75.43 feet; thence S88°11'08"W, 10.61 feet; thence S43°11'08"W, 82.73 feet; thence S01°48'52"E, 683.10 feet; thence S87°31'34"W, 194.96 feet; thence S81°26'16"W, 75.43 feet; thence S47°14'31"W, 90.60 feet; thence S02°33'07"E, 289.34 feet; thence S08°38'26"E, 75.43 feet; thence S02°33'07"E, 158.15 feet; thence S15°11'34"W, 26.25 feet; thence S02°33'07"E, 144.21 feet; thence S87°45'39"W, 60.00 feet along the north line of W. State Fair Ave. (66 ft wide); thence N02°33'07"W, 614.01 feet; thence N08°38'26"W, 75.43 feet; thence N02°33'07"W, 10.61 feet; thence N47°30'47"W, 82.67 feet; thence S87°31'34"W, 526.55 feet; thence N02°26'39"W, 60.00 feet; thence N87°31'34"E, 874.96 feet; thence N42°52'33"E, 82.23 feet; thence N01°48'52"W, 632.54 feet to the **POINT OF BEGINNING**

ROAD EASEMENT "E1"

A variable width easement for ingress and egress in a part of the Northwest Quarter of Section 2, Township 01 South, Range 11 East, City of Detroit, Wayne County, Michigan, being described as:

Commencing at the Northwest corner of said Section 2, thence S02°34'24"E, 33.00 feet along the West line of said Section 2 to the South right-of-way line of Eight Mile Road (width varies), being the North line of GERMAN'S MONTROSE-PARK SUBDIVISION as shown in Liber 29 of Plats, page 83 of the Wayne County Records; thence N87°11'23"E 1611.26 feet along said South right-of-way line of Eight Mile Road; thence S70°07'04"E 47.86 feet; thence S35°57'58"E 56.14 feet; thence S01°48'52"E 1638.18 feet; thence S42°52'33"W 82.23 feet; thence S87°31'34"W 874.96 feet to the **POINT OF BEGINNING**; thence S02°26'10"E, 60.04 feet; thence S87°32'13"W, 215.78 feet; thence S82°26'05"W, 124.76 feet; thence S34°14'00"W, 72.31 feet; thence N27°25'30"W, 166.51 feet along the easterly line of Woodward Ave. (204 ft wide); thence S69°44'28"E, 56.74 feet; thence N87°31'34"E, 401.22 feet to the **POINT OF BEGINNING**