



EXHIBIT A

LEGAL DESCRIPTION

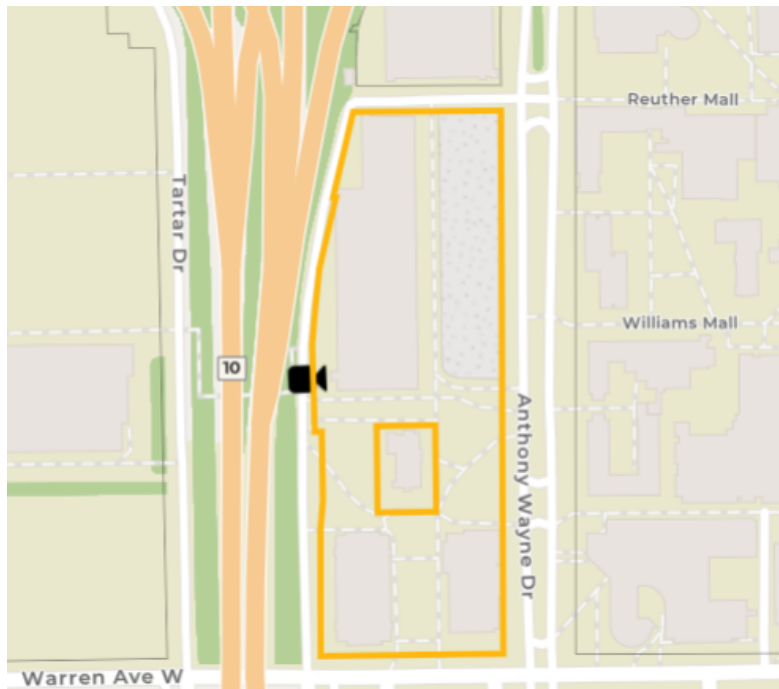
EXHIBIT A

LEGAL DESCRIPTION

ANTHONY WAYNE DRIVE S 193.7 FT OF W 130.9 FT 34 N 1.82 FT 32 W 19 FT OF E 100 FT OF N 135 FT 31 OL 29 EXC S 22 FT S 62.2 FT OL 28 N 28.35 FT OL 24 CRANE FARM SUB L1 P117 PLATS, W C R 4/103 1 THRU 8 W 19 FT 9 THRU 12 CRANE FARM SUB L9 P83 PLATS, W C R 4/104 1 THRU 44 FLETCHERS SUB L1 P278 PLATS, W C R 4/105 S 10.4 FT 203 204 THRU 208 310 THRU 316 ALBERT CRANES SEC L1 P151 PLATS, W C R 4/61 13&14 G W REEDS SUB L6 P38 PLATS, W C R 4/56 12 THRU 14 W R REEDS SUB L7 P45 PLATS, W C R 4/55 1 THRU 7 MC GOVERNS SUB L12 P20 PLATS, W C R 4/111 11 THRU 19 G W REEDS SUB L7 P25 PLATS, W C R 4/53 12 THRU 9 A PEPPERS & HARMONS SUB L6 P56 PLATS, W C R 4/52 1 THRU 4 PEPPERS-HILLVARNEY & THATCHER SUB L6 P12 PLATS, W C R 4/50 E 128 FT OF S 62.2 FT OL 17 PLAT OF FORSYTHE FARM PRO FILE NO 2643, W C R 4/29 1 THRU 5 23 THRU 26 MAURICE CONNORS SUB L6 P14 PLATS, W C R 4/49 AND VAC STS & ALLEYS ADJ EXC FREEWAY AS OP & EXC THIRD & WARREN AS WD 4/--- 10.503 AC

Parcel ID: 04003475-96

Address: 4839 THIRD



ANTHONY WAYNE APARTMENTS
WAYNE STATE UNIVERSITY

SCALE
H: 1"= V: 1"=
SHEET
EXHIBIT A
BY

CLIENT:
GILBANE CO.

JOB #
0880-16-0010

34000 Plymouth Road | Livonia, MI 48150 | P (734) 522-6711 | F (734) 522-6427 | WWW.OHM-ADVISORS.COM



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EXHIBIT B

PROPOSED IMPROVEMENTS

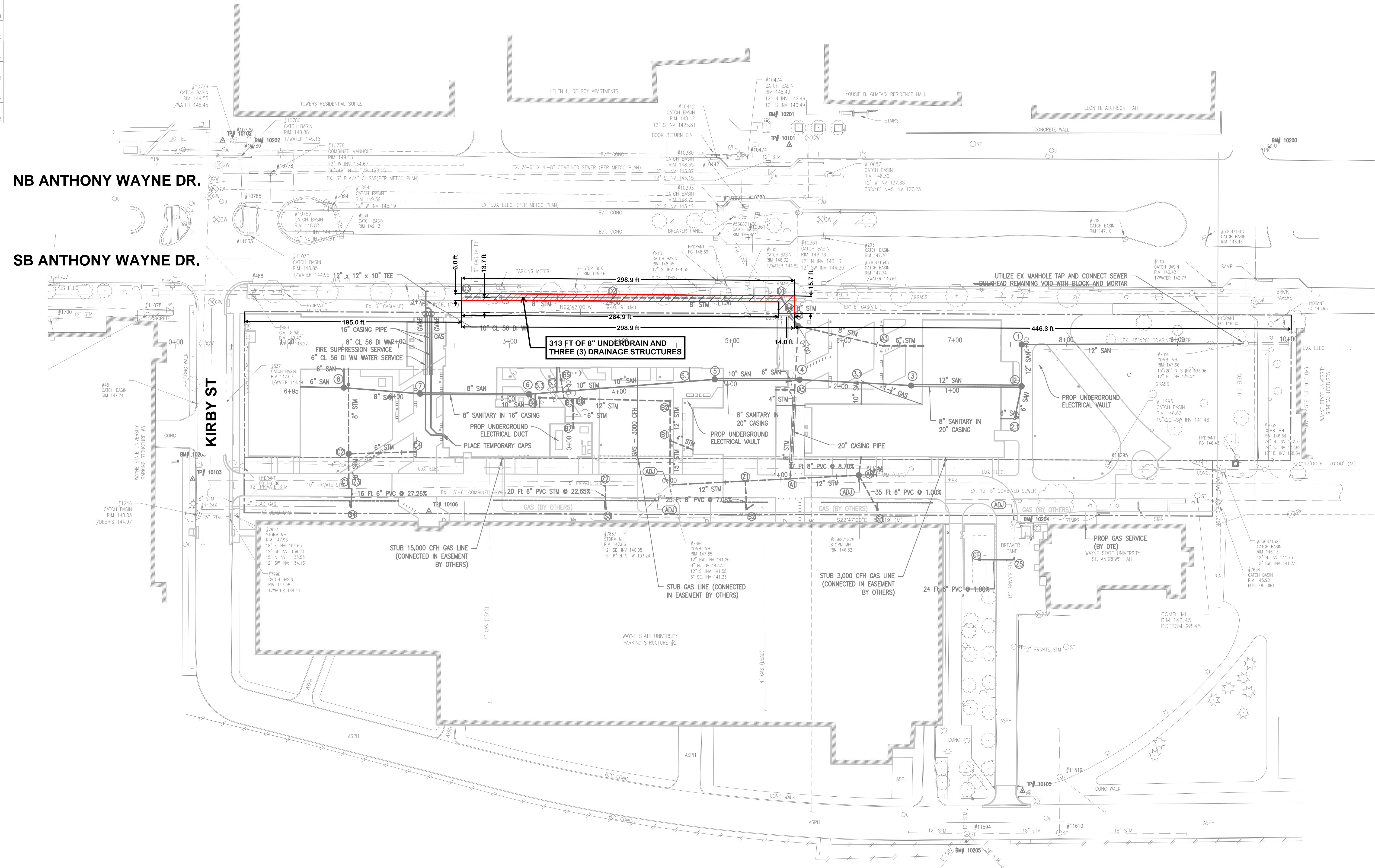
JOB BENCHMARK #10200 SET NW BOLT ON EAST POLE, E SIDE OF ANTHONY WAYNE, S OF HELEN L. DE ROY BLD. ELEV. 148.07
JOB BENCHMARK #10201 SET SW BOLT ON LIGHT POLE, E SIDE OF ANTHONY WAYNE, S OF HELEN L. DE ROY BLD. ELEV. 150.88
JOB BENCHMARK #10202 SET ARROW ON WTD E OF ANTHONY WAYNE, S OF W KIRBY INTERSECTION ELEV. 152.06
JOB BENCHMARK #10203 SET CHISELED "X" ON SW CORNER OF PARKING STRUCTURE, S SIGN PAD, N OF W KIRBY, W OF PARKING ENTRANCE ELEV. 149.49
JOB BENCHMARK #10204 SET CHISELED "X" ON NE CORNER OF AC UNIT PAD S OF SE CORNER OF PARKING STRUCTURE 2 ELEV. 147.95
JOB BENCHMARK #10205 SET COTTON SPINDLE IN E FACE OF LT POLE W SIDE OF JOHN C. LODGE ACROSS FROM PARKING STRUCTURE 2, GATE 3 ELEV. 148.60
TRAVERSE POINT #10100 N 31445.59 E 13473399.81 ELEV. 147.27
TRAVERSE POINT #10101 N 314884.93 E 13473230.76 ELEV. 147.64
TRAVERSE POINT #10102 N 315351.82 E 13473022.35 ELEV. 149.90
TRAVERSE POINT #10103 N 315252.42 E 13472738.19 ELEV. 148.69
TRAVERSE POINT #10104 N 314831.02 E 13473014.30 ELEV. 147.86
TRAVERSE POINT #10105 N 314457.30 E 13472785.46 ELEV. 147.37
TRAVERSE POINT #10106 N 315046.81 E 13472798.14 ELEV. 148.53

EXHIBIT B

Hamilton Anderson Associates, Inc
1435 Randolph Suite 200
Detroit, Michigan 48226
p 313 964 0270 f 313 964 0170
www.hamilton-anderson.com

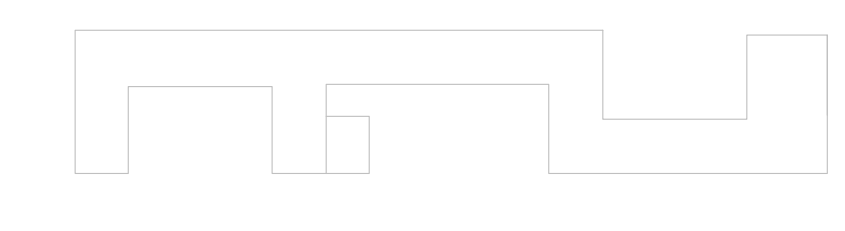
WAYNE STATE UNIVERSITY

Owner	Wayne State University FP&M 5454 Cass Ave Detroit, MI 48202 313.577.2424
Developer	Corvias 100 Regency Forest Drive, Suite 250 Cary, NC 27518 919.651.2160
Contractor	Gilbane Building Company 8550 West Bryn Mawr Avenue, Suite 500 Chicago, IL 60631 773.695.3500
MEP Engineer	Peter Basso Associates 5145 Livernois Troy, MI 48068 248.879.5666
Structural Engineer	s&S structures 275 E Liberty Ann Arbor, MI 48104 734.213.6091
Civil Engineer	OHM Advisors 1234 Washington Blvd., 6th Floor Detroit, MI 48226 313.481.1250



5150 Anthony Wayne Drive
Detroit, MI 48202

Key Plan



BULLETIN #6	25 AUG 2017
100% CONSTRUCTION DOCUMENTS	13 JULY 2017
BID RELEASE #6 REVIEW	6 JUNE 2017
BULLETIN #3	19 MAY 2017
BULLETIN #2	11 MAY 2017
BID RELEASE #7	9 MAY 2017
ADDENDUM #4	24 MAR 2017
100% FOR BIDS	15 FEB 2017
90% FOR BIDS	6 FEB 2017
50% Design Development	13 DEC 2016
MEP Design Assist	14 NOV 2016
Schematic Design	04 OCT 2016

Project

Wayne State University Student Housing

WSU PROJECT NO. 122-276855

Drawing Title

UTILITY PLAN

Project Number: 0880-16-0010

Drawn By: ALL Approved By: #####

Scale: As indicated

Seal:

MAINTENANCE AREA

PROPOSED UTILITY PLAN
SCALE: 1" = 40'

Signature:

Drawing No:

C7.0

Sheet Size: 30" x 42"
 2016_08_02 0: Template Version

EXHIBIT B

HamiltonAnderson
 architecture landscape architecture urban design

Hamilton Anderson Associates, Inc.
 1435 Randolph Suite 200
 Detroit, Michigan 48226
 p 313 964 0270 f 313 964 0170
 www.hamilton-anderson.com

WAYNE STATE UNIVERSITY

Owner: Wayne State University FP&M
 5454 Cass Ave.
 Detroit, MI 48202
 313.577.2424

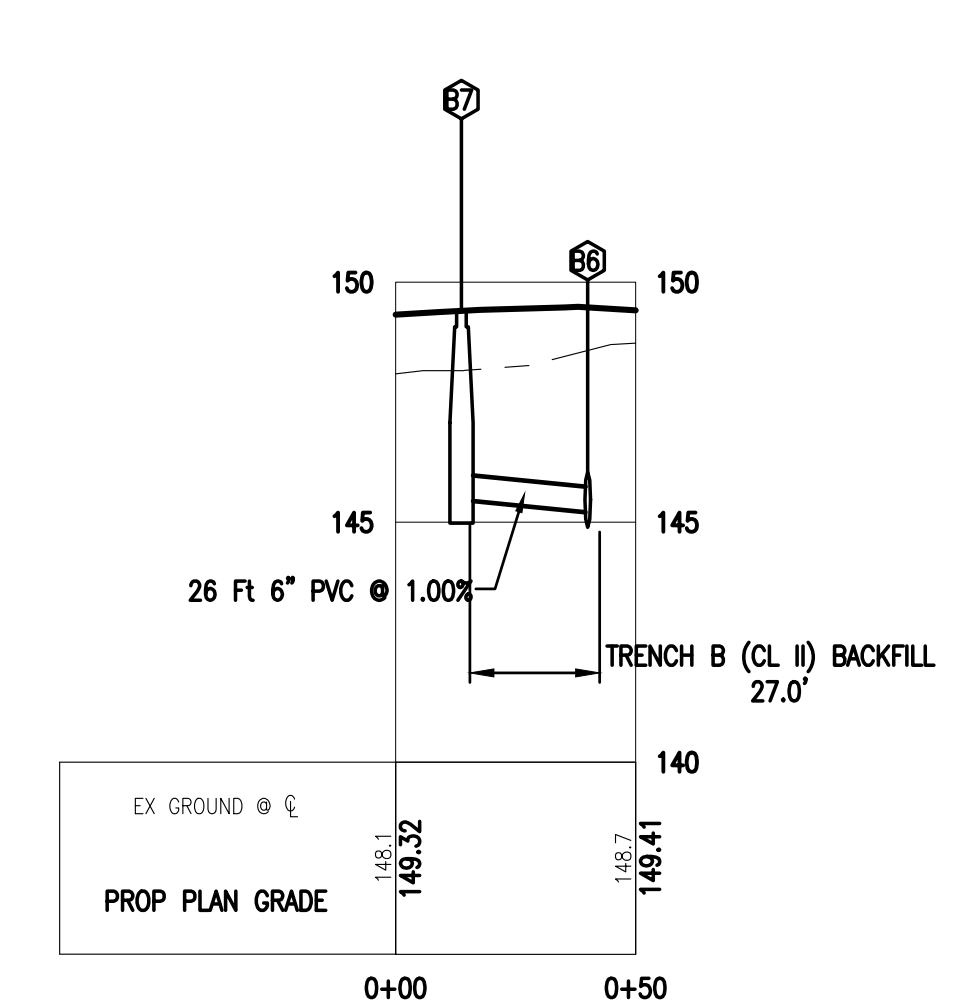
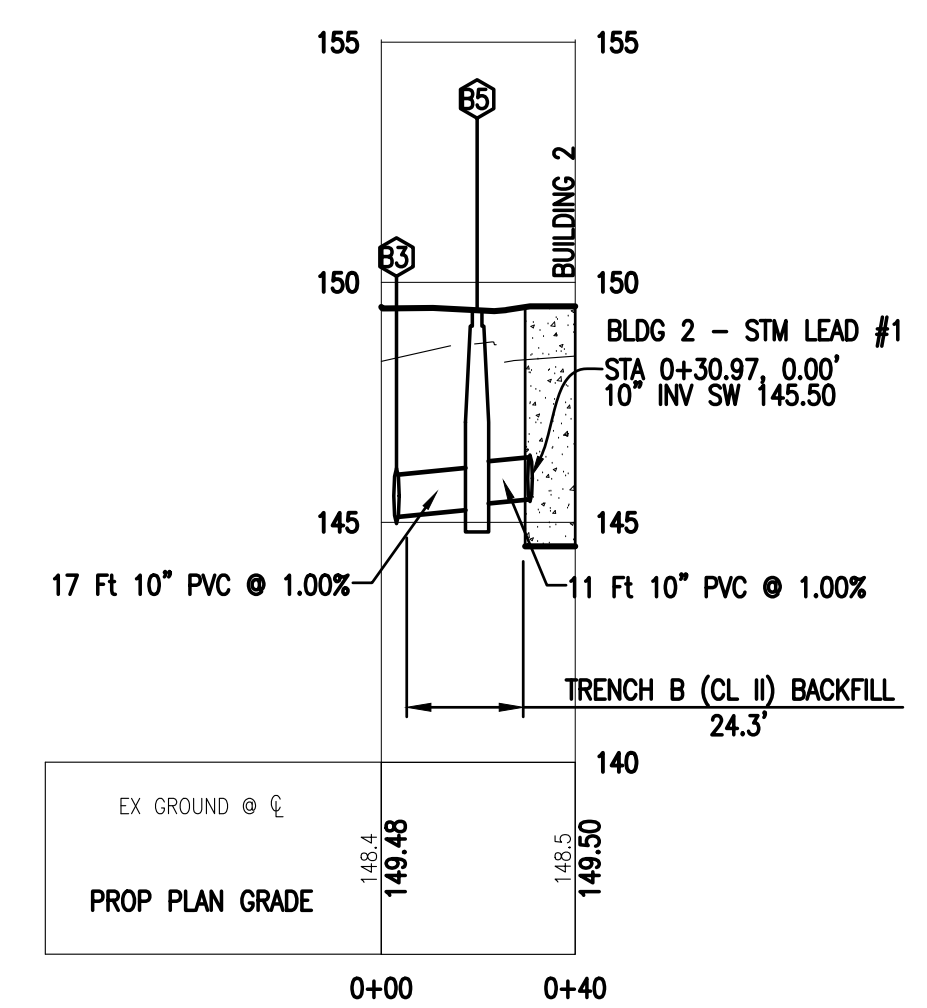
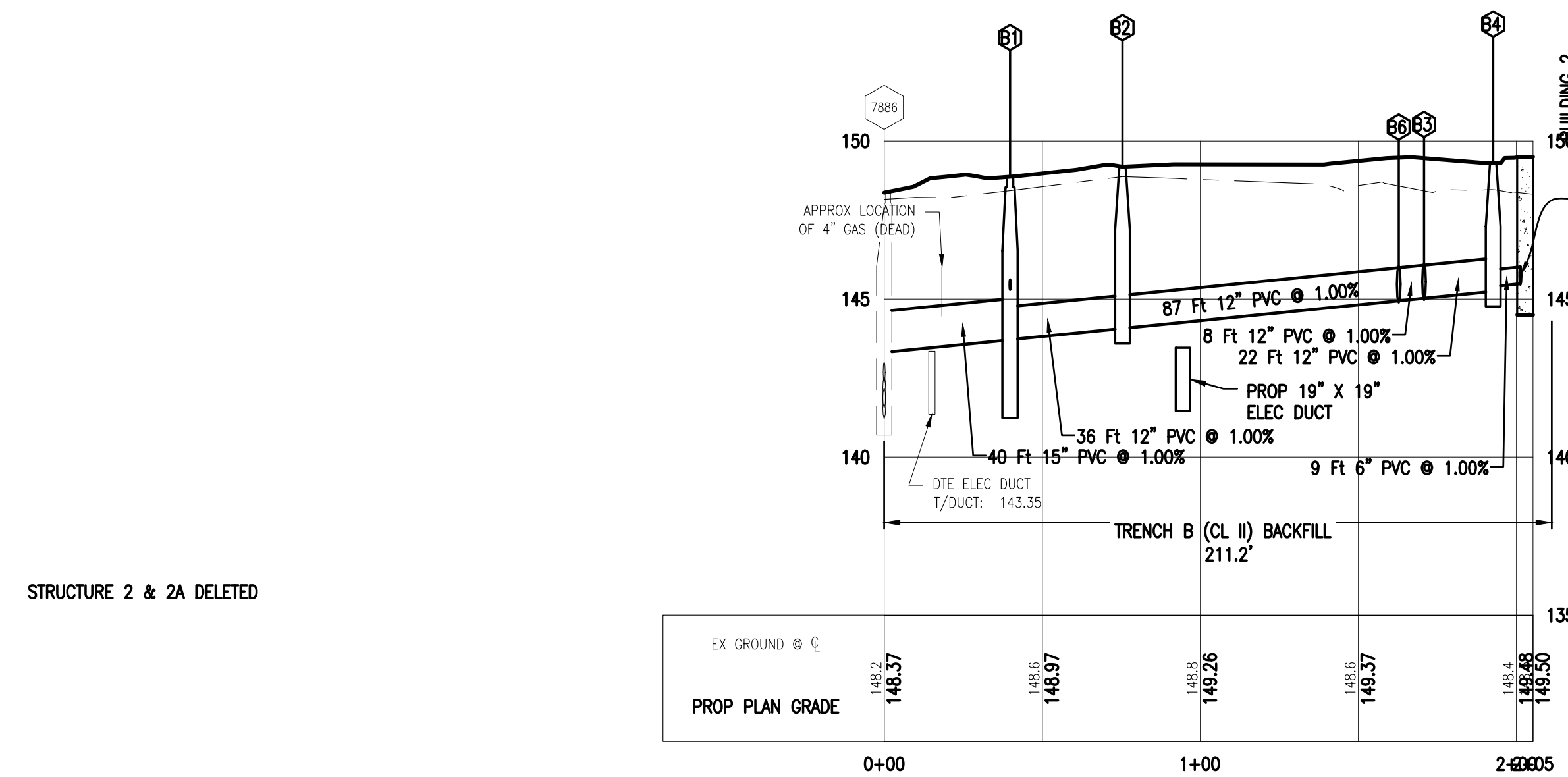
Developer: Corvias
 100 Regency Forest Drive, Suite 250
 Cary, NC 27518
 919.651.2160

Contractor: Gilbane Building Company
 8550 West Bryn Mawr Avenue, Suite 500
 Chicago, IL 60631
 773.695.3500

MEP Engineer: Peter Basso Associates
 5145 Livernois
 Troy, MI 48068
 248.879.5666

Structural Engineer: sdi structures
 275 S Liberty
 Ann Arbor, MI 48104
 734.213.6091

Civil Engineer: OHM Advisors
 1234 Washington Blvd., 6th Floor
 Detroit, MI 48226
 313.481.1250



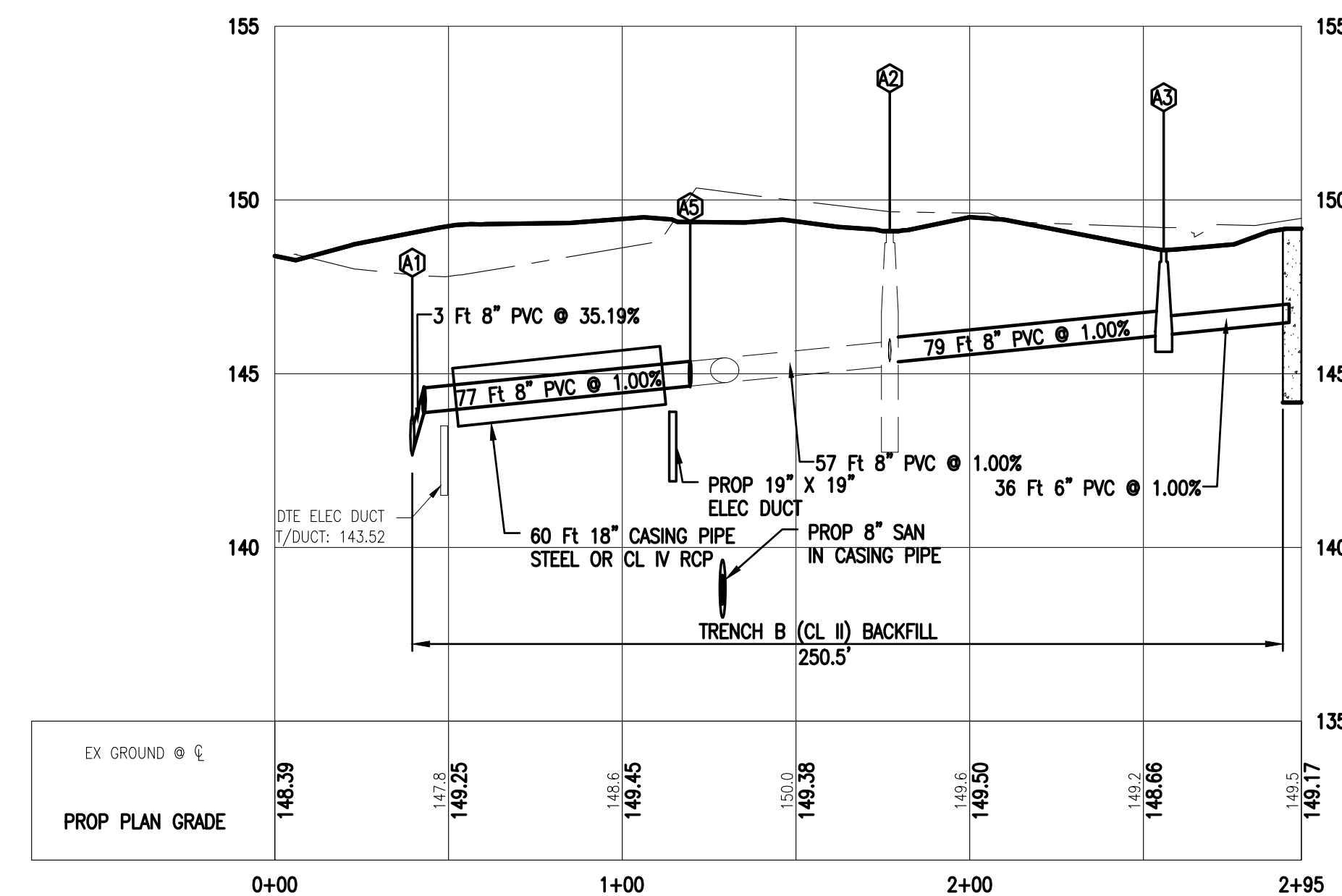
- ⓑ1 STA 0+39.81, 0.0' Catch Basin, 48 inch, Cover B
 T/CAST 148.87
 15" INV SW 143.74
 12" INV NE 143.74
 4" INV S 145.29
- ⓑ2 STA 0+75.37, 0.0' Catch Basin, 48 inch, Cover A
 Null Structure
 T/CAST 149.19
 12" INV NW 144.10
 12" INV SW 144.09
- ⓑ3 STA 1+70.77, 0.0' Null Structure
 T/CAST 146.12
 12" INV NW 145.05
 12" INV SE 145.05
 10" INV NE 145.13
- ⓑ4 STA 1+92.62, 0.0' Catch Basin, 48 inch, Cover A
 Null Structure
 T/CAST 149.30
 6" INV SW 145.41
 12" INV SE 145.27
- ⓑ5 STA 0+19.95, 0.0' L Catch Basin, 48 inch, COVER A
 T/CAST 149.42
 10" INV NE 145.39
 10" INV SW 145.30
- ⓑ6 STA 1+62.76, 0.0' Null Structure
 T/CAST 146.04
 12" INV NW 144.97
 12" INV SE 144.97
 6" INV SW 145.22
- ⓑ7 STA 0+13.70, 0.0' Catch Basin, 24 inch, COVER A
 T/CAST 149.40
 6" INV NE 145.48

PROFILE VIEW OF MH 2 TO 2A **1**
 H SCALE: 1" = 40'
 V SCALE: 1" = 4'

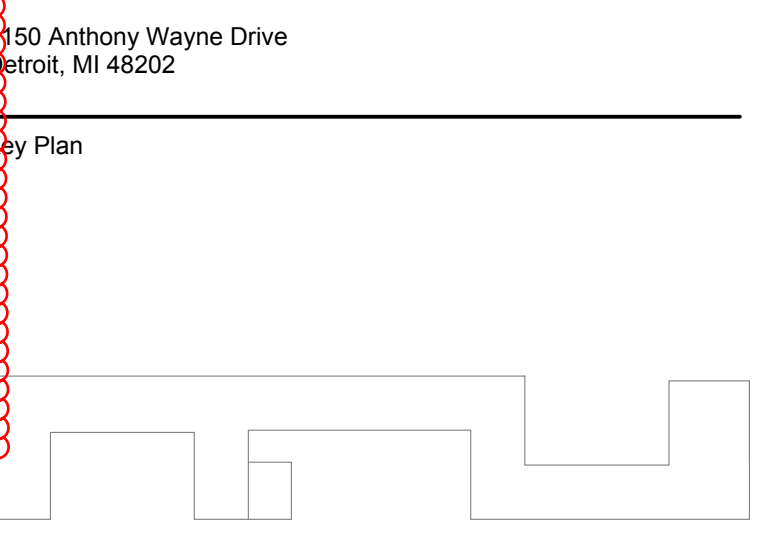
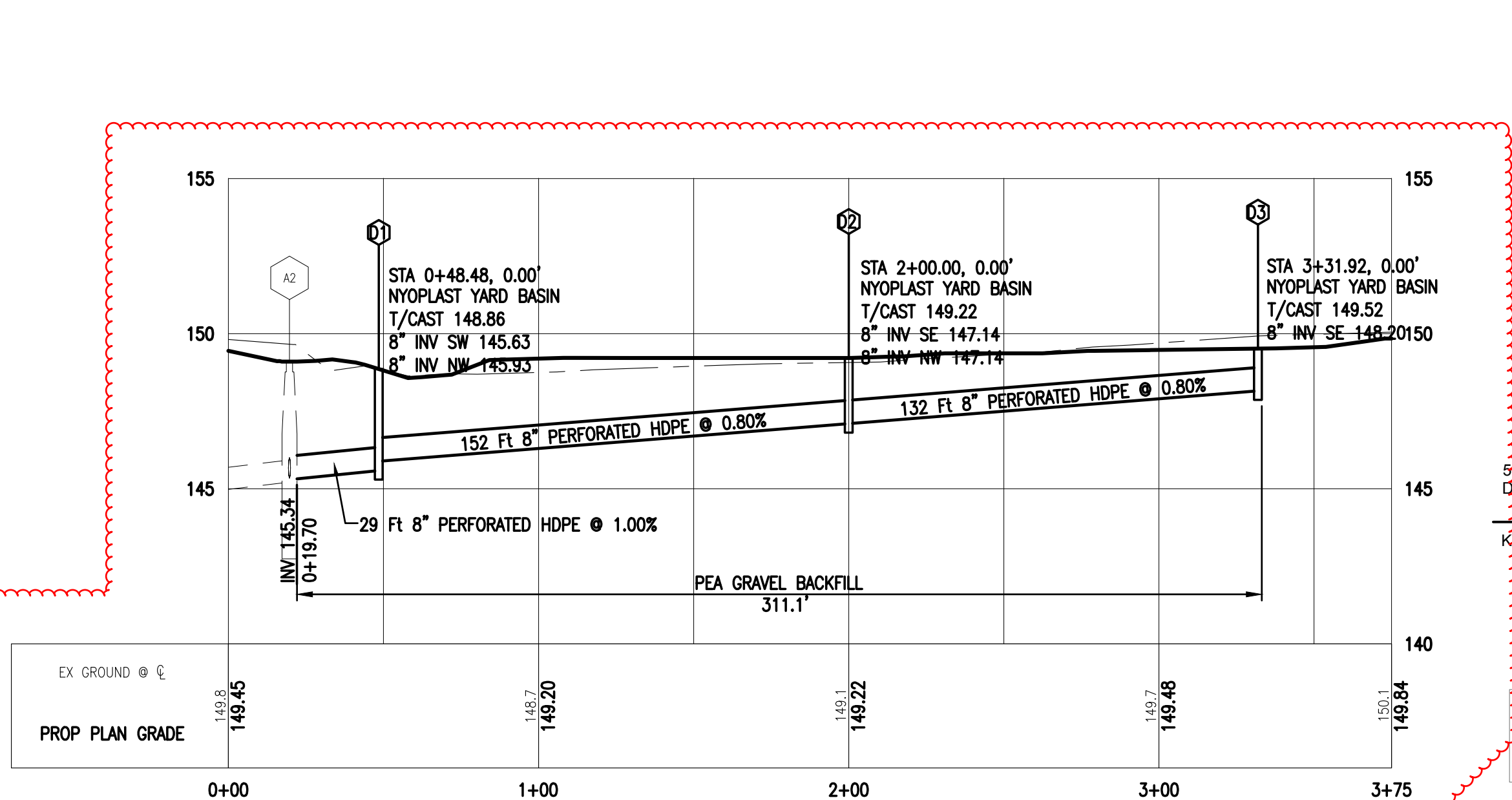
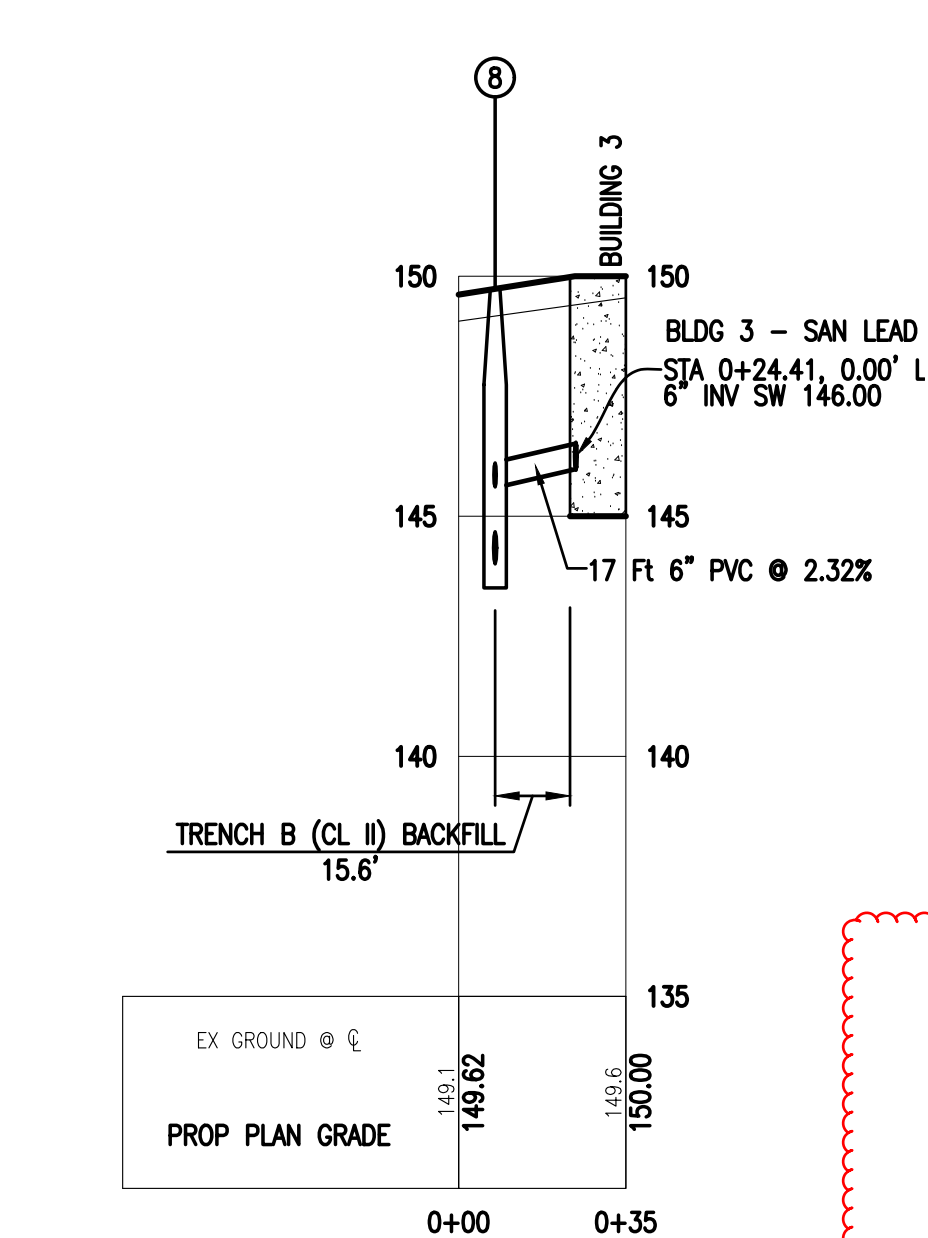
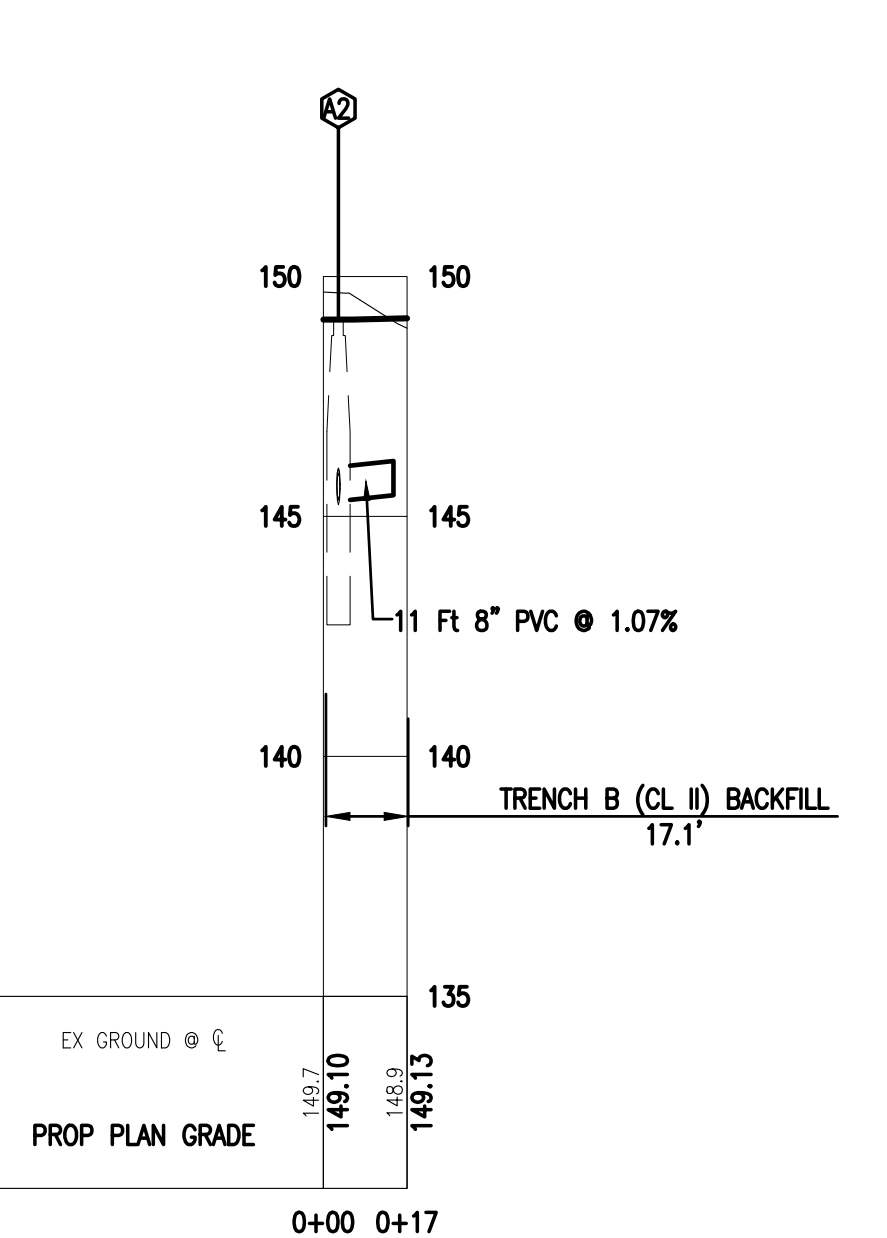
PROFILE VIEW OF MH 7886 TO BLDG 2 - STM #2 **2**
 H SCALE: 1" = 40'
 V SCALE: 1" = 4'

PROFILE VIEW OF WYE B3 TO BUILDING 2 **3**
 H SCALE: 1" = 40'
 V SCALE: 1" = 4'

PROFILE VIEW OF CB B7 TO WYE B6 **11**
 H SCALE: 1" = 40'
 V SCALE: 1" = 4'



- Ⓐ1 STA 0+39.58, 0.0' R Null Structure
 T/CAST 143.80
 12" INV SE 142.72
 12" INV NW 142.72
 8" INV E 142.72
- Ⓐ2 STA 1+76.99, 0.0' L Catch Basin, 48 inch, COVER B
 T/CAST 149.10
 8" INV S 145.34
 8" INV W 145.24
 8" INV NE 145.34
 8" INV NW 145.34
- Ⓐ3 STA 2+55.83, 0.0' Catch Basin, 24 inch, COVER A
 T/CAST 148.55
 8" INV N 146.13
 6" INV SE 146.13
- Ⓐ4 STA 1+77.05, -11.4' L Catch Basin, 48 inch, COVER A
 T/CAST 149.12
 8" INV SW 145.46



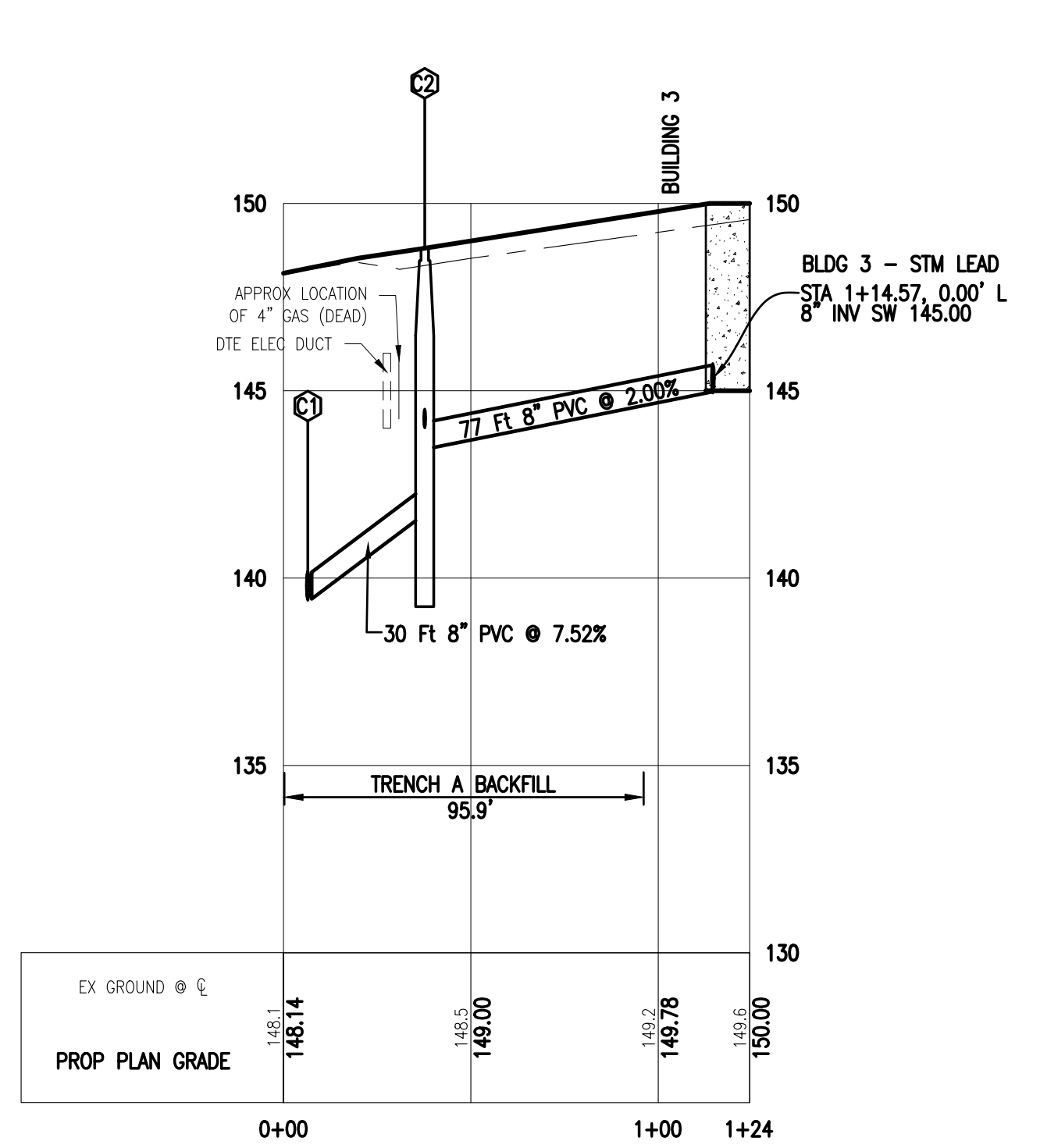
PROFILE VIEW OF MH A1 TO CB A3 **4**
 H SCALE: 1" = 40'
 V SCALE: 1" = 4'

PROFILE VIEW OF MH A2 TO CB A4 **5**
 H SCALE: 1" = 40'
 V SCALE: 1" = 4'

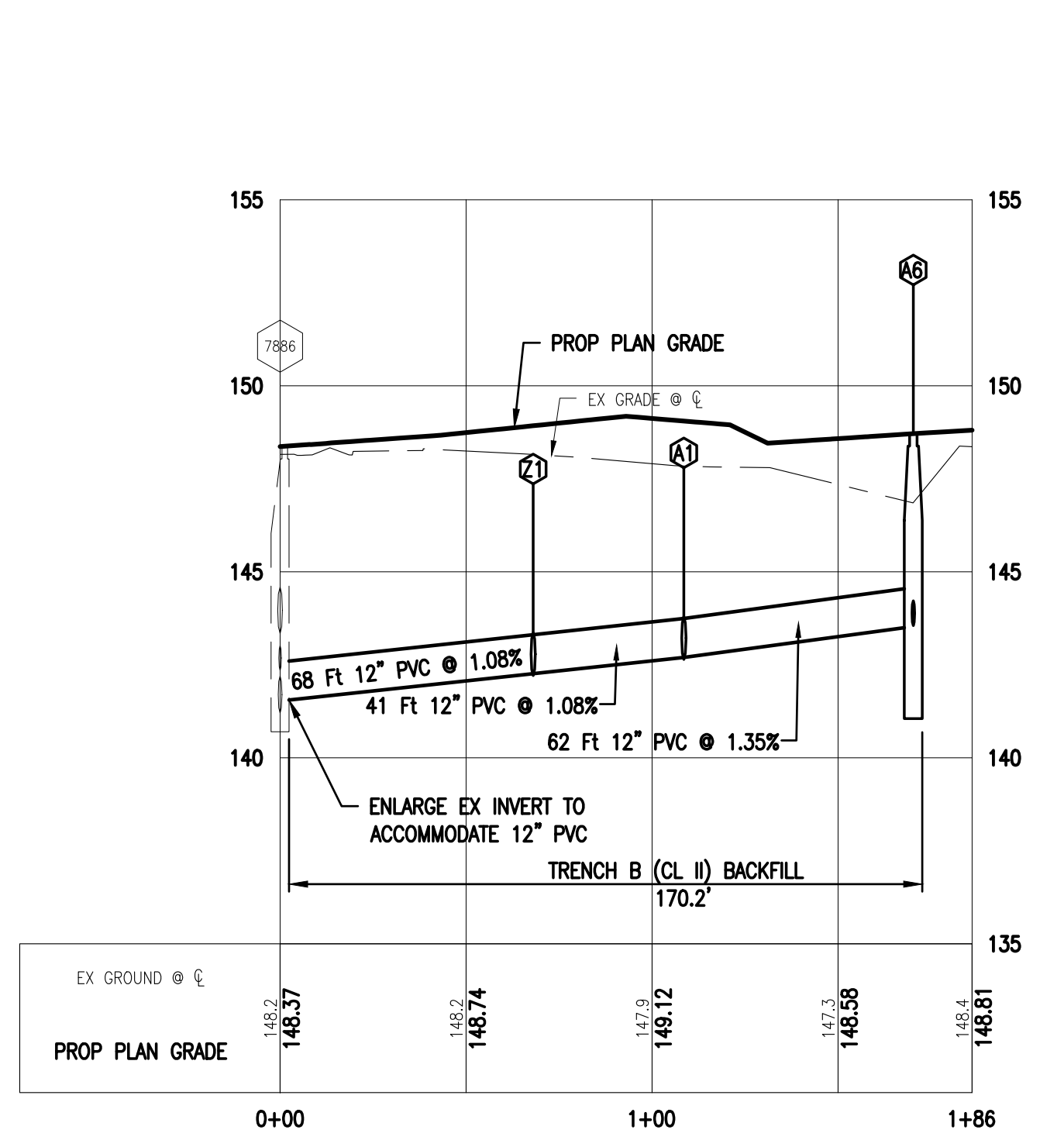
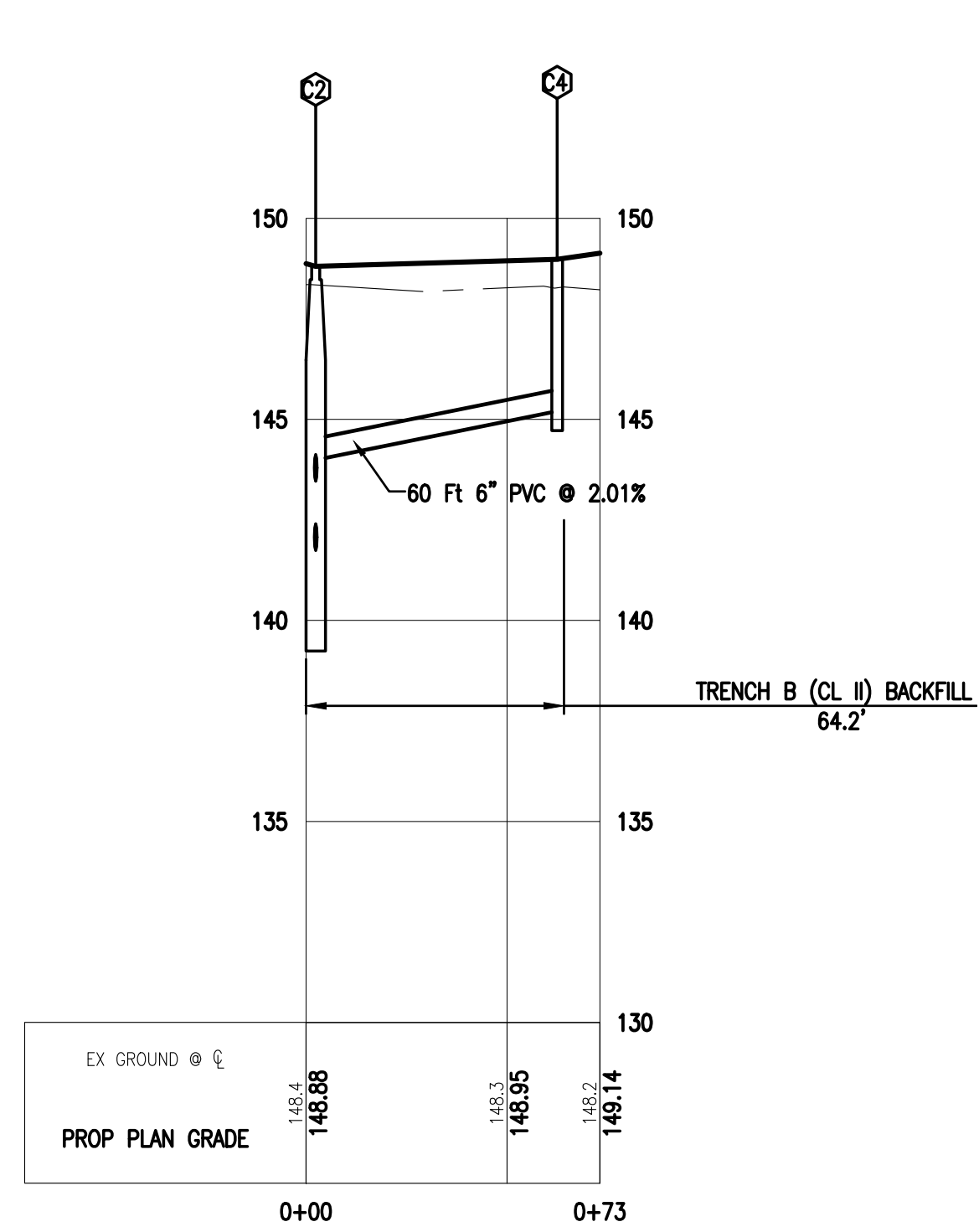
PROFILE VIEW AT BUILDING 3 **6**
 H SCALE: 1" = 40'
 V SCALE: 1" = 4'

PROFILE VIEW AT ANTHONY WAYNE DRIVE EAST FRONTAGE **11**
 H SCALE: 1" = 40'
 V SCALE: 1" = 4'

ANTHONY WAYNE DRIVE DRAINAGE	4 MARCH 2021
100% CONSTRUCTION DOCUMENTS	13 JULY 2017
FIELD REVISIONS	29 JUNE 2017
BID RELEASE #8 REVIEW	6 JUNE 2017
BULLETIN #3	19 MAY 2017
BULLETIN #2	11 MAY 2017
BID RELEASE #7	9 MAY 2017
DWSD PERMITTING REVISIONS	21 APR 2017
ADDENDUM #4	24 MAR 2017
100% FOR BIDS	15 FEB 2017
90% FOR BIDS	6 FEB 2017
50% Design Development	13 DEC 2016
MEP Design Assist	14 NOV 2016



- Ⓒ1 STA 0+06.50, 0.0' WYE
 T/CAST 140.19
 8" INV NW 139.47
 8" INV SE 139.47
 8" INV NE 139.47
- Ⓒ2 STA 0+02.42, 0.1' R Catch Basin, 48 inch, Cover B
 T/CAST 148.81
 8" INV NE 143.46
 8" INV SW 141.74
 6" INV SE 144.01
- Ⓒ4 STA 0+82.47, -0.1' L Catch Basin, 48 inch, COVER A
 T/CAST 148.98
 6" INV NW 145.22



- Ⓒ1 STA 1+81.37, -112.7' L Catch Basin, 48 inch, BEEHIVE COVER
 T/CAST 148.19
 6" INV NE 144.00
 6" INV N 145.00
 6" INV SE 145.00
- Ⓒ2 STA 2+84.42, -116.3' L Catch Basin, 48 inch, BEEHIVE COVER
 T/CAST 148.54
 6" INV NE 144.00
 6" INV N 145.00
 6" INV SE 145.00
- Ⓒ3 STA 4+20.23, -107.7' L Catch Basin, 48 inch, BEEHIVE COVER
 T/CAST 147.67
 6" INV NE 143.00
 6" INV NW 144.00
 6" INV SE 144.00
- Ⓒ4 STA 6+32.70, -106.4' L Catch Basin, 48 inch, BEEHIVE COVER
 T/CAST 147.94
 6" INV E 144.25
 6" INV N 144.75
 6" INV SE 144.75

PROFILE VIEW OF C1 TO BUILDING 3 **7**
 H SCALE: 1" = 40'
 V SCALE: 1" = 4'

PROFILE VIEW OF C2 TO C4 **8**
 H SCALE: 1" = 40'
 V SCALE: 1" = 4'

PROFILE VIEW OF A6 TO 7886 **9**
 H SCALE: 1" = 40'
 V SCALE: 1" = 4'

SWALE CATCH BASIN STRUCTURE DATA **10**
 H SCALE: 1" = 40'
 V SCALE: 1" = 4'

Project: Wayne State University Student Housing
 WSU PROJECT NO. 122-276855
 Drawing Title: PROFILES

Project Number: 0880-16-0010

Drawn By: PCR Approved By: PMD

Scale: As indicated

Seal:

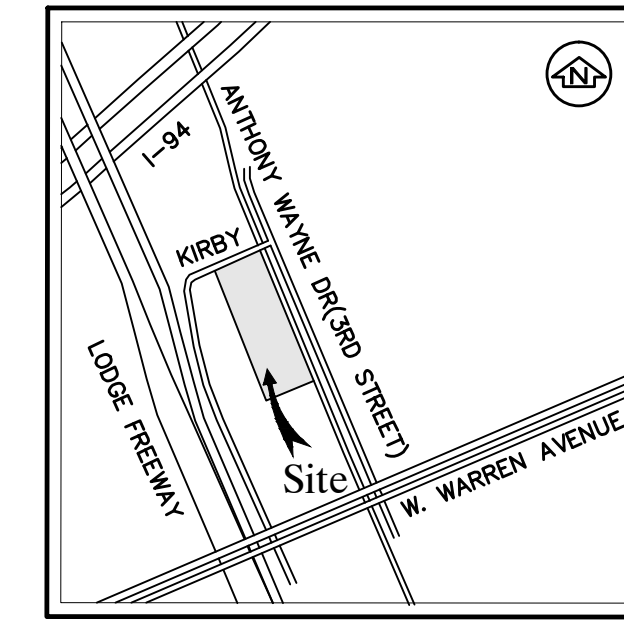
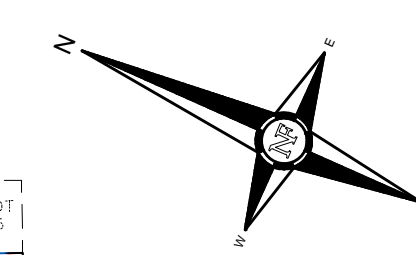
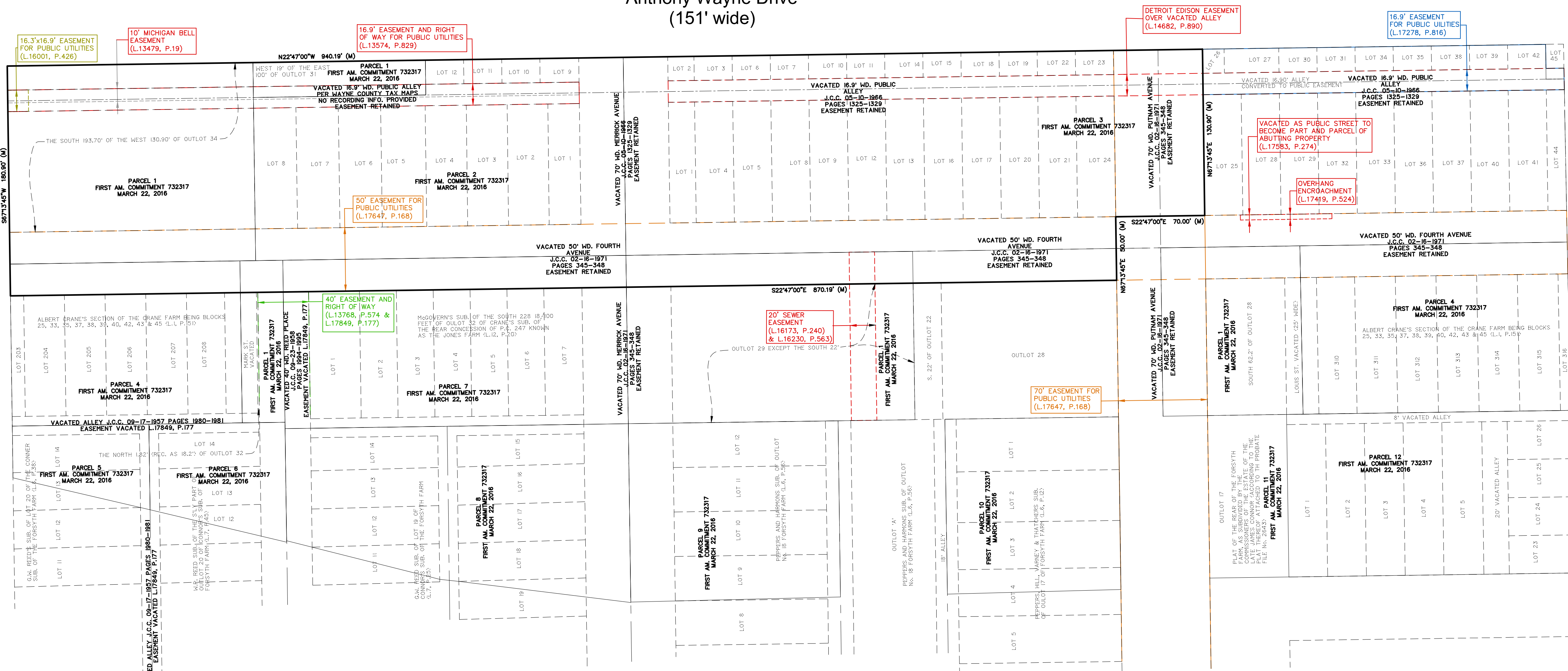
Signature: _____
 Drawing No: _____
C7.5

C:\Revit\Locales\A_2010\2010\00_VSU Housing_Bldg1_and_Bldg2_2016_jelch.vrt
 © 2016 Hamilton Anderson Assoc., Inc.

Anthony Wayne Drive
(151' wide)

Kirby Avenue
(60' wide)

Warren Avenue
(146' wide)



LOCATION MAP

TITLE NOTES
Subject to:

1. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by making inquiry of persons in possession of the land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Covenants, conditions, restrictions and other provisions but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin as contained in instrument recorded in Liber 706, page 222, Register No. 142017, as to that part of the subject property located in Albert Crane's Section of the Crane Farm. [SAID DOCUMENT DOES NOT CONTAIN ANY PLOTTABLE EASEMENTS OR RESTRICTIONS OF RECORD]
4. Easement for public utilities over that portion of land included in the vacated streets and alleys as evidenced by instrument recorded in Liber 8728, page 73, [SAID EASEMENT IS NOT ON, OR DOES NOT TOUCH THE SURVEYED LAND] Register No. D 168613, Liber 13545, page 521, [SAID EASEMENT IS NOT ON, OR DOES NOT TOUCH THE SURVEYED LAND] Register No. E 295602, Liber 13574, page 826, [SAID EASEMENT IS NOT ON, OR DOES NOT TOUCH THE SURVEYED LAND] Register No. E 305743, Liber 13574, page 829, [SAID EASEMENT IS PLOTTED HEREON] Register No. E 305746, Liber 13768, page 574, [SAID EASEMENT IS PLOTTED HEREON] Register No. E 371672, and as modified by instrument recorded in Liber 17849, page 177, [SAID EASEMENT IS PLOTTED HEREON] Register No. F 639578, Liber 14209, page 623, [SAID EASEMENT IS NOT ON, OR DOES NOT TOUCH THE SURVEYED LAND] Register No. E 514221, and as modified by instrument recorded in Liber 16271, page 111, [SAID EASEMENT IS NOT ON, OR DOES NOT TOUCH THE SURVEYED LAND] Register No. F 173331, Liber 16001, page 426, [SAID EASEMENT IS PLOTTED HEREON] Register No. F 92266, Liber 17278, page 816, [SAID EASEMENT IS PLOTTED HEREON] Register No. 467066, Liber 17583, page 274, [AS SHOWN ON HEREON] Register No. 555676, and Liber 17647, page 168, [SAID EASEMENT IS PLOTTED HEREON] Register No. F 576457.
5. Terms and Conditions contained in Agreement in favor of the Michigan Bell Telephone Company as disclosed by instrument recorded in Liber 13479, page 19, [SAID EASEMENT IS PLOTTED HEREON] Register No. E 272423, and Liber 13591, page 946, [SAID EASEMENT IS NOT ON, OR DOES NOT TOUCH THE SURVEYED LAND] Register No. E 311354.
6. Covenants, conditions, restrictions and other provisions but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin as contained in instrument recorded in Liber 13943, page 496, Register No. E 424898, as to that part of the subject property being Lot 19 of G.W. Reed's Subdivision of Lot 19, of the Connor Subdivision of Forsyth Farm. [SAID EASEMENT IS NOT ON, OR DOES NOT TOUCH THE SURVEYED LAND]
7. Covenants, conditions, restrictions and other provisions but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin as contained in instrument recorded in Liber 13943, page 498, Register No. E 424898, as to that part of the subject property being Lot 11 of G.W. Reed's Subdivision of Lot 19, of the Connor Subdivision of Forsyth Farm. [SAID EASEMENT IS NOT ON, OR DOES NOT TOUCH THE SURVEYED LAND]
8. Covenants, conditions, restrictions and other provisions but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin as contained in instrument recorded in Liber 13943, page 504, Register No. E 424902, as to that part of the subject property being Lot 12 of Plot of W.P. Reed's Subdivision. [SAID EASEMENT IS NOT ON, OR DOES NOT TOUCH THE SURVEYED LAND]
9. Covenants, conditions, restrictions and other provisions but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin as contained in instrument recorded in Liber 13943, page 506, Register No. E 424903, as to that part of the subject property being Lot 13 of the Plat of G.W. Reed's Subdivision. [SAID EASEMENT IS NOT ON, OR DOES NOT TOUCH THE SURVEYED LAND]
10. Covenants, conditions, restrictions and other provisions but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin as contained in instrument recorded in Liber 14195, page 813, Register No. E 509679, as to that part of the subject property being Outlot 17 of Plat of the Rear Concession of Forsyth Farm. [SAID EASEMENT IS NOT ON, OR DOES NOT TOUCH THE SURVEYED LAND]
11. Agreement and Grant of Right of Way in favor of The Detroit Edison Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 14682, page 890, Register No. E 665863. [SAID EASEMENT IS BLANKET OVER VACATED ALLEY]
12. Terms and Conditions contained in Development Plan University City Rehabilitation Project No. 1 as disclosed by instrument recorded in Liber 15625, page 484, Register No. E 958171, Declaration of Restrictions University Rehabilitation Project No. 1 recorded in Liber 15625, page 508, Register No. E 958172, and Consent to Modification of the Development Plan and Declaration of Restrictions recorded in Liber 16663, page 17, Register No. F 283426. [SAID DOCUMENT DOES NOT CONTAIN ANY PLOTTABLE EASEMENTS OR RESTRICTIONS OF RECORD]
13. Terms and Conditions contained in Agreement to Purchase and Develop Land in the University City Rehabilitation Project No. 1 as disclosed by instrument recorded in Liber 16173, page 240, Register No. F 148219. [SAID EASEMENT IS PLOTTED HEREON]
14. Terms, conditions, easements, and restrictions as disclosed by instrument recorded in Liber 16230, page 563, Register No. F 160803. [SAID EASEMENT IS PLOTTED HEREON]
15. Terms and Conditions contained in Resolution issuing permit for encroachment as disclosed by instrument recorded in Liber 16365, page 942, Register No. F202934, and in Liber 17419, page 524, Register No. F 510593. [SAID EASEMENT IS PLOTTED HEREON]
16. Terms and Conditions contained in Agreement Between the City of Detroit and The Board of Governors of Wayne State University as disclosed by instrument recorded in Liber 17525, page 309, Register No. F 537589. [SAID DOCUMENT DOES NOT CONTAIN ANY PLOTTABLE EASEMENTS OR RESTRICTIONS OF RECORD]
17. Terms and Conditions contained in Modified Development Plan for University City No. 2 Rehabilitation Project as disclosed by instrument recorded in Liber 20838, page 26, Register No. G 496275, and Liber 20838, page 29, Register No. G 496276. [SAID DOCUMENT DOES NOT CONTAIN ANY PLOTTABLE EASEMENTS OR RESTRICTIONS OF RECORD]
18. Terms and Conditions contained in Agreement to Exchange Real Estate as disclosed by instrument recorded in Liber 23321, page 198. [SAID DOCUMENT DOES NOT CONTAIN ANY PLOTTABLE EASEMENTS OR RESTRICTIONS OF RECORD]
19. There shall be no right of ingress to or egress from Edsel B Ford Expressway.
20. Interest of others in oil, gas and mineral rights, if any, recorded in the public records or unrecorded.
21. Any lien relating to the inspection, demolition or removal of any improvement that has been or is presently located on the property.
22. Rights of tenants, if any, under any unrecorded leases.

All exceptions shown or noted on this survey were obtained from Title Commitment No. 732317, date printed, 03-22-2016 with an effective date of 01-20-2016, issued by First American Title Insurance Company.

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVENUE
PONTIAC, MI 48342
TEL. (248) 332-7931
FAX. (248) 332-8257
www.nowkfraus.com

PROJECT
Parking Lot 41

PROJECT LOCATION
No. 5211
Anthony Wayne Drive
City of Detroit,
Wayne County, MI

SHEET
Easement Sheet

REVISIONS

03-04-2016	Rev. per Client
04-01-2016	Add Easement Sheet

DRAWN BY:
D. MCCONKEY

APPROVED BY:
K.N./R.FRAUS

EMAIL:
rfraus@nfe-engr.com

DATE ISSUED:
April 01, 2016

SCALE:
1"=50'

NFE JOB NO. 1950 SHEET NO. 2 of 2