

DESCRIPTION

PART OF THE SOUTHEAST 1/4 OF SECTION 30 AND PART OF THE SOUTHWEST 1/4 OF SECTION 30, TOWN 2 SOUTH, RANGE 8 EAST, CANTON TOWNSHIP, WAYNE COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH 1/4 CORNER OF SECTION 30, TOWN 2 SOUTH, RANGE 8 EAST; THENCE S89°32'14"W, 936.62 FEET ALONG THE SOUTH LINE OF SECTION 30, ALSO THE CENTERLINE OF GEDDES ROAD (66 FEET WIDE); THENCE N00°18'16"E, 651.75 FEET; THENCE S89°32'14"W, 536.50 FEET; THENCE S00°18'16"E, 651.75 FEET TO THE SOUTH LINE OF SECTION 30, ALSO THE CENTERLINE OF GEDDES ROAD (66 FEET WIDE); THENCE S89°32'14"W, 424.88 FEET ALONG SAID LINE; THENCE N00°55'56"W, 249.98 FEET; THENCE S89°32'14"W, 324.86 FEET; THENCE S00°28'06"W, 250.00 FEET TO THE SOUTH LINE OF SECTION 30, ALSO THE CENTERLINE OF GEDDES ROAD (66 FEET WIDE); THENCE S89°32'14"W, 200.03 FEET ALONG SAID LINE; THENCE N00°28'06"E, 250.00 FEET; THENCE S89°32'14"W, 335.95 FEET TO THE WEST LINE OF SECTION 30; THENCE N00°28'22"E, 2381.91 FEET ALONG SAID LINE TO THE WEST 1/4 CORNER OF SECTION 30; THENCE N89°48'21"E, 2409.74 FEET ALONG THE EAST AND WEST 1/4 LINE OF SECTION 30; THENCE S00°16'49"W, 1310.24 FEET; THENCE N89°40'17"E, 166.27 FEET TO THE NORTH AND SOUTH 1/4 LINE OF SECTION 30; THENCE N89°59'38"E, 49.50 FEET; THENCE N00°16'49"E, 49.50 FEET; THENCE N89°59'38"E, 1281.70 FEET; THENCE N00°01'33"W, 114.50 FEET; THENCE S45°26'38"E, 233.72 FEET; THENCE N89°59'38"E, 166.47 FEET; THENCE S00°05'43"E, 1314.92 FEET TO THE SOUTH LINE OF SECTION 30, ALSO THE CENTERLINE OF GEDDES ROAD (66 FEET WIDE); THENCE N89°49'56"W, 829.53 FEET ALONG SAID LINE; THENCE N00°01'33"W, 264.00 FEET; THENCE N89°49'56"W, 165.00 FEET; THENCE S00°01'33"E, 264.00 FEET TO THE SOUTH LINE OF SECTION 30, ALSO THE CENTERLINE OF GEDDES ROAD (66 FEET WIDE); THENCE N89°49'56"W, 198.00 FEET; THENCE N00°01'33"W, 315.70 FEET; THENCE N89°49'56"W, 111.99 FEET; THENCE S00°07'38"W, 315.70 FEET TO THE SOUTH LINE OF SECTION 30, ALSO THE CENTERLINE OF GEDDES ROAD (66 FEET WIDE); THENCE N89°49'56"W, 367.65 FEET ALONG SAID LINE TO THE SOUTH 1/4 CORNER OF SECTION 30 AND THE POINT OF BEGINNING. CONTAINING 191.6268 ACRES OF LAND.

TAX ITEM NOS. 71-119-99-0001-702, 71-119-99-0002-001, 71-119-99-0003-001, 71-119-99-0007-000, 71-120-99-0002-000, 71-120-99-0003-000, 71-120-99-0004-701, 71-120-99-0006-000, 71-120-99-0009-001, 71-120-99-0015-000, & 71-120-99-0016-000

CERTIFICATION:

TO: WEST TOWN LINE REALTY, LLC, PRIME LAND HOLDINGS, 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 NO TABLE A ITEMS. A FIELD INSPECTION WAS COMPLETED ON 3-19-2011.

Michael L. Priest, PE, PS #22733



4-8-11 DATE

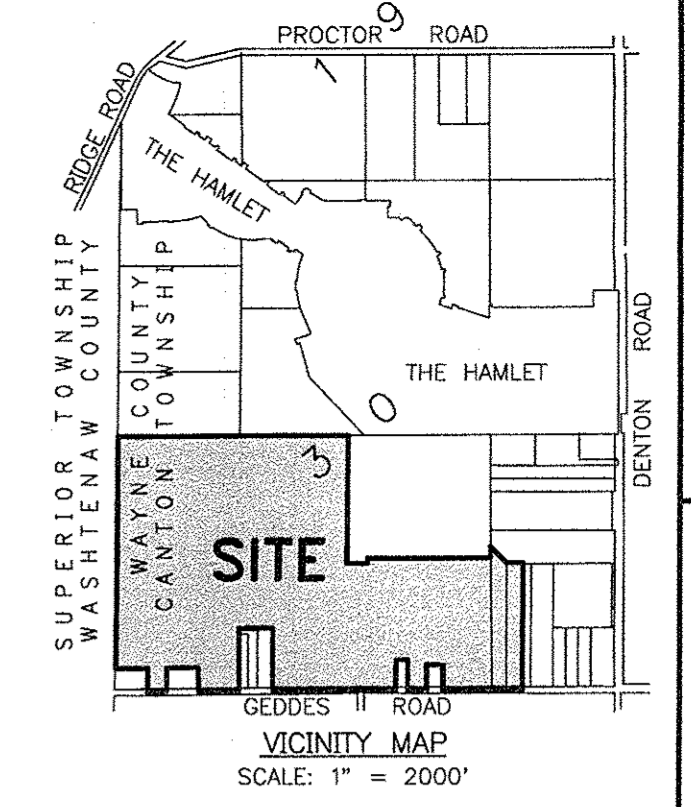
SCHEDULE B - SECTION II - EXCEPTIONS

THIS SURVEY REFLECTS MATTERS DISCLOSED IN FIRST AMERICAN TITLE INSURANCE COMPANY'S COMMITMENT NO. 531991, REVISION B, PRINTED MARCH 25, 2011 WITH AN EFFECTIVE DATE OF FEBRUARY 23, 2011 @ 8:00 A.M. SUBJECT TO GENERAL EXCEPTIONS 1-5 AND THE FOLLOWING SPECIFIC EXCEPTIONS:

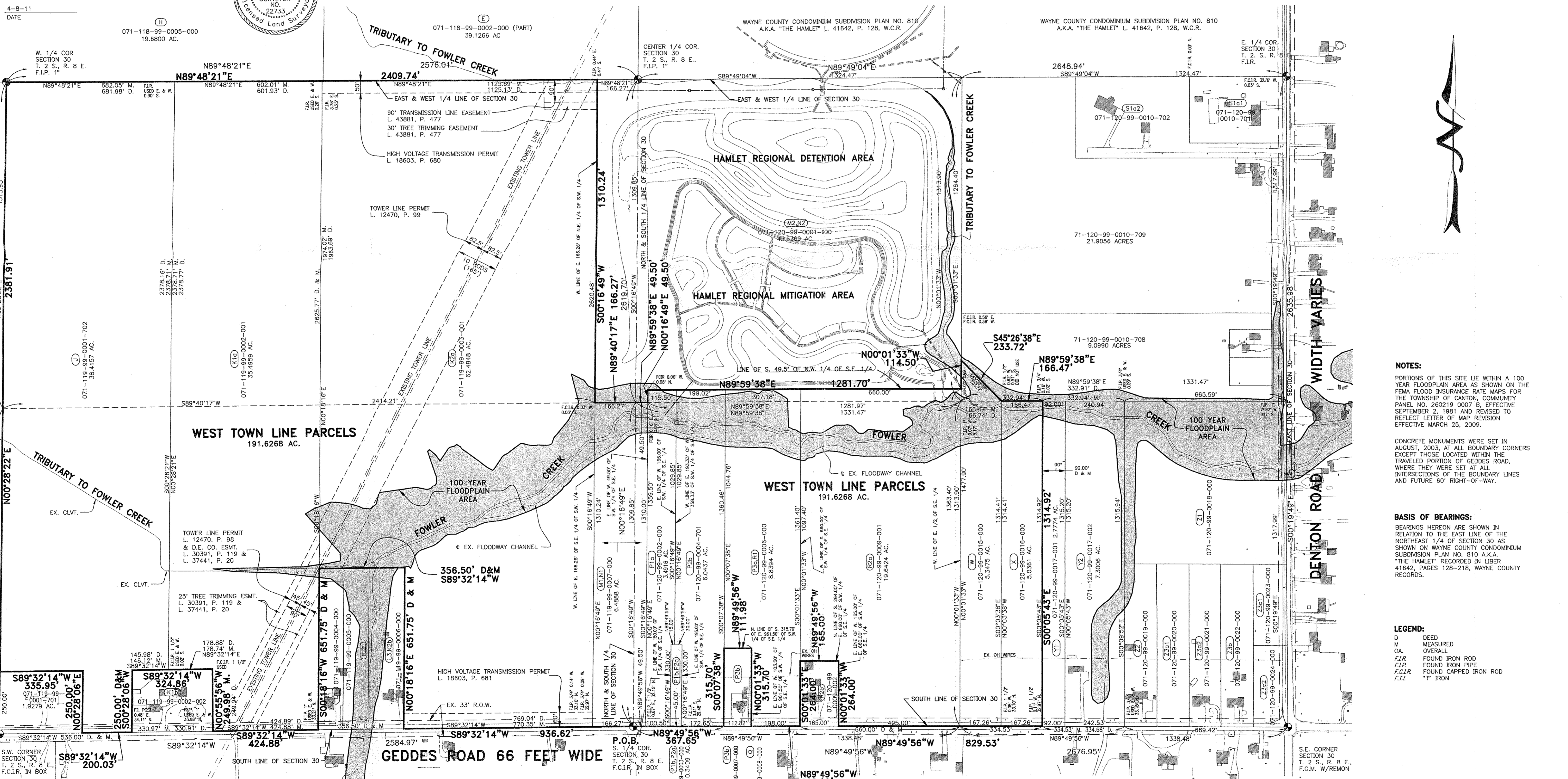
- 1. OMITTED
2. OMITTED
3. CLAIM OF LIEN IN THE AMOUNT OF 25,097.01 AGAINST WEST TOWN LINE ASSOCIATES, LLC/QUALITY PROPERTIES ASSET MANAGEMENT COMPANY, IN FAVOR OF MICHAEL L. PRIEST & ASSOCIATES, INC. AS EVIDENCED BY INSTRUMENT DATED NOVEMBER 12, 2010, RECORDED NOVEMBER 12, 2010, IN LIBER 48843, PAGE 348.
4. TOWER LINE PERMIT IN FAVOR OF THE DETROIT EDISON COMPANY AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 12470, PAGE 98, REGISTER #E15376.
5. TOWER LINE PERMIT IN FAVOR OF THE DETROIT EDISON COMPANY AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 12470, PAGE 99, REGISTER #E15377.
6. HIGH VOLTAGE TRANSMISSION PERMIT IN FAVOR OF THE DETROIT EDISON COMPANY AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 18603, PAGE 680, REGISTER #F850290.
7. HIGH VOLTAGE TRANSMISSION PERMIT IN FAVOR OF THE DETROIT EDISON COMPANY AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 18603, PAGE 681, REGISTER #F850291.
8. TERMS, CONDITIONS, RESERVATIONS AND EASEMENTS AS DISCLOSED BY MEMORANDUM OF LAND CONTRACT RECORDED IN LIBER 30391, PAGE 119 AND AS DISCLOSED BY COVENANT DEED RECORDED IN LIBER 37441, PAGE 20.
9. TRANSMISSION LINE EASEMENT IN FAVOR OF INTERNATIONAL TRANSMISSION COMPANY AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 43881, PAGE 477.
10. RIGHTS OF THE UNITED STATES, STATE OF MICHIGAN AND THE PUBLIC FOR COMMERCE, NAVIGATION, RECREATION AND FISHERY, IN ANY PORTION OF THE LAND COMPRISING THE BED OF FELLOWS CREEK, OR LAND CREATED BY FILL OR ARTIFICIAL ACCRETION.
11. THE NATURE, EXTENT OR LACK OF RIPARIAN RIGHTS OR THE RIPARIAN RIGHTS OF THE RIPARIAN OWNERS AND THE PUBLIC IN AND TO THE USE OF THE WATERS OF FELLOWS CREEK.
12. ANY RIGHTS, TITLE INTEREST OR CLAIM THEREOF TO THAT PORTION OF LAND TAKEN, USED OR GRANTED FOR STREETS, ROADS OR HIGHWAYS.
13. RIGHTS OF TENANTS, IF ANY, UNDER ANY UNRECORDED LEASES.
14. LIEN FOR OUTSTANDING WATER OR SEWER CHARGES, IF ANY.
15. ALL TAXES PAID TO AND INCLUDING 2009 2010 SUMMER TAXES PAID IN THE AMOUNT OF \$9,942.99 2010 WINTER TAXES PAID IN THE AMOUNT OF \$6,000.56 TAX ITEM NO. 71-119-99-0001-702
16. ALL TAXES PAID TO AND INCLUDING 2009 2010 SUMMER TAXES PAID IN THE AMOUNT OF \$9,853.89 2010 WINTER TAXES PAID IN THE AMOUNT OF \$5,946.78 TAX ITEM NO. 71-119-99-0002-001
17. ALL TAXES PAID TO AND INCLUDING 2009 2010 SUMMER TAXES PAID IN THE AMOUNT OF \$3,203.51 2010 WINTER TAXES PAID IN THE AMOUNT OF \$1,933.27 TAX ITEM NO. 71-119-99-0003-001
18. ALL TAXES PAID TO AND INCLUDING 2009 2010 SUMMER TAXES PAID IN THE AMOUNT OF \$3,419.03 2010 WINTER TAXES PAID IN THE AMOUNT OF \$2,063.34 TAX ITEM NO. 71-119-99-0007-000
19. ALL TAXES PAID TO AND INCLUDING 2009 2010 SUMMER TAXES PAID IN THE AMOUNT OF \$1,909.32 2010 WINTER TAXES PAID IN THE AMOUNT OF \$1,152.22 TAX ITEM NO. 71-120-99-0002-000

- 20. ALL TAXES PAID TO AND INCLUDING 2009 2010 SUMMER TAXES PAID IN THE AMOUNT OF \$489.82 2010 WINTER TAXES PAID IN THE AMOUNT OF \$295.56 TAX ITEM NO. 71-120-99-0003-000
21. ALL TAXES PAID TO AND INCLUDING 2009 2010 SUMMER TAXES PAID IN THE AMOUNT OF \$890.32 2010 WINTER TAXES PAID IN THE AMOUNT OF \$537.27 TAX ITEM NO. 71-120-99-0004-701
22. ALL TAXES PAID TO AND INCLUDING 2009 2010 SUMMER TAXES PAID IN THE AMOUNT OF \$4,170.49 2010 WINTER TAXES PAID IN THE AMOUNT OF \$2,516.84 TAX ITEM NO. 71-120-99-0006-000
23. ALL TAXES PAID TO AND INCLUDING 2009 2010 SUMMER TAXES PAID IN THE AMOUNT OF \$3,732.27 2010 WINTER TAXES PAID IN THE AMOUNT OF \$2,252.38 TAX ITEM NO. 71-119-99-0009-001
24. ALL TAXES PAID TO AND INCLUDING 2009 2010 SUMMER TAXES PAID IN THE AMOUNT OF \$2,557.31 2010 WINTER TAXES PAID IN THE AMOUNT OF \$1,543.30 TAX ITEM NO. 71-120-99-0015-000
25. ALL TAXES PAID TO AND INCLUDING 2009 2010 SUMMER TAXES PAID IN THE AMOUNT OF \$2,403.03 2010 WINTER TAXES PAID IN THE AMOUNT OF \$1,450.19 TAX ITEM NO. 71-120-99-0016-000

NOTE: IF SUBJECT PROPERTY IS CONNECTED TO PUBLIC/COMMUNITY WATER OR SEWER, FURNISH A COPY OF THE CURRENT BILL TO FIRST AMERICAN TITLE INSURANCE COMPANY SHOWING THAT ALL CHARGES HAVE BEEN PAID TO DATE OR THE POLICY TO BE ISSUED WILL INCLUDE AN EXCEPTION ON SCHEDULE B FOR WATER AND SEWER CHARGES WHICH BECOME A LEVY PRIOR TO THE DATE OF THE POLICY.



PROPRIETOR WEST TOWN LINE REALTY, LLC
DATE: 4-8-11
ENG: EJP
SURV: M.P.

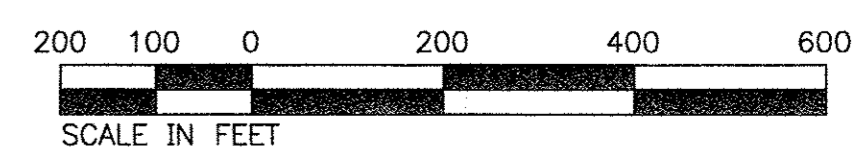


NOTES: PORTIONS OF THIS SITE LIE WITHIN A 100 YEAR FLOODPLAIN AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAPS FOR THE TOWNSHIP OF CANTON, COMMUNITY PANEL NO. 260219 0007 B, EFFECTIVE SEPTEMBER 2, 1981 AND REVERSED TO REFLECT LETTER OF MAP REVISION EFFECTIVE MARCH 25, 2009.

CONCRETE MONUMENTS WERE SET IN AUGUST, 2003, AT ALL BOUNDARY CORNERS EXCEPT THOSE LOCATED WITHIN THE TRAVELED PORTION OF GEDDES ROAD, WHERE THEY WERE SET AT ALL INTERSECTIONS OF THE BOUNDARY LINES AND FUTURE 60' RIGHT-OF-WAY.

BASIS OF BEARINGS: BEARINGS HEREON ARE SHOWN IN RELATION TO THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 30 AS SHOWN ON WAYNE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 810 A.K.A. "THE HAMLET" RECORDED IN LIBER 41642, PAGES 128-218, WAYNE COUNTY RECORDS.

LEGEND: D DEED MEASURED OVERALL
CA FOUND IRON ROD
F.I.R. FOUND IRON PIPE
F.C.I.R. FOUND CAPPED IRON ROD
"TT" IRON



ALTA/ACSM LAND TITLE SURVEY WEST TOWN LINE PARCELS

PART OF THE S.E. 1/4 OF SECTION 30 AND PART OF THE S.W. 1/4 OF SECTION 30, T. 2 S., R. 8 E., CANTON TOWNSHIP, WAYNE COUNTY, MICHIGAN

SHEET

Michael L. Priest & Associates, Inc. 40665 Koppernick Road, Canton, MI 48187
Phone: (734) 459-8560 Fax: (734) 459-2585
MLP
STATUS: REVISIONS: 4-8-11 PER TITLE COMMITMENT REVISION B