

SKETCH OF SURVEY EXISTING PARCELS

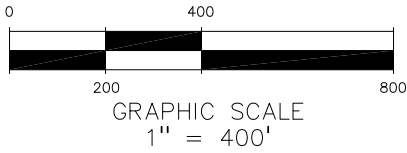
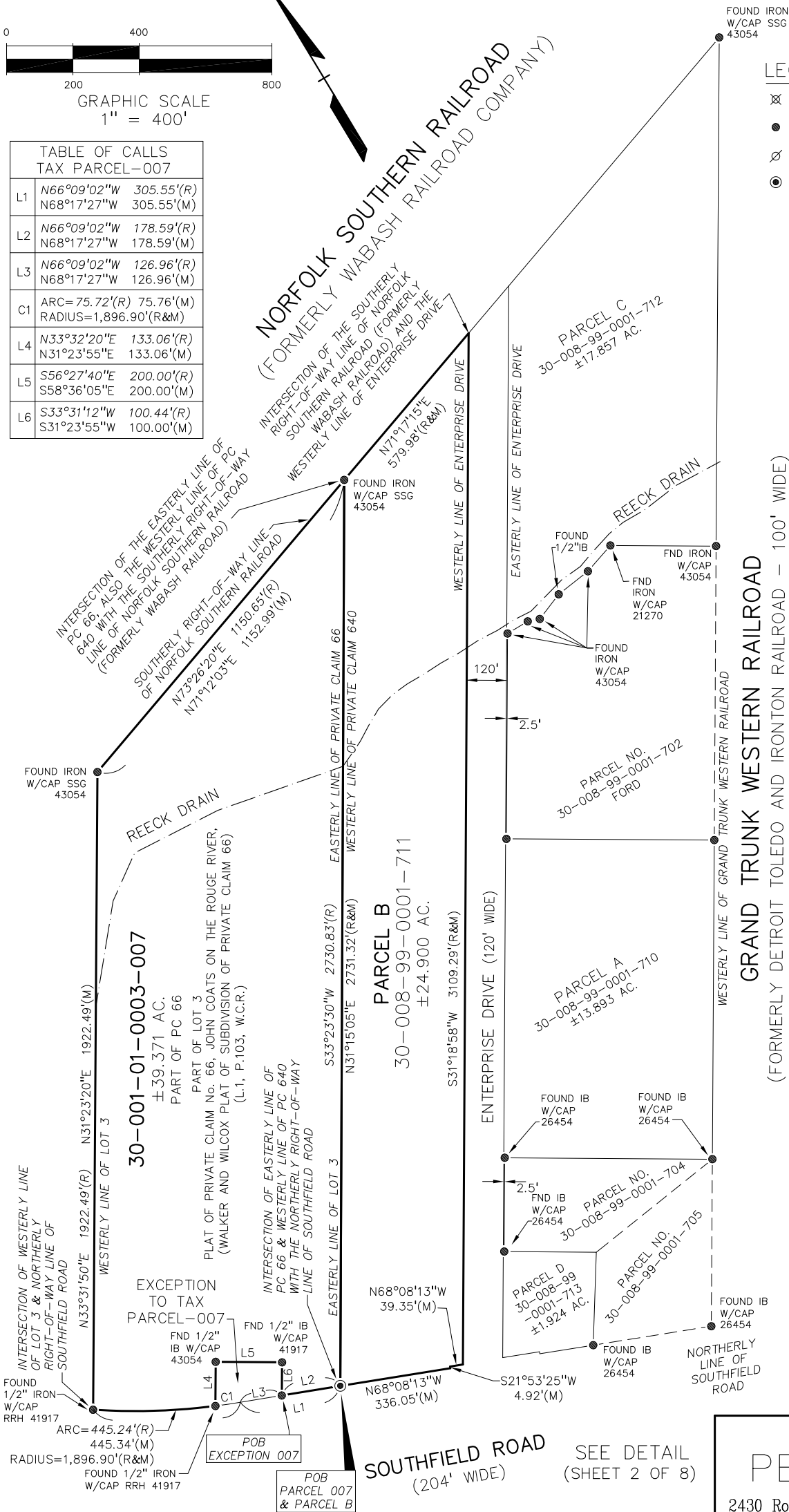


TABLE OF CALLS TAX PARCEL-007		
L1	N66°09'02"W 305.55'(R) N68°17'27"W 305.55'(M)	
L2	N66°09'02"W 178.59'(R) N68°17'27"W 178.59'(M)	
L3	N66°09'02"W 126.96'(R) N68°17'27"W 126.96'(M)	
C1	ARC=75.72'(R) 75.76'(M) RADIUS=1,896.90'(R&M)	
L4	N33°32'20"E 133.06'(R) N31°23'55"E 133.06'(M)	
L5	S56°27'40"E 200.00'(R) S58°36'05"E 200.00'(M)	
L6	S33°31'12"W 100.44'(R) S31°23'55"W 100.00'(M)	

LEGEND

- ⊗ IRON SET
- IRON FOUND
- ⊘ P.K. NAIL SET
- ⊙ MONUMENT FOUND



GRAND TRUNK WESTERN RAILROAD
 (FORMERLY DETROIT TOLEDO AND IRONTON RAILROAD - 100' WIDE)

PEA, Inc.
 2430 Rochester Ct, Ste 100
 Troy, MI 48083-1872
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 www.peainc.com

CLIENT: TIME EQUITIES INC. 55 FIFTH AVENUE, 15TH FLOOR NEW YORK, NEW YORK, 10003	SCALE: 1"= 400'	JOB No: 2014-134
	DATE: 4-12-17	DWG. No: 1 of 8

SKETCH OF SURVEY EXISTING PARCELS

LEGAL DESCRIPTION – PARCEL NO. 30-001-01-0003-007

(Per Tax Assessor)

THAT PART OF LOT 3 DES AS BEG AT THE INTERSECTION OF THE NLY LINE OF SOUTHFIELD RD WITH THE ELY LINE OF LOT 3 AND PROCEEDING TH ALONG SAID NLY LINE N 66D 09M 02SEC W 305.55 FT AND ON A TANGENT CURVE TO THE RIGHT RADIUS 1896.90 FT A DISTANCE OF 445.24 FT TH N 33D 31M 50SEC E ALONG THE W LOT LINE 1922.49 FT TH N 73D 26M 20SEC E ALONG THE SLY LINE OF THE WABASH RR RIGHT OF WAY 1150.65 FT TH S 33D 23M 30SEC W ALONG THEE LOT LINE 2730.83 FT TO THE POB EXCEPT THAT PART THEREOF DES AS BEG AT A POINT ON THE NLY LINE OF SOUTHFIELD ROAD DISTANT N 66D 09M 02SEC W 178.59 FT FROM THE INTERSECTION OF THE ELY LINE OF LOT 3 AND THE NLY LINE OF SOUTHFIELD ROAD AND PROCEEDING TH ALONG SAID NLY LINEN 66D 09M 02SEC W 126.96 FT AND ON A TANGENT CURVE TO THE RIGHT RADIUS 1896.90 FT A DISTANCE OF 75.72 FT TH N 33D 32M 20SEC E 133.06 FT TH S 56D 27M 40SEC E 200.0 FT TH S 33D 31M 12SEC W 100.44 FT TO THE POB. 39.37 ACRES. PLAT OF PRIVATE CLAIM 66 JOHN COATS ON THE RIVER ROUGE, AS RECORDED IN LIBER 1 PAGE 103 OF PLATS

LEGAL DESCRIPTION – PARCEL NO. 30-001-01-0003-007

(by PEA, Inc.)

Being more particularly described as:

Part of Lot no. 3, WALKER AND WILCOX Plat of Subdivision of Private Claim 66, as recorded in Liber 1, Page 103 of Plats, Wayne County Records, Town 3 South, Range 10 East, City of Allen Park, Wayne County, Michigan, being more particularly described as:
 BEGINNING at the point of intersection of the Easterly line of Private Claim 66, with the Northerly Right-Of-Way line of Southfield Road (204 feet wide);
 thence proceeding N68°17'27"W, 178.59 feet along said Northerly Right-Of-Way line;
 thence N31°23'55"E, 100.00 feet;
 thence N58°36'05"W, 200.00 feet;
 thence S31°23'55"W, 133.06 feet to the aforementioned Northerly Right-Of-Way line;
 thence 369.57 feet along the arc of a curve to the right, having a radius of 1896.90 feet, a central angle of 11°09'46", and a chord bearing N60°45'14"W, 368.99 feet to the Westerly line of said Lot 3;
 thence along said Westerly line, N31°23'20"E, 1922.49 feet to the Southerly Right-Of-Way line of Norfolk Southern Railroad (formerly Wabash Railroad Company);
 thence along said Southerly Right-Of-Way line, N71°12'03"E, 1152.99 feet to the point of intersection of the Easterly line of Private Claim 66, said Easterly also being the Westerly line of Private Claim 640, with said Southerly Right-Of-Way line;
 thence along said Easterly line of Private Claim 66, S31°15'05"W, 2731.32 feet to the aforementioned Northerly Right-Of-Way line of Southfield Road and the POINT OF BEGINNING.
 Containing ±39.371 acres of land.

LEGAL DESCRIPTION – PARCEL B (Tax ID. No. 30-008-99-0001-711):

(by PEA)

Part of Private Claim 640, Town 3 South, Range 10 East, City of Allen Park, Wayne County, Michigan, being more particularly described as:
 BEGINNING at the point of intersection of the Easterly line of Private Claim 66 (being the Easterly line of Lot no. 3, WALKER AND WILCOX Plat of Subdivision of Private Claim 66, as recorded in Liber 1, Page 103 of Plats, Wayne County Records), with the Northerly Right-Of-Way line of Southfield Road (204 feet wide);
 thence along said Easterly line of Private Claim 66, N31°15'05"E, 2731.32 feet to the Southerly Right-Of-Way line of Norfolk Southern Railroad (formerly Wabash Railroad Company);
 thence along said Southerly Right-Of-Way line, N71°17'15"E, 579.98 feet to the Westerly Right-Of-Way line of Enterprise Drive (120 foot wide);
 thence along said Westerly Right-Of-Way line, S31°18'58"W, 3109.29 feet;
 thence N68°08'13"W, 39.35 feet;
 thence S21°53'25"W, 4.92 feet to the aforementioned Northerly Right-Of-Way line of Southfield Road;
 thence along said Northerly Right-Of-Way line, N68°08'13"W, 336.05 feet to the POINT OF BEGINNING.
 Containing ±24.900 acres of land.

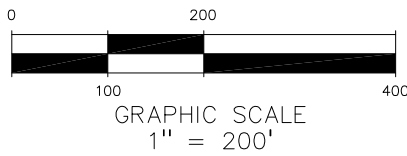
PEA, Inc.

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CLIENT: TIME EQUITIES INC. 55 FIFTH AVENUE, 15TH FLOOR NEW YORK, NEW YORK, 10003	SCALE: 1"= 400' DATE: 4-12-17	JOB No: 2014-134 DWG. No: 2 of 8
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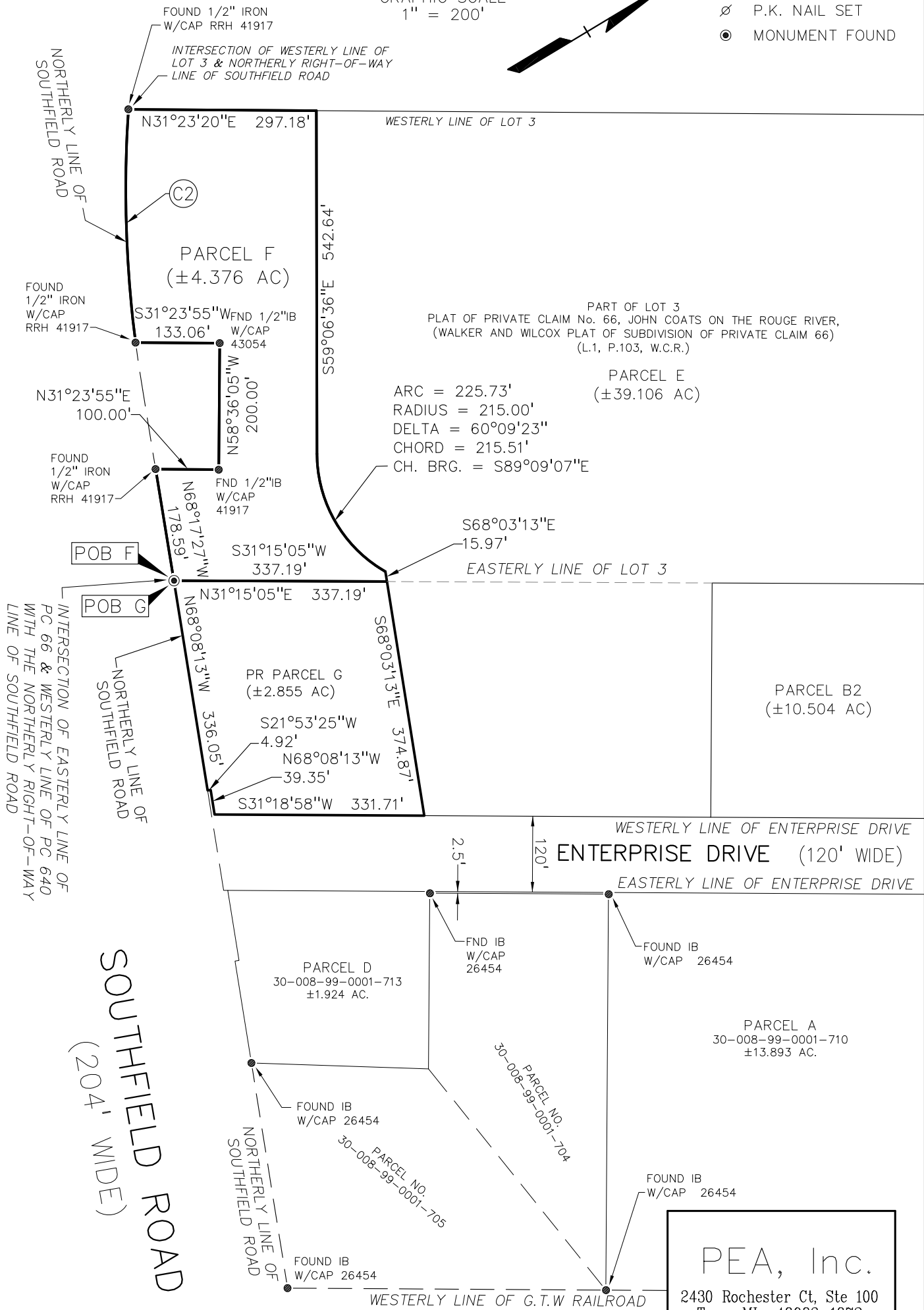
SKETCH OF SURVEY PROPOSED PARCELS F & G

(C2) ARC = 369.57'
 RADIUS = 1,896.90'
 DELTA = 11°09'47"
 CHORD = 368.99'
 CH. BRG. = N60°45'14"W



LEGEND

- ⊗ IRON SET
- IRON FOUND
- ⊘ P.K. NAIL SET
- ⊙ MONUMENT FOUND



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	DATE: 4-12-17	DWG. No: 3 of 8

**SKETCH OF SURVEY
LEGAL DESCRIPTIONS
PROPOSED PARCELS F & G**

LEGAL DESCRIPTION – PROPOSED PARCEL F

(Per PEA, Inc.)

Land in part of Lot no. 3, WALKER AND WILCOX Plat of Subdivision of Private Claim 66, as recorded in Liber 1, Page 103 of Plats, Wayne County Records; Township 3 South, Range 10 East, City of Allen Park, Wayne County, Michigan, being more particularly described as:

BEGINNING at the point of intersection of the Easterly line of Private Claim 66, with the northerly Right-of-Way line of Southfield Road (204 feet wide);
 thence proceeding N68°17'27"W, 178.59 feet along said northerly Right-of-Way line;
 thence N31°23'55"E, 100.00 feet;
 thence N58°36'05"W, 200.00 feet;
 thence S31°23'55"W, 133.06 feet to the aforementioned northerly Right-of-Way line;
 thence 369.57 feet along the arc of a curve to the right, having a radius of 1896.90 feet, a central angle of 11°09'46", and a chord bearing N60°45'14"W, 368.99 feet to the westerly line of said Lot 3;
 thence along said westerly line, N31°23'20"E, 297.18 feet;
 thence S59°06'36"E, 524.64 feet;
 thence 225.73 feet along the arc of a curve to the left, having a radius of 215.00 feet, a central angle of 60°09'23", and a chord bearing S89°09'07"E, 215.51 feet;
 thence non-tangent from said curve, S68°03'13"E, 15.97 feet to the aforementioned easterly line of Private Claim 66, also being the westerly line of Private Claim 640;
 thence along said easterly line S31°15'05"W, 337.19 feet to the POINT OF BEGINNING.
 Containing ±4.376 acres of land.

LEGAL DESCRIPTION – PROPOSED PARCEL G

(Per PEA, Inc.)

Land in part of Private Claim 640, Township 3 South, Range 10 East, City of Allen Park, Wayne County, Michigan, being more particularly described as:

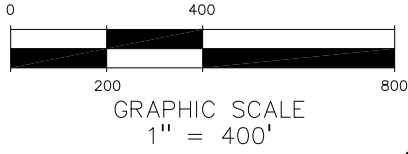
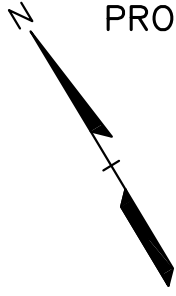
BEGINNING at the point of intersection of the Easterly line of Private Claim 66 (being the Easterly line of Lot no. 3, WALKER AND WILCOX Plat of Subdivision of Private Claim 66, as recorded in Liber 1, Page 103 of Plats, Wayne County Records), with the Northerly Right-Of-Way line of Southfield Road (204 feet wide);
 thence proceeding along said easterly line, also being the westerly line of Private Claim 640, N31°15'05"E, 337.19 feet;
 thence S68°03'13"E, 374.87 feet to the westerly line of Enterprise Drive (120' wide);
 thence along said westerly line S31°18'585"W, 331.71 feet;
 thence N68°08'13"W, 39.35 feet;
 thence S21°53'25"W, 4.92 feet to the aforementioned northerly Right-Of-Way line of Southfield Road;
 thence along said northerly Right-of-Way, N68°08'13"W, 336.05 feet to the POINT OF BEGINNING.
 Containing ±2.855 acres of land.

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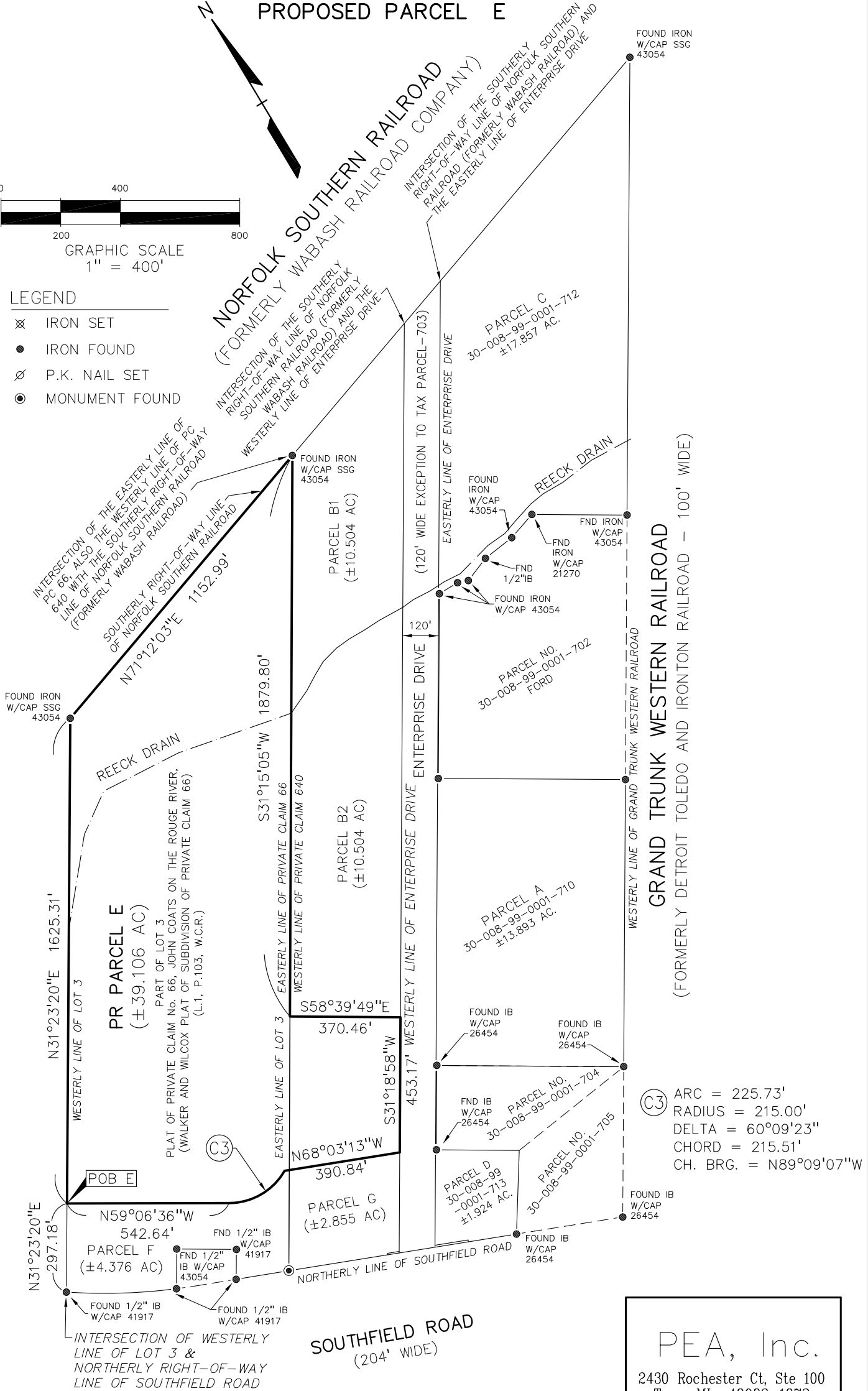
CLIENT: TIME EQUITIES INC. 55 FIFTH AVENUE, 15TH FLOOR NEW YORK, NEW YORK, 10003	SCALE: 1"= 400'	JOB No: 2014-134
	DATE: 4-12-17	DWG. No: 4 of 8

SKETCH OF SURVEY PROPOSED PARCEL E



LEGEND

- ⊗ IRON SET
- IRON FOUND
- ∅ P.K. NAIL SET
- ⊙ MONUMENT FOUND



(C3) ARC = 225.73'
 RADIUS = 215.00'
 DELTA = 60°09'23"
 CHORD = 215.51'
 CH. BRG. = N89°09'07"W

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**SKETCH OF SURVEY
LEGAL DESCRIPTION
PROPOSED PARCEL E**

LEGAL DESCRIPTION – PROPOSED PARCEL E
(Per PEA, Inc.)

Land in part of Lot no. 3, WALKER AND WILCOX Plat of Subdivision of Private Claim 66, as recorded in Liber 1, Page 103 of Plats, Wayne County Records; and also Land in part of Private Claim 640; Township 3 South, Range 10 East, City of Allen Park, Wayne County, Michigan, being more particularly described as:

COMMENCING at the point of intersection of the westerly line of said Lot 3 with the northerly Right-of-Way line of Southfield Road (204 feet wide);
thence along said westerly line, N31°23'20"E, 297.18 feet to the POINT OF BEGINNING;

thence continuing along said westerly line, N31°23'20"E, 1625.31 feet to the southerly Right-of-Way line of the Norfolk Southern Railroad (formerly the Wabash Railroad Company);
thence along said southerly Right-of-Way N71°12'03"E, 1152.99 feet to the intersection of the easterly line of Private Claim 66, said line also being the westerly line of Private Claim 640, and the southerly line of said Railroad Right-of-Way;

thence along the easterly line of said Private Claim 66, S31°15'05"W, 1879.80 feet;
thence S58°39'49"E, 370.46 feet to the westerly line of Enterprise Drive (120 feet wide);
thence along said westerly line S31°18'58"W, 453.17 feet;

thence N68°03'13"W, 390.84 feet;

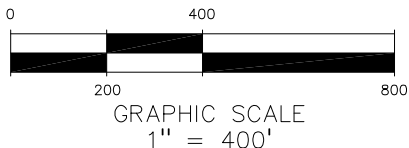
thence 225.73 feet along the arc of a non-tangent curve to the right, having a radius of 215.00 feet, a central angle of 60°09'23", and a chord bearing N89°09'07"W, 215.51 feet;
thence N59°06'36"W, 542.64 feet to the POINT OF BEGINNING.

Containing ±39.106 acres of land.

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SKETCH OF SURVEY PROPOSED PARCEL B1 & B2



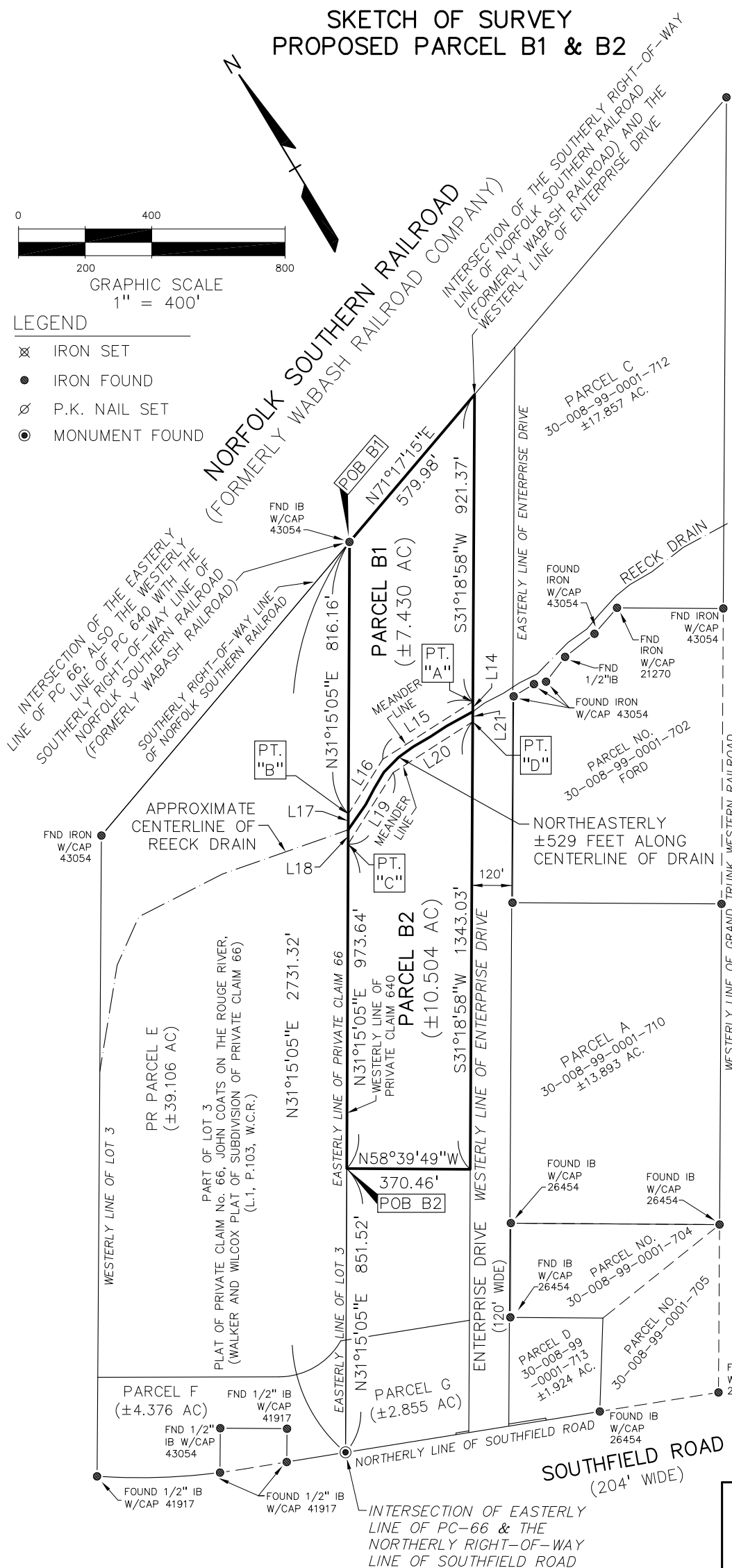
- LEGEND**
- ⊗ IRON SET
 - IRON FOUND
 - ⊘ P.K. NAIL SET
 - ⊙ MONUMENT FOUND

LINE TABLE - PARCEL B1

L14	S31°18'58"W	30.00'
L15	S88°21'50"W	320.66'
L16	S63°12'41"W	194.16'
L17	N31°15'05"E	50.00'

LINE TABLE - PARCEL B2

L18	N31°15'05"E	40.00'
L19	N63°12'41"E	253.52'
L20	N88°21'50"E	283.16'
L21	S31°18'58"W	30.00'



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	DATE: 4-12-17	DWG. No: 7 of 8

**SKETCH OF SURVEY
LEGAL DESCRIPTION
PROPOSED PARCEL B1 & B2**

LEGAL DESCRIPTION – PROPOSED PARCEL B1

(Per PEA, Inc.)

Land in part of Private Claim 640; Township 3 South, Range 10 East, City of Allen Park, Wayne County, Michigan, being more particularly described as:

COMMENCING at the point of intersection of the easterly line of Private Claim 66, also being the westerly line of Private Claim 640, with the northerly Right-of-Way line of Southfield Road (204 feet wide);

thence proceeding N31°15'05"E, 2731.32 feet along said easterly line to the southerly Right-of-Way line of the Norfolk Southern Railroad (formerly the Wabash Railroad Company) and the POINT OF BEGINNING;

thence along said Railroad Right-of-Way, N71°17'15"E, 579.98 feet to the westerly line of Enterprise Drive (120 feet wide);

thence along said westerly line, S31°18'58"W, 921.37 feet to a point hereafter referred to as POINT "A";

thence continuing along said westerly line, S31°18'58"W, 30 feet, more or less, to the approximate centerline of the Reeck Drain;

thence along said centerline of drain southwesterly approximately 529 feet to the intersection of the centerline of said drain and the aforementioned easterly line of Private Claim 66;

thence N31°15'05"E, 50 feet, more or less to a point hereafter referred to as POINT "B", said POINT "B" lying S88°21'50"W, 320.66 feet and S63°12'41"W, 194.16 feet along a meander line from the aforementioned POINT "A";

thence continuing from POINT "B" along the easterly line of Private Claim 66, N31°15'05"E, 816.16 feet to the POINT OF BEGINNING.

Containing ±7.430 acres of land.

LEGAL DESCRIPTION – PROPOSED PARCEL B2

(Per PEA, Inc.)

Land in part of Private Claim 640; Township 3 South, Range 10 East, City of Allen Park, Wayne County, Michigan, being more particularly described as:

COMMENCING at the point of intersection of the easterly line of Private Claim 66, with the northerly Right-of-Way line of Southfield Road (204 feet wide);

thence proceeding N31°15'05"E, 851.52 feet along said easterly line, also being the westerly line of Private Claim 640 to the POINT OF BEGINNING;

thence continuing along said easterly line N31°15'05"E, 973.64 feet to a point hereafter referred to as POINT "C",

thence continuing along said easterly line N31°15'05"E, 40 feet, more or less, to the approximate centerline of the Reeck Drain;

thence along said centerline of drain northeasterly approximately 529 feet to the intersection of the centerline of said drain and the westerly line of Enterprise Drive (120 feet wide);

thence along said westerly line S31°18'58"W, 30 feet, more or less, to a point hereafter referred to as POINT "D", said POINT "D" lying N63°12'41"E, 253.52 feet and N88°21'50"W, 283.16 feet along a meander line from the aforementioned POINT "C";

thence continuing along the westerly line of Enterprise Drive from POINT "D", S31°18'58"W, 1343.03 feet;

thence N58°39'49"W, 370.46 feet to the POINT OF BEGINNING.

Containing ±10.504 acres of land.

PEA, Inc.

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CLIENT:

TIME EQUITIES INC.

55 FIFTH AVENUE, 15TH FLOOR
NEW YORK, NEW YORK, 10003

SCALE: 1"= 400'

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DWG. No: 8 of 8