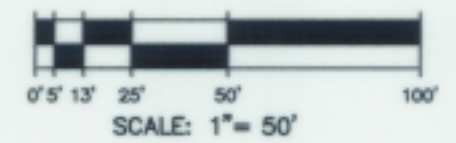


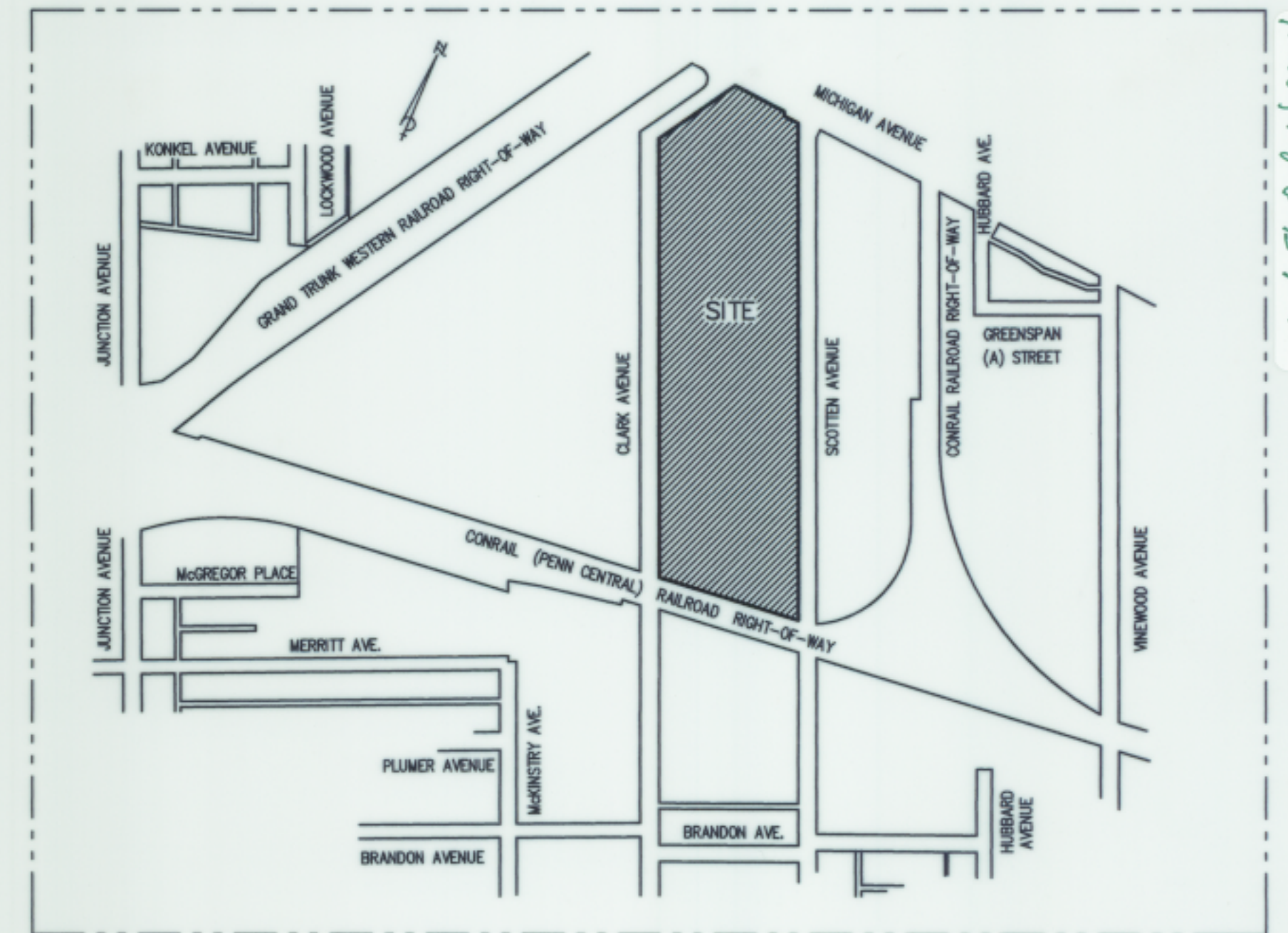
ALTA/ACSM LAND TITLE SURVEY
OF PROPERTY LOCATED ON THE SOUTHERLY SIDE OF
MICHIGAN AVENUE BETWEEN CLARK AVENUE AND SCOTTEN AVENUE,
CITY OF DETROIT, WAYNE COUNTY, MICHIGAN.

SEPTEMBER 15, 1998



SURVEY NO. 18792

FOR: GENERAL MOTORS CORPORATION,
LETTER ORDER NO. 15148



-LOCATION MAP-
SCALE: NONE

- LAND TITLE SURVEY NOTES -

THE BEARINGS SHOWN HEREON HAVE BEEN BASED ON THE BEARING OF NORTH 28 DEGREES WEST FOR THE WESTERLY LINE OF CLARK AVENUE LYING BETWEEN THE NORTHERLY LINE OF BRANDON AVENUE AND THE SOUTHERLY LINE OF THE CONRAIL RAILROAD RIGHT-OF-WAY.

THIS PROPERTY LIES WITHIN FLOOD HAZARD ZONE "C" (AREA OF MINIMAL FLOODING) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM NATIONAL FLOOD INSURANCE RATE MAP NO. 26022-0308B, DATED JULY 2, 1981.

THE LOCATION OF ALL UTILITY MANHOLES SHOWN HEREON ARE FROM FIELD MEASUREMENTS. THE PIPE DIAMETERS, AND IN SOME CASES THE DIRECTION OF LINES RUNNING FROM MANHOLES, HAVE BEEN TAKEN FROM MUNICIPAL AND PUBLIC UTILITY COMPANY RECORDS. WHEN NO SURFACE CHECK WAS POSSIBLE, WE HAVE SHOWN UNDERGROUND UTILITY LINES RUNNING DIRECTLY FROM SURFACE MANHOLE TO SURFACE MANHOLE. IN MOST CASES, THIS MAY NOT BE THE ACTUAL ROUTE OF THESE LINES. WE ASSUME NO RESPONSIBILITY AS TO THE SIZE OR LOCATION OF UNDERGROUND UTILITIES.

MISCELLANEOUS GUARD POSTS, GUARD RAILS, LAWN SPRINKLERS AND ON SITE TRAFFIC SIGNAGE HAVE NOT BEEN SHOWN.

ABANDONED UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN.

THE SIZE AND LOCATION OF SOME FEATURES HAVE BEEN TAKEN FROM AERIAL PHOTOGRAPHY OR EXAGGERATED FOR CLARITY. DO NOT SCALE THE SIZE OR LOCATION OF FEATURES EITHER GRAPHICALLY OR ELECTRONICALLY.

BECAUSE A CURRENT TITLE COMMITMENT WAS NOT SUPPLIED WITH THE SURVEY ORDER, THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES WHICH HAVE NOT BEEN SHOWN.

- LAND TITLE SURVEY LEGEND -

PLD	US PUBLIC LIGHTING DEPT.	WV	WATER VALVE
G	GAS MAIN	TW	TEST WELL
DE	US EDISON COMPANY LINE	SW	SEWER
SAH	SANITARY SEWER	DE	DETROIT EDISON
ST	STORM SEWER	MBT CO	MICHIGAN BELL TELEPHONE COMPANY
S	COMBINED SEWER	CALC	CALCULATED
W	US TELEPHONE COMPANY LINE	CL	CLEAR
W	WATER MAIN	CHD	CHORD
W	OVERHEAD UTILITY LINE	DESC	DESCRIBED
X	FENCE	ENCH	ENCROACHMENT
RA	RAILROAD TRACK	L	LIBER
CB	CATCH BASIN	M	MEASURED
MH	MANHOLE	MISC.	MISCELLANEOUS
MD	MID GRADE	M.L.R.	MICHIGAN LAND RECORDS
YO	YARD DRAIN	W.C.R.	WAYNE COUNTY RECORDS
UP	UTILITY POLE	JCC	JOURNAL OF THE COMMON COUNCIL
WG	WATER GATE	OYH	OVERHEAD
MH	STRUCTURE PER RECORDS (NOT FOUND IN FIELD)	P	PAVE
HYD	FIRE HYDRANT	R	RECORDED
PLV	POST LOCATOR VALVE	W	WITH
HH	HOSE HOUSE		BUILDING CORNER
EB	ELECTRIC BOX		STREET LIGHT
UG	UNDERGROUND		
GV	GAS VALVE		

- PROPERTY DESCRIPTION -

DESCRIPTION OF PROPERTY LOCATED ON THE SOUTHERLY SIDE OF MICHIGAN AVENUE BETWEEN CLARK AVENUE AND SCOTTEN AVENUE, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN.

ALL OF LOTS 45, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76 AND 77; LOTS 78 THROUGH 82 INCLUSIVE, EXCEPT THAT PART TAKEN FOR THE WIDENING OF MICHIGAN AVENUE, LOTS 47, 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, 71 AND 73, EXCEPT THE WESTERLY 1.00 FOOT THEREOF AS DECEDED FOR THE REALIGNMENT OF CLARK AVENUE, LOT 43 EXCEPT THE SOUTHERLY 11.00 FEET THEREOF AND THE WESTERLY 1.00 FOOT THEREOF; LOT 44 EXCEPT THE SOUTHERLY 11.00 FEET THEREOF, INCLUDING THE VACATED ALLEY (20 FEET WIDE) LYING NORTHERLY OF AND ADJACENT TO THE NORTHERLY LINE OF LOTS 72 AND 73 AND SOUTHERLY OF AND ADJACENT TO THE SOUTHERLY LINE OF LOTS 74 THROUGH 82 INCLUSIVE, EXCEPTING THAT PART DECEDED FOR THE REALIGNMENT OF CLARK AVENUE, ALL BEING PART OF "SCOTTEN AND LOVETT'S SUBDIVISION" (L. 1, PLATS, P. 198, W.C.R.), A DISTANCE OF 1788.26 FEET TO THE POINT OF INTERSECTION OF SAID STREET LINE WITH NORTHERLY LINE OF THE CONRAIL (PENN CENTRAL) RAILROAD RIGHT-OF-WAY (NORTH VARIES); THENCE SOUTH 79 DEGREES 04 MINUTES 03 SECONDS WEST, ALONG SAID RAILROAD RIGHT-OF-WAY LINE, SAID LINE BEING 11.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE SOUTHERLY LINE OF LOTS 44 AND 43 OF SAID SUBDIVISION, A DISTANCE OF 522.79 FEET TO THE POINT OF INTERSECTION OF SAID RAILROAD RIGHT-OF-WAY LINE WITH THE EASTERLY LINE OF CLARK AVENUE (69 FEET WIDE, AS WIDENED, AT THIS POINT); THENCE NORTH 28 DEGREES 00 MINUTES 49 SECONDS WEST, ALONG THE EASTERLY LINE OF SAID CLARK AVENUE, SAID LINE BEING 1.00 FOOT EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH PART OF THE WESTERLY LINE OF LOT 43, ALL OF THE WESTERLY LINE OF LOTS 47, 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73 AND WITH THE WESTERLY END OF THE SOUTHERLY 1/2 OF SAID VACATED ALLEY, A DISTANCE OF 1521.65 FEET TO A JOG IN SAID ROAD LINE, THENCE SOUTH 61 DEGREES 58 MINUTES 30 SECONDS WEST, ALONG SAID JOG, ALONG THE SOUTHERLY LINE OF THE NORTHERLY 1/2 OF SAID VACATED ALLEY, A DISTANCE OF 1.00 FOOT TO A POINT, THENCE NORTH 28 DEGREES 00 MINUTES 49 SECONDS WEST, ALONG THE EASTERLY LINE OF CLARK AVENUE (68 FEET WIDE AT THIS POINT), SAID LINE BEING ALSO THE WESTERLY END OF THE NORTHERLY 1/2 OF SAID VACATED ALLEY AND THE WESTERLY LINE OF LOT 74 OF SAID SUBDIVISION, A DISTANCE OF 56.00 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 74, THENCE NORTH 27 DEGREES 09 MINUTES 09 SECONDS EAST, ALONG THE EASTERLY LINE OF CLARK AVENUE (60 FEET WIDE, AT THIS POINT), SAID LINE BEING ALSO THE WESTERLY LINE OF LOTS 74 THROUGH 77 INCLUSIVE, AND PART OF THE WESTERLY LINE OF LOT 78 OF SAID SUBDIVISION, A DISTANCE OF 334.71 FEET TO THE POINT OF BEGINNING. CONTAINING 882,204 SQUARE FEET OR 20.253 ACRES, MORE OR LESS, OF LAND IN AREA.

- LAND TITLE SURVEY CERTIFICATION -

WE HEREBY CERTIFY TO GENERAL MOTORS CORPORATION, A DELAWARE CORPORATION, HAVING A PRINCIPAL PLACE OF BUSINESS AT 3044 WEST GRAND BOULEVARD, DETROIT, MICHIGAN AND TO FIRST AMERICAN TITLE INSURANCE COMPANY THAT WE HAVE SURVEYED THE PROPERTY HEREIN DESCRIBED; THAT THERE ARE LOCATED AS SHOWN ON THIS DRAWING, BUILDING AND IMPROVEMENTS AND THAT SAID BUILDINGS AND IMPROVEMENTS ARE WITHIN THE PROPERTY LINES AND THAT THERE ARE NO EXISTING ENCUMBRANCES, OTHER THAN THOSE SHOWN ON THE DRAWING, UPON THE LAND AND THE PROPERTY DESCRIBED AS SHOWN HEREON; THAT THIS MAP OR PLAN AND SURVEY ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1997, AND INCLUDES ITEMS 1, 2, 4, 8, 9, 10, AND 11 OF TABLE "A" THEREOF, AND (ii) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM IN EFFECT ON THE DATE OF THIS CERTIFICATE) OF A URBAN SURVEY.

DAVID C. ADAMS & SON
PROFESSIONAL LAND SURVEYORS, INC.

BY: PAUL J. KRIETH
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