

ABSOLUTE TITLE, INC.

2875 W. Liberty Rd.
Ann Arbor, MI 48103
ph. (734) 662-1050/fax (734) 662-3608

INVOICE

Date: June 19, 2019

File No.: 86011

To: **Ann Arbor Housing Commission**

Attn: Jennifer Hall

Re: **The City of Ann Arbor**
2000 South Industrial Highway

Title Search

\$175.00

INVOICE

Date: June 19, 2019

File No.: 86011

To: **Ann Arbor Housing Commission**

Attn: Jennifer Hall

Re: **The City of Ann Arbor**
2000 South Industrial Highway

Title Search

\$175.00

**TITLE SEARCH
ISSUED BY
ABSOLUTE TITLE, INC.**

File No.: **86011**

Address reference:
2000 South Industrial Highway
Ann Arbor, MI 48108

SCHEDULE A

1. Effective Date: May 31, 2019 at 5:00 P.M.
 2. Policy or Policies to be issued: Amount
2006 ALTA Owner's Policy NONE
- Proposed Insured:
NONE

3. The estate or interest in the land described or referred to in the Search and covered herein is FEE SIMPLE and is at the effective date hereof vested in:

The City of Ann Arbor, a Michigan municipal corporation

4. The land referred to in this Search is situated in the City of Ann Arbor, Washtenaw County, Michigan, and is described as follows:

Commencing at the Northwest corner of Section 4, Town 3 South, Range 6 East, Pittsfield Township, Washtenaw County, Michigan; thence along the West line of said Section, Southerly 528.66 feet; thence North 87°55' East 533.29 feet for a Place of Beginning; thence continuing North 87°55' East 442.5 feet to the West line of the Industrial Highway; thence along said West line South 25°45' East 410.32 feet; thence South 87°54' West 159.81 feet; thence South 23°27'30" East 12.20 feet; thence South 87°54' West 300.0 feet to the East line of the Ann Arbor Railroad right of way; thence along said East line North 23°27'30" West 416.26 feet to the Place of Beginning, being Lot 21, Frisinger Industrial Subdivision, as recorded in Liber 15 of Plats, Pages 25 and 26, Washtenaw County Records, and a part of the Northwest ¼ of said Section 4. ✓

Due to the limited nature of the search, liability for inaccuracies or errors in the search is limited to refund of the search fee actually paid.

Absolute Title, Inc.

By: _____
Authorized Signatory
Phone 662-1050
Fax 662-3608



SCHEDULE B - SECTION I
REQUIREMENTS

The following are the requirements to be complied with:

1. **Record deed from The City of Ann Arbor, a Michigan municipal corporation to party to be insured.**
2. **Submit resolution of Ann Arbor City Council authorizing the execution of said deed.**
3. 2018 winter taxes exempt.
2018 summer taxes exempt.
All previous years taxes paid.
Special Assessments: None.
Tax I.D. No. 09-12-04-200-013
Requirements: None.

SCHEDULE B - SECTION II

EXCEPTIONS

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

1. Standard exceptions set forth on the inside back cover.
2. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
3. Liens for any tax and/or assessment which become due and payable on or after the effective date of this Commitment.
4. Easement for public utilities and county drain as shown on the recorded plat.
5. Release of Right of Way for drain, as recorded in Liber 596, Page 618, Washtenaw County Records, and modified by instrument recorded in Liber 860, Page 304, Washtenaw County Records.
6. Corrective Action Notice from Michigan Department of Environmental Quality Underground Storage Tank Division, as recorded in Liber 3436, Page 811, Washtenaw County Records.



RELEASE OF RIGHT OF WAY

For and in consideration of prospective benefits to be derived by ¹ me by reason of the
Locating, establishing and constructing

of a certain Drain under the supervision of the County Drain Commissioner of the County of
Washtenaw and State of Michigan, as hereinafter described,

² I, Charles Pontney

of Pittsfield Township

do hereby convey and release to the said County of Washtenaw, the Right of Way
for a certain Drain, hereinafter more particularly designated and described, over and across the following
lands ³ owned by me, and situated in the Township

of Pittsfield County and State aforesaid, and more particularly described
as follows, to-wit: ⁴ A strip of land 66 ft wide on each side of the center
line of said drain across the following described land:

Beginning on the west line of Section 4, Town 3 South, Range 6 East,
8 chains and 1 link south of the northwest corner of said section;
thence east 30 chains and 97 links to the center of a ditch; thence
south 5 chains and 85½ links; thence west 30 chains and 97 links to
to the section line; thence north 5 chains and 85½ links to the place
of beginning, containing 18.13 acres of land more or less. Intending
to convey two certain tracts of land deeded to Stephen Adams by Mary
E. Foster by two certain deeds recorded in Liber 94, page 120 and Liber
102, page 73; excepting and reserving therefrom that part of said
land and premises now occupied by the Ann Arbor Railroad as its right
of way. This deed is also subject to the right of way acquired by
one Ernest J. Knowlton over a portion of said land as described in a
certain deed from Stephen Adams and wife to said Knowlton dated April
21st, 1885 and recorded in Liber 106, page 345.

The Right of Way hereby conveyed and released is for the sole and only purpose of
Locating, establishing and constructing

over and across said premises a certain Drain, petition for which in writing was made on the
4th day of June A. D. 19 23, by

City of Ann Arbor, Harry Schwab, John W. Herrst, Emma Herrst, Samuel
Schultz, Lola B. Schultz, Edwin H. Smith, Louis C. Andrews, Charles L.
Brooks, F. H. Gernaey, Eli A. Gallup, Alfred G. Gooch, E. R. Calkins, Wm.
Goodyear and others, and the necessity for which has been determined by the said County Drain

Commissioner in his order bearing date the 8th day of August
A. D. 19 25, in which said order the route and course of said drain is described as follows, to-wit: ⁵

PARCEL NO. 36

Commencing at a point on the west line of Packard Home Sites, 13.1 feet north of the south line of Rose wood Street, section 4, Pittsfield Township, Washtenaw County, Michigan;

thence N. 20- 39' E. 586.5 feet

to a point on the west line of Packard Home Sites, 16.0 feet north of Harps Street.

The portion of the center line of the drain described above, 586.5 feet is on the east line of the lands of Charles Bentley, which lands are described as follows:

Beginning on the west line of Section 4, Township 5 South, Range 6 East, 6 chains and 1 link south of the northwest corner of said section; thence east 30 chains and 97 links to the center of a ditch; thence south 5 chains and 88 1/2 links; thence west 30 chains and 97 links to the section line; thence north 5 chains and 88 1/2 links to the place of beginning, containing 18.13 acres more or less. Intending to convey two certain tracts of land deeded to Stephen Adams by Mary E. Foster by two certain deeds recorded in Liber 94 page 120 and Liber 102 page 75; excepting and reserving therefrom that part of said land and premises now occupied by the Ann Arbor Railroad as its right-of-way. This deed is also subject to the right of way acquired by one Ernest J. Howlton over a portion of said land as described in a certain deed from Stephen Adams and wife to said Howlton dated April 21st, 1885 and recorded in Liber 106 page 345.

Number of Station	Distance from Ground to Grade at Center Line of Drain
233 + 30.76	16.0 feet
234 + 0	15.0 "
235 + 0	15.0 "
256 + 0	15.1 "
237 + 0	15.2 "
237 + 17.08	15.2 "

1. This portion of the drain is a covered section of 10" 6" circular monolithic reinforced concrete construction.

2. The center line of the drain is located 20 feet to the left of the survey line, which is marked on the ground with hub and guard stakes, wherever a change of direction occurs.

3. The width of right-of-way required for the construction of the drain across the above described parcel of land shall be 66 feet on each side of the center line of the drain.

This conveyance is based upon the above described line of route and shall be deemed to include the extreme width of said Drain as shown in the survey thereof, to which survey reference is hereby made for a more particular description, and includes a release of all claims to damages in any way arising from or incident to the opening and maintaining of said Drain across said premises, and also sufficient ground on either side of the center line of said Drain for the construction thereof and for the deposit of the excavations therefrom.

Witness, *My* hand and seal this *3rd* day of *Nov* A. D. 192*6*

In Presence of
Blayton E Deabe } *Chas Pontney*
County Drain }
Commissioner }
SEAL SEAL SEAL

I hereby approve of the above Release of Right of Way on the Pittsfield Ann Arbor Drain according to the survey of the corrected minutes dated July 8, 1926.

Dated this *20* day of *July* A. D. 1926.

In Presence of
Blayton E Deabe
County Drain
Commissioner
Charles Pontney

Charles Pontney
Parcel No 27
D-6-(Laws 1923)
RELEASE OF RIGHT OF WAY
IN THE MATTER OF
Pittsfield Drain
TO
Ann Arbor Drain
Received for Record, this _____ day _____ A. D. 19____
MAY 15 9 05 AM '26
RECEIVED FOR RECORD
THOMAS A. FITZGERALD
REGISTER OF DEEDS
WASHINGTON COUNTY, MICH.
DOUBLEDAY BROTHERS AND COMPANY
KALAMAZOO, MICHIGAN

RELEASE OF RIGHT-OF-WAY

KNOW ALL MEN BY THESE PRESENTS: That the COUNTY OF WASHTENAW, a Michigan Municipal Corporation, quit claims to THE LEWIS & FRISINGER COMPANY, a Michigan Corporation, whose street number and post office address is 2000 South Industrial Highway, Ann Arbor, Michigan, the following described premises situated in the City of Ann Arbor, County of Washtenaw, and State of Michigan, to-wit:

The westerly 36 feet of the drain right-of-way acquired by Washtenaw County by Release of Right-of-Way dated November 3, 1921, and recorded May 15, 1952, in Liber 596 on Page 618, Washtenaw County Records, which original right-of-way is described as over:

Beginning on the west line of Section 4, Town 3 south, Range 6 east, 8 chains and 1 link south of the northwest corner of said section; thence east 30 chains and 97 links to the center of a ditch; thence south 5 chains and 85½ links; thence west 30 chains and 97 links to the section line; thence north 5 chains and 85½ links to the place of beginning, containing 18.13 acres of land more or less, Pittsfield Township, Washtenaw County, Michigan,

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining for the sum of One Dollar and other valuable considerations;

Dated this 18th day of February, 1959.

Signed, Sealed and Delivered
in Presence of :

COUNTY OF WASHTENAW, A Michigan Municipal Corporation

Mary Jane Mitchell
Mary Jane Mitchell

BY: William I. Scheel
William I. Scheel
Chairman of the Board of Supervisors
of the County of Washtenaw

Ruth Walch
Ruth Walch

BY: Luella M. Smith
Luella M. Smith
Clerk of the Board of Supervisors of
the County of Washtenaw

STATE OF MICHIGAN)
)SS.
COUNTY OF WASHTENAW)

On this 18th day of February, 1959, before me personally appeared William I. Scheel and Luella M. Smith to me personally known, who being by

me sworn, did each for himself say that they are respectively the Chairman and Clerk of the Board of Supervisors of the County of Washtenaw, a Michigan Municipal Corporation named in and which executed the within instrument, and that said instrument was signed and sealed in behalf of said municipal corporation by authority of its Board of Supervisors; and said William I. Scheel and Luella M. Smith acknowledged said instrument to be the free act and deed of said municipal corporation.

Helen B. Miller

Helen B. Miller
Notary Public, Washtenaw County, Michigan
My commission expires: 1-24-60

RECEIVED
FOR RECORD

FEB 24 11 50 AM '59

CLERK OF SUPERVISORS
REGISTER OF DEEDS
WASHTENAW COUNTY, MICH.

RECORDED
WASHTENAW COUNTY, MI

JUN 4 9 43 AM '97

PEGGY A. HAINES
COUNTY CLERK/REGISTER

CORRECTIVE ACTION NOTICE TO REGISTER OF DEEDS

DEQ MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY - UNDERGROUND STORAGE TANK DIVISION

CORRECTIVE ACTION NOTICE TO REGISTER OF DEEDS

<p>Instructions: Use this form for the corrective action notice to be filed with the register of deeds. This form is needed when the corrective action plan is based upon a commercial or industrial Tier 1 table pursuant to Section 21310a(1), Part 213, Leaking Underground Storage Tanks, of the Natural Resources and Environmental Protection Act (NREPA), Act No. 451 of the Public Acts of 1994, being Section 324.21310a(1) of the Michigan Compiled Laws Annotated. Submit a copy of the notice and proof of recording with the Closure Report (EQP3843) to the appropriate UST District Office listed on the back of the Closure Report Cover Sheet. Form must be completed in its entirety.</p>
<p>The owner/operator identified below has prepared a site assessment or corrective action plan requiring land use controls. The site assessment or corrective action plan was developed as a result of a release from an underground storage tank(s) and was prepared pursuant to the provision in Section 21310a(1) of NREPA. Regulated substances were discovered during the investigation and/or removal of underground storage tank(s) (USTs). This notice of corrective action is filed with the County Register of Deeds and covers the land commonly known as listed below and more fully described in Exhibit A, attached. (Attach a legal property description in exhibit A for the land where the institutional controls would apply and a map of the property).</p>
<p>Owner/Operator: <u>City of Ann Arbor, P.O. Box 8647, Ann Arbor, Michigan 48107</u></p> <p>Release discovered during <input type="checkbox"/> investigation or <input checked="" type="checkbox"/> removal. 2 removed in 1992</p> <p>Number of USTs <u>3</u> previously abandoned Type of USTs <u>Steel</u></p> <p>County where deed is registered: <u>Washtenaw</u></p> <p>Common description of land, township/city, county: <u>2000 South Industrial Highway, City of Ann Arbor, Washtenaw County</u></p>
<p>The land use that was the basis of corrective action at this site is as follows: <u>Commercial III restrictions: Utilization of ground water resources and underground utility/construction activities in localized area of impacting soils.</u></p> <p>Describe the land use restriction(s) commercial III or IV, or industrial that was/were the basis of the corrective action</p> <p>If there is a proposed change in the land use at any time in the future, that change may necessitate further evaluation of potential risks to the public health, safety, and welfare and to the environment. The Department of Environmental Quality shall be contacted regarding any proposed change in the land use, and the change may necessitate further evaluation of potential risks to the public health, safety, and welfare and the environment.</p>
<p>This notice is being filed by the property owner or with the expressed written permission of the property owner.</p> <p>The filing of this notice is consistent with the provisions of Section 21310a(1) of NREPA. <input type="checkbox"/> The corrective action plan cited above is maintained on file at _____</p> <p><input checked="" type="checkbox"/> A corrective action plan is not needed as the site meets a Tier 1 commercial/industrial lookup table.</p>

I hereby attest to the accuracy of the statements in this document and all attachments. I further certify that the language on this form has not been modified in any way.

City of Ann Arbor

Craig Hupy

Field Utilities
Superintendent

April 11, 1997

Owner or Operator's Signature

Date

Craig Hupy

Print Owner or Operator's Name

IN WITNESS WHEREOF, the said Owner of the above described property has caused the Institutional Control to be executed on the 11 day of April, 1997.

Homayoon Pirooz

Witness

Janine Mueller

Witness

Homayoon Pirooz, P.E.

Print Witness' Name

Janine Mueller

Print Witness' Name

State of Michigan County of Washtenaw

Subscribed and sworn to me before this 4th day of June, 1997 *Marylou Zimmerman*

Notary Public

*MARYLOU
ZIMMERMAN*

Washtenaw County, Michigan

(Insert County)

Commission Expires: 10-15-98

My Commission Expires: 10-15-98

Drafted by: City of Ann Arbor-Engineering Div.

Company Name

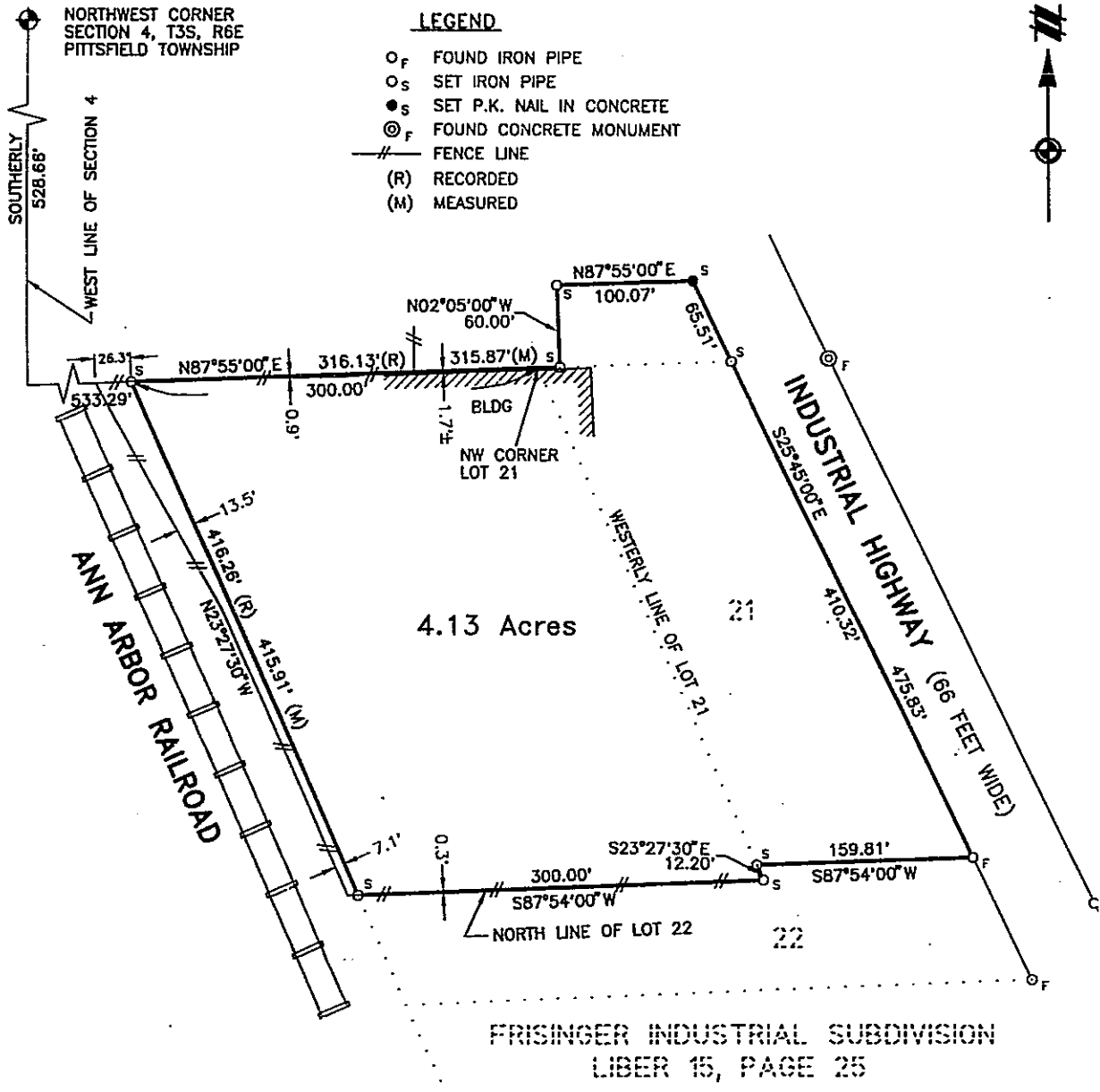
Janine Mueller

Drafters name

100 North Fifth Avenue

Company Address

Ann Arbor, Michigan 48107



LEGAL DESCRIPTION

Commencing at the Northwest corner of Section 4, T3S, R6E, Pittsfield Township, City of Ann Arbor, Washtenaw County, Michigan; thence Southerly 528.66 feet along the west line of said Section 4; thence N87°55'00"E 533.29 feet for a PLACE OF BEGINNING; thence continuing N87°55'00"E 300.00 feet to the Northwest corner of Lot 21 of Frisinger Industrial Subdivision, as recorded in Liber 15 of Plats, page 25, Washtenaw County Records, Washtenaw County, Michigan; thence continuing N87°55'00"E 15.87 feet along the north line of said Lot 21; thence N02°05'00"W 60.00 feet; thence N87°55'00"E 100.07 feet; thence S25°45'00"E 475.83 feet along the westerly right-of-way line of Industrial Highway to the Southeast corner of said lot 21; thence along the north line of Lot 22 of said Frisinger Industrial Subdivision the following three courses: S87°54'00"W 159.81 feet, S23°27'30"E 12.20 feet, and S87°54'00"W 300.00 feet; thence N23°27'30"W 415.91 feet along the easterly right-of-way line of the Ann Arbor Railroad to the Place of Beginning, being a part of the Northwest 1/4 of said Section 4, containing 4.13 acres of land, more or less, and being subject to easements and restrictions of record, if any.

BEARINGS ARE BASED UPON FRISINGER INDUSTRIAL SUBDIVISION

CLIENT WATER UTILITIES DEPT.		ATWELL-HICKS, INC. CIVIL ENGINEERING • SURVEYING • PLANNING ENVIRONMENTAL SERVICES 313-994-4000 • FAX NO. • 313-994-1599 ANN ARBOR, MICHIGAN	
SURVEY OF A 4.13 ACRE PARCEL OF LAND IN THE NW 1/4 OF		DATE: 5/23/97	
SECTION 4 TOWN 3 SOUTH, RANGE 6 EAST	PITTSFIELD TOWNSHIP WASHTENAW COUNTY	JOB: 42973	CAD 2973SU01
SCALE: 1 INCH = 100 FEET	0 50 100	DR. JSE	CH. TDS
		BOOK 215V	PG. 71
		SHEET 1 OF 1	
		FILE NO. 536-168	