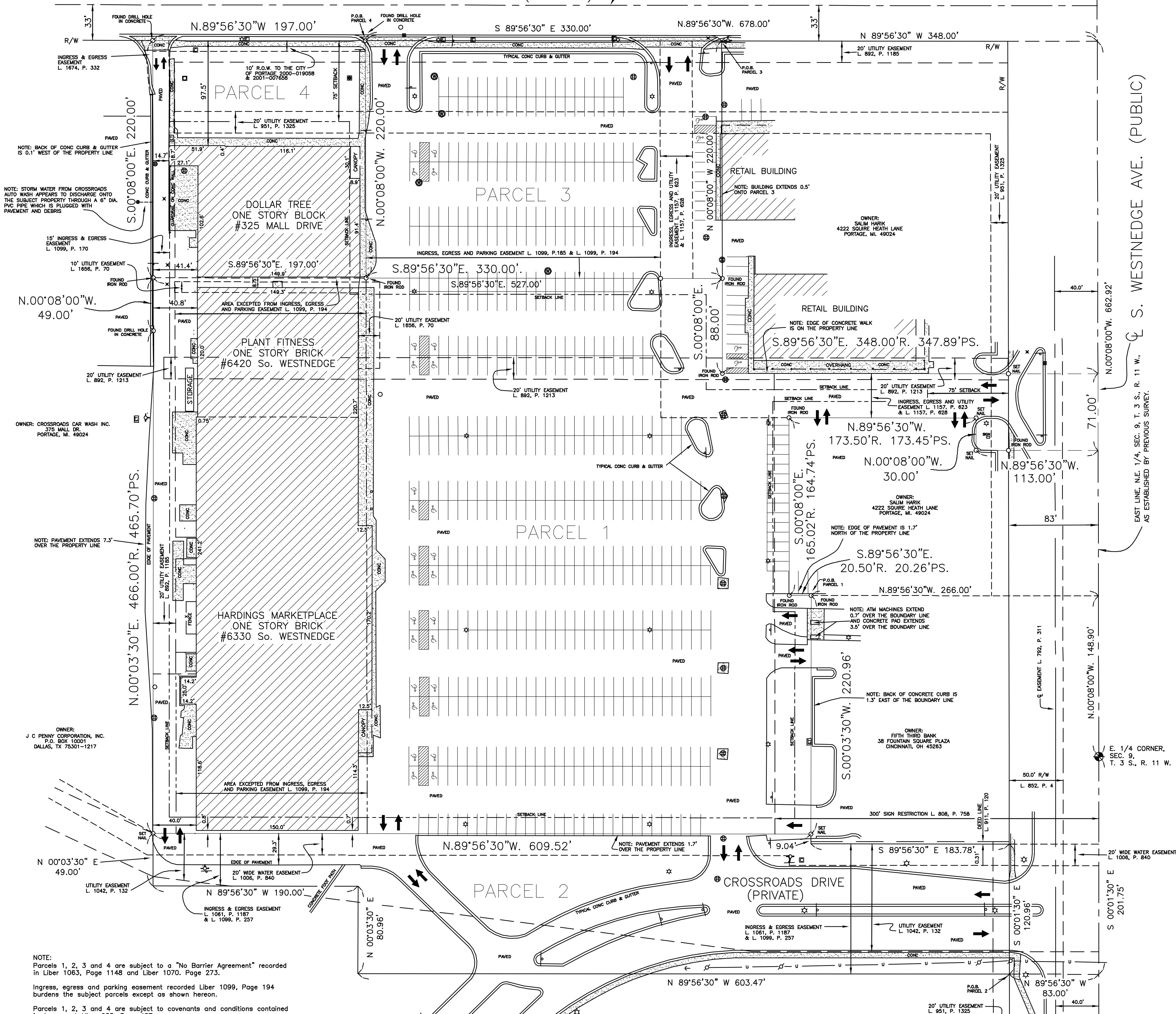
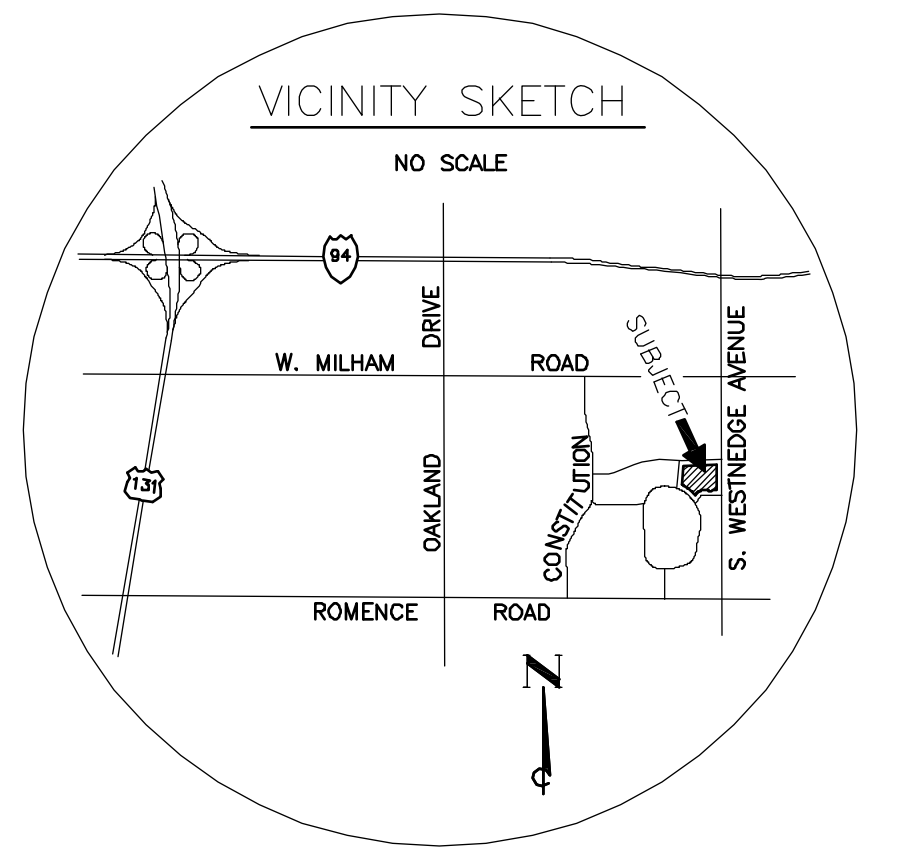
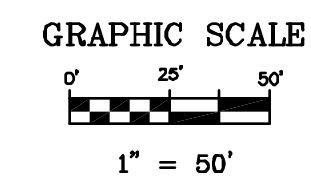
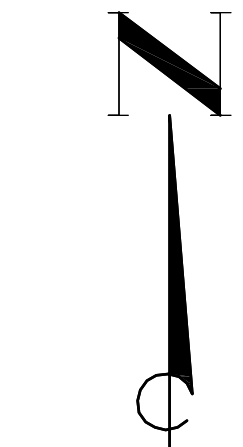


☐ MALL DRIVE (PUBLIC)



☐ S. WESTNEDGE AVE. (PUBLIC)

PARCEL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY FILE No. 390447434CML  
Land located in the City of Portage, Kalamazoo County, State of Michigan, and described as follows:

- Parcel 1 : Commencing at the East 1/4 post of Section 9, Town 3 South, Range 11 West; thence North along the East line of said Section 148.90 feet; thence North 89°56'30" West 286 feet to the point of beginning of the parcel of land described herein; thence South 0°03'30" West 220.96 feet; thence North 89°56'30" West 609.52 feet; thence North 0°03'30" East 466 feet; thence North 0°08' West 49 feet; thence South 89°56'30" East 527 feet; thence South 0°08' East 88 feet; thence South 89°56'30" East 348 feet; thence South 0°08' East 71 feet; thence North 89°56'30" West 113 feet; thence North 0°08' West 30 feet; thence North 89°56'30" West 173.5 feet; thence South 0°08' East 165.02 feet; thence South 89°56'30" East 20.50 feet to the point of beginning.
- Parcel 2: An Easement for ingress and egress over the following described property: Commencing at the East 1/4 corner of Section 9, Town 3 South, Range 11 West, proceeding thence South 0°01'30" East 201.75 feet and North 89°56'30" West 83.00 feet to the point of beginning, proceeding thence North 89°56'30" West 603.47 feet; thence North 0°03'30" East 80.96 feet; thence North 89°56'30" West 190.00 feet; thence North 0°03'30" East 49.00 feet; thence South 89°56'30" East 609.52 feet; thence South 0°03'30" West 9.04 feet; thence South 89°56'30" East 183.78 feet; thence South 0°01'30" East 120.96 feet to the point of beginning, as created by Grant of Easement recorded in Liber 1061, Page 1187 and Assignment of Easement recorded in Liber 1099, Page 257, Kalamazoo County Records.
- Parcel 3: An Easement for ingress, egress and parking over the parcel of land described as follows: Commencing at the East quarter post of Section 9, Town 3 South, Range 11 West; thence North 0°08' West 662.92 feet to the Southerly line of Mall Drive as extended Easterly; thence North 89°56'30" West 678.00 feet to the place of beginning; thence continuing North 89°56'30" West 197.00 feet; thence South 0°08' East 220.0 feet; thence North 0°08' West 330 feet to the place of beginning.
- Parcel 4: Commencing at the East 1/4 post of Section 9, Town 3 South, Range 11 West; thence North 0°08' West 662.92 feet to the Southerly line of Mall Drive as extended Easterly; thence North 89°56'30" West 678.00 feet to the place of beginning; thence continuing North 89°56'30" West 197.00 feet; thence South 0°08' East 220.0 feet; thence South 89°56'30" East 197.00 feet; thence North 0°08' West 220.0 feet to the place of beginning.
- Together with a non-exclusive easement for ingress, egress and parking as evidenced by a Parking Easement Agreement dated July 16, 1980 and recorded August 1, 1980 in Liber 1099, Page 185, Kalamazoo County Records.
- Together with a non-exclusive easement for ingress, egress and parking as evidenced by a Grant Easement Agreement dated July 16, 1980 and recorded August 1, 1980 in Liber 1099, Page 194, Kalamazoo County Records.
- Together with a non-exclusive easement for ingress and egress as evidence by a Grant of Easement dated February 28, 1976 and recorded February 8, 1979 in Liber 1061, Page 1187 and amended by instrument recorded August 1, 1980 in Liber 1099, Page 257, Kalamazoo County Records.

- LEGEND**
- MANHOLE
  - ⊕ CATCH BASIN
  - ⊕ FIRE HYDRANT
  - ✕ VALVE
  - ⊕ UTILITY POLE
  - ⊕ GUY ANCHOR
  - ☆ LIGHT POLE
  - ⊕ CABLE BOX
  - ⊕ ELECTRIC BOX
  - ⊕ ELECTRIC TRANSFORMER
  - ⊕ SIGN
  - ⊕ BOLLARD
  - ⊕ MONITORING WELL
  - x-x- FENCE
  - u-u- OVERHEAD UTILITY LINES
  - ➔ SITE ACCESS
  - ▨ CONCRETE AREAS
  - ▨ PAVED AREAS
  - R = RECORD DIMENSION
  - PS = PREVIOUS SURVEY

NOTE: Parcels 1 and 4 contain 360,695 square feet of land, 8.28 acres.  
The utilities shown are limited to observable utility appurtenances. Additional utilities may exist on site.  
The easements shown here are based on Chicago Title Insurance Company File No. 390447434CML dated November 2, 2006.

NOTE: 15' EASEMENT L. 1099, P. 170 EXTENDS 0.3' INTO THE WEST BUILDING LINE OF #325 MALL DRIVE.  
20' EASEMENT L. 892, P. 1185 EXTENDS 4.5' INTO THE WEST BUILDING LINE OF #325 MALL DRIVE.  
20' EASEMENT L. 892, P. 1213 RUNS UNDER #6420 So. WESTNEDGE AVE.  
10' EASEMENT L. 1656, P. 70 EXTENDS 7.4' INTO THE NORTH BUILDING LINE OF #6420 So. WESTNEDGE AVE.  
20' EASEMENT L. 1656, P. 70 EXTENDS 0.6' INTO THE EAST BUILDING LINE OF #6420 So. WESTNEDGE AVE.

**SURVEYOR'S CERTIFICATE**

Reference is made to that Survey ("Survey") prepared by Ingersoll, Watson & McMachen, Inc., and dated 11/14/2006, concerning the property (the "Property") identified on the Survey as the undersigned hereby certifies to LeSalle Bank Midwest National Association, - Chicago Title Insurance Company, and Dollar Acquisitions, LLC a Michigan limited liability company, that as of date hereof:

A. The Survey correctly shows, on the basis of a field transit survey and in accordance with current Minimum Standard Details for Requirements for Land Title Surveys jointly established by the ALTA and ACSM: (i) the fixed and determinable position and location of the land described thereon (including the position of the point of beginning for circumference measurements); (ii) the location of all buildings, structures and all observable improvements situated on the property; and (iii) all driveways or all cuts in the curb along any street upon which the Property abuts.

B. Except as shown on the Survey, there are no visible easements or rights-of-way affecting the Property or other easements or rights-of-way of which the undersigned is aware or of which the undersigned has been advised, nor, except as shown, are there any improvements upon such easements, such rights-of-way or adjacent land, or encroachment by improvements located on adjacent land upon the Property. Building set-back requirements by the City of Portage, Michigan Zoning Ordinances as shown on the Survey, and all buildings, structures and improvements on the Property meet such requirements, except as shown.

C. That all recorded easements and rights-of-way either across the Property or benefiting the Property that have been reported to the Surveyor in Commitment No. 390447434CML are marked on the Survey by description and liber and page recording reference.

D. There are no streams, rivers, springs, ponds, lakes, ditches, or drains located or bordering on or running through the Property except as shown; there are no gaps, gores, or overlaps between parcels or roads, highways, streets, or alleys, and all parcels which comprise the whole Property are contiguous. All public roads, highways, streets, and alleys running adjacent to or on the Property are shown; all physical evidence of boundary lines and lines of possession or occupancy have been shown and proper notation made where in conflict with the legal description; there are no boundary line discrepancies in the quantity of land described in the legal description.

E. There are 624 marked on-site parking spaces, (439 regular and 23 handicap spaces on Parcel 1, 156 regular and 6 handicap spaces on Parcel 3 and no spaces on Parcels 2 and 4.

F. The Property does not fall within a federally designated flood hazard area, as determined by the applicable maps provided by the Federal Emergency Management Agency.

G. The location of all utilities shown on the Survey, whether owned by the City of Portage, private utility companies, or the Property owner, are evidenced, where possible, by the location of surface appurtenances. Additional utilities may exist on site which are not shown.

H. The print of the Survey reflects boundary lines of described land which "close" by engineering calculation.

Ingersoll, Watson & McMachen, Inc.  
1133 East Milham Road  
Portage, Michigan 49002

Date: \_\_\_\_\_

Randy B. Ligman  
P.S. No. 28413

NOTE: Parcels 1, 2, 3 and 4 are subject to a "No Barrier Agreement" recorded in Liber 1063, Page 1148 and Liber 1070, Page 273.  
Ingress, egress and parking easement recorded Liber 1099, Page 194 burdens the subject parcels except as shown hereon.  
Parcels 1, 2, 3 and 4 are subject to covenants and conditions contained in Agreement Liber 988, Page 407  
Parcel 4 is subject to building and use restrictions contained in Liber 1099, Page 173.  
The Parcels are currently zoned B-2 Community Business  
Setbacks - Front = 75'  
Side = 15'  
Rear = 15'

OWNER:  
CONNECTICUT GENERAL LIFE INSURANCE COMPANY  
P.O. BOX 617905  
CHICAGO, IL 60661-7905

DATE	REVISION
11/17/06	ADDED NOTES

ALTA/ACSM LAND TITLE SURVEY		DATE
VILLAGE GREEN PROPERTIES		11-14-2006
PROPERTY IN THE N.E. 1/4 & S.E. 1/4, SEC. 9, CITY OF PORTAGE, MICHIGAN.		JOB No.
Ingersoll, Watson & McMachen, Inc.		35266
CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS		SHEET No.
1133 East Milham Road • Kalamazoo Michigan 49002 • Area 269-344-6166 • Fax 269-344-0555		1
		35266.dwg 1.G.