

### PROJECT SUMMARY

**FIELD SURVEY DATE:** 06/14/2016  
**SITE ADDRESS:** 6427 28TH STREET SE, GRAND RAPIDS, MI 49546  
**PARCEL INFORMATION**  
 OWNER: BRIXMOR HOLDINGS 1 SPE, LLC  
 OWNER ADDRESS: 850 76TH STREET SW, GRAND RAPIDS, MICHIGAN 49518  
 APN: 41-19-09-351-002  
**TOTAL AREAS:**  
 PARENT PARCEL: 11.44± ACRES ATC LEASE AREA: 0.230± ACRES  
 ACCESS AND UTILITY EASEMENT: 0.589± ACRES  
**GEOGRAPHIC COORDINATES OF TOWER:**  
 LATITUDE: 42°54'54.286" N LONGITUDE: 85°30'34.123" W  
 VERTICAL DATUM: NAVD 1988 HORIZONTAL DATUM: NAD83  
 GROUND ELEVATION: 886.02'  
 BEARINGS & COORDINATES ARE BASED ON MICHIGAN STATE PLANE, 2113 SOUTH ZONE.  
**FLOODPLAIN:**  
 PER THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE X.  
 COMMUNITY PANEL NO.: 260814 0025 A DATED: 11/06/1991

### SURVEYOR'S NOTES

1. THERE IS ACCESS TO THE SUBJECT PROPERTY VIA 28TH STREET SE, A PUBLIC RIGHT OF WAY.
2. THE LOCATIONS OF ALL UTILITIES SHOWN ON THE SURVEY ARE FROM VISIBLE SURFACE EVIDENCE ONLY.
3. AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVABLE SURFACE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
4. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SUBJECT PROPERTY BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
5. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF ANY RECENT CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.
6. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF ANY RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
7. THIS SURVEY WAS PREPARED TO SHOW THE INTERESTS OF AMERICAN TOWER CORPORATION AND IMPROVEMENTS PROXIMAL TO SAID INTERESTS. IT DOES NOT CONSTITUTE AN ALTA SURVEY OF THE ENTIRE PARENT PARCEL.

### ZONING INFORMATION

ZONE: B-2 (GENERAL BUSINESS)  
 SETBACKS: REQUIRED:  
 FRONT: 100'  
 SIDE: 25'  
 REAR: 50'  
 HEIGHT: 35'  
 BULK: N/A  
 \*ALL SITE RESTRICTIONS WERE OBTAINED FROM THE LOCAL MUNICIPALITY.

### LEGAL DESCRIPTION

**PARENT PARCEL - AS PROVIDED:**  
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KENT, CITY OF GRAND RAPIDS, STATE OF MICHIGAN AND IS DESCRIBED AS FOLLOWS:  
 THAT PART OF THE SW ¼ OF SECTION 9, T6N, R10W, CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SW ¼; THENCE NORTH 1060.00 FEET ALONG THE WEST LINE OF SAID SW ¼; THENCE EAST 980.00 FEET ALONG THE NORTH LINE OF THE SOUTH 1060.00 FEET OF SAID SW ¼; THENCE SOUTH 789.50 FEET ALONG THE EAST LINE OF THE WEST 980.00 FEET OF SAID SW ¼; THENCE WEST 250.00 FEET PARALLEL WITH THE CENTERLINE OF 28TH STREET; THENCE SOUTH 270.5 FEET ALONG THE EAST LINE OF THE WEST 730.0 FEET OF SAID SW ¼; THENCE WEST 80.0 FEET ALONG THE SOUTH LINE OF SAID SW ¼; THENCE NORTH 270.96 FEET; THENCE WEST 200.0 FEET PARALLEL WITH THE CENTERLINE OF 28TH STREET; THENCE SOUTH 271.8 FEET PARALLEL TO THE WEST LINE OF SAID SW ¼; THENCE WEST 470.0 FEET ALONG THE SOUTH LINE OF SAID SW ¼, TO THE PLACE OF BEGINNING, TOGETHER WITH ALL RIGHTS SET FORTH IN THE INSTRUMENT RECORDED IN LIBER 2079, PAGE 291, LIBER 2320, PAGE 1286; LIBER 2383, PAGE 443; LIBER 2425, PAGE 237 AND LIBER 3627, PAGE 1056.

EXCEPT THAT PART OF THE SW ¼, SECTION 9, T6N, R10W, CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SW CORNER OF SECTION 9; THENCE S 89 DEGREES 57 MINUTES 20 SECONDS E 730.00 FEET ALONG THE SOUTH LINE OF SAID SW ¼; THENCE N 00 DEGREES 11 MINUTES 30 SECONDS W 270.50 FEET PARALLEL WITH THE WEST LINE OF SAID SW ¼ TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE N 00 DEGREES 11 MINUTES 30 SECONDS W 250.00 FEET; THENCE S 89 DEGREES 57 MINUTES 20 SECONDS E 250.00 FEET; THENCE S 00 DEGREES 11 MINUTES 30 SECONDS E 250.00 FEET; THENCE N 89 DEGREES 57 MINUTES 20 SECONDS W 250.00 FEET TO THE PLACE OF BEGINNING.

ALSO EXCEPTING THAT STRIP OF LAND 50 FEET IN WIDTH CONVEYED TO THE STATE OF MICHIGAN IN THAT DOCUMENT ENTITLED "RELEASE OF RIGHT OF WAY" RECORDED IN LIBER 767, PAGE 435 AND BEING MORE PARTICULARLY DESCRIBED THEREIN.

**PARCEL ID#41-19-09-351-002**  
 THIS BEING THE SAME PROPERTY CONVEYED TO CENTRO NP HOLDINGS 1 SPE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FROM NEW PLAN OF MICHIGAN, LLC, A DELAWARE LIMITED LIABILITY COMPANY, IN A DEED DATED AUGUST 15, 2007 AND RECORDED AUGUST 23, 2007 AS INSTRUMENT NO. 20070823-0083949.  
 CENTRO NP HOLDINGS 1 SPE, LLC IS NOW KNOWN AS BRIXMOR HOLDINGS 1 SPE, LLC PER CERTIFICATE OF AMENDMENT TO CERTIFICATE OF FORMATION OF CENTRO NP HOLDINGS 1 SPE, LLC DATED NOVEMBER 14, 2011, RECORDED MARCH 17, 2014 AS INSTRUMENT NO. 20140317-0018261.

**ATC LEASE AREA - AS PROVIDED AND AS SURVEYED (ITEM 1):**  
 THAT PART OF SECTION 9, T6N, R10W, CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SW CORNER OF SAID SECTION; THENCE N90°00'00"E 120.0 FEET ALONG THE SOUTH LINE OF SAID SECTION TO REFERENCE POINT "A"; THENCE N00°11'30"W 118.86 FEET; THENCE S90°00'00"W 50.0 FEET; THENCE N17°12'13"W 170.90 FEET; THENCE N00°11'30"W 163.25 FEET; THENCE N31°53'45"E 153.47 FEET; THENCE N72°33'02"E 99.35 FEET; THENCE N30°42'01"E 83.97 FEET; THENCE N59°17'59"W 15.0 FEET TO THE POINT OF BEGINNING; THENCE S30°42'01"W 30.0 FEET; THENCE N59°17'59"W 100.0 FEET; THENCE N30°42'01"E 100.0 FEET; THENCE S59°17'59"E 100.0 FEET; THENCE S30°42'01"W 70.0 FEET TO THE POINT OF BEGINNING.  
 CONTAINING AN AREA OF 0.230 ACRES, MORE OR LESS.

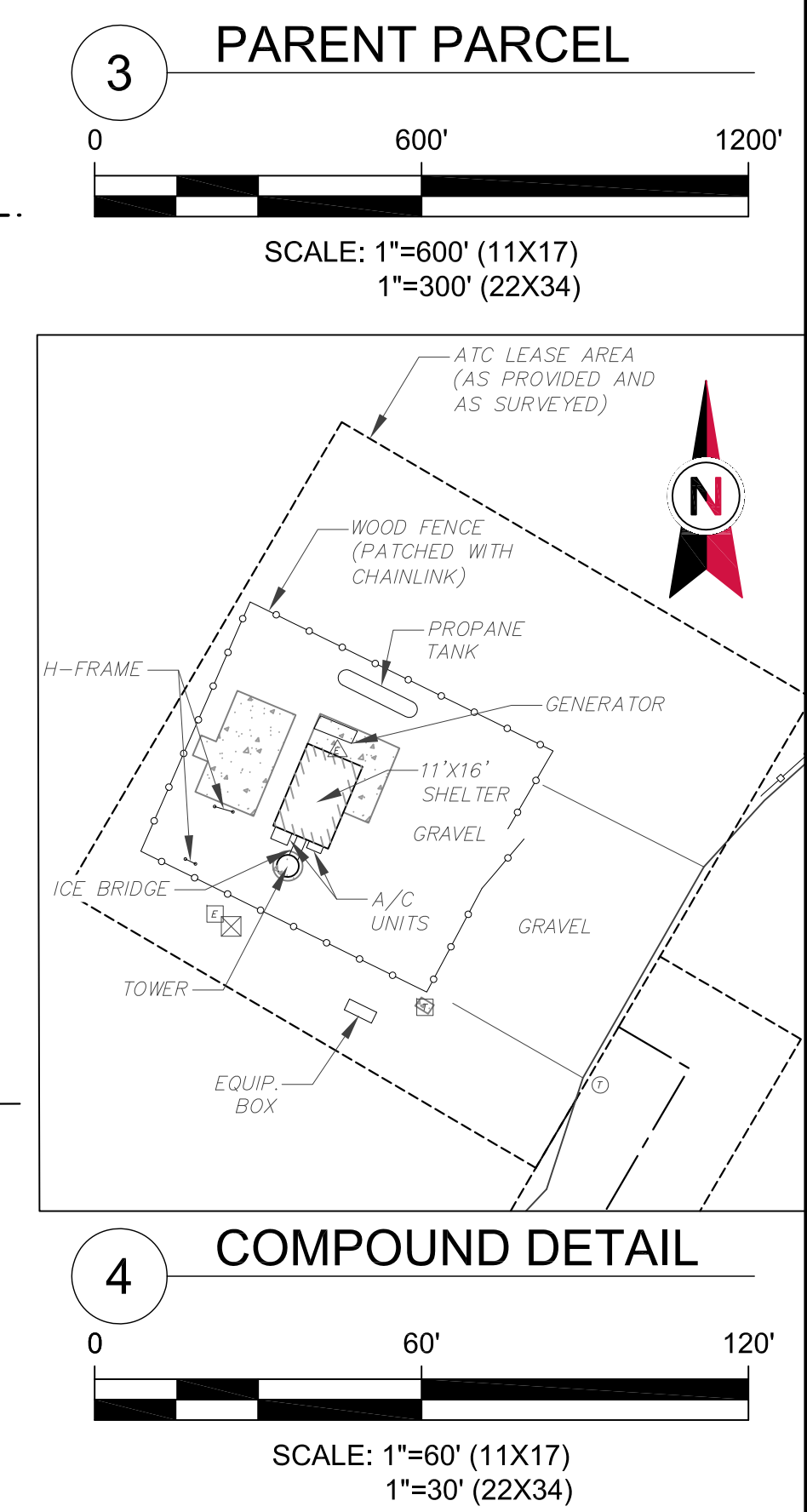
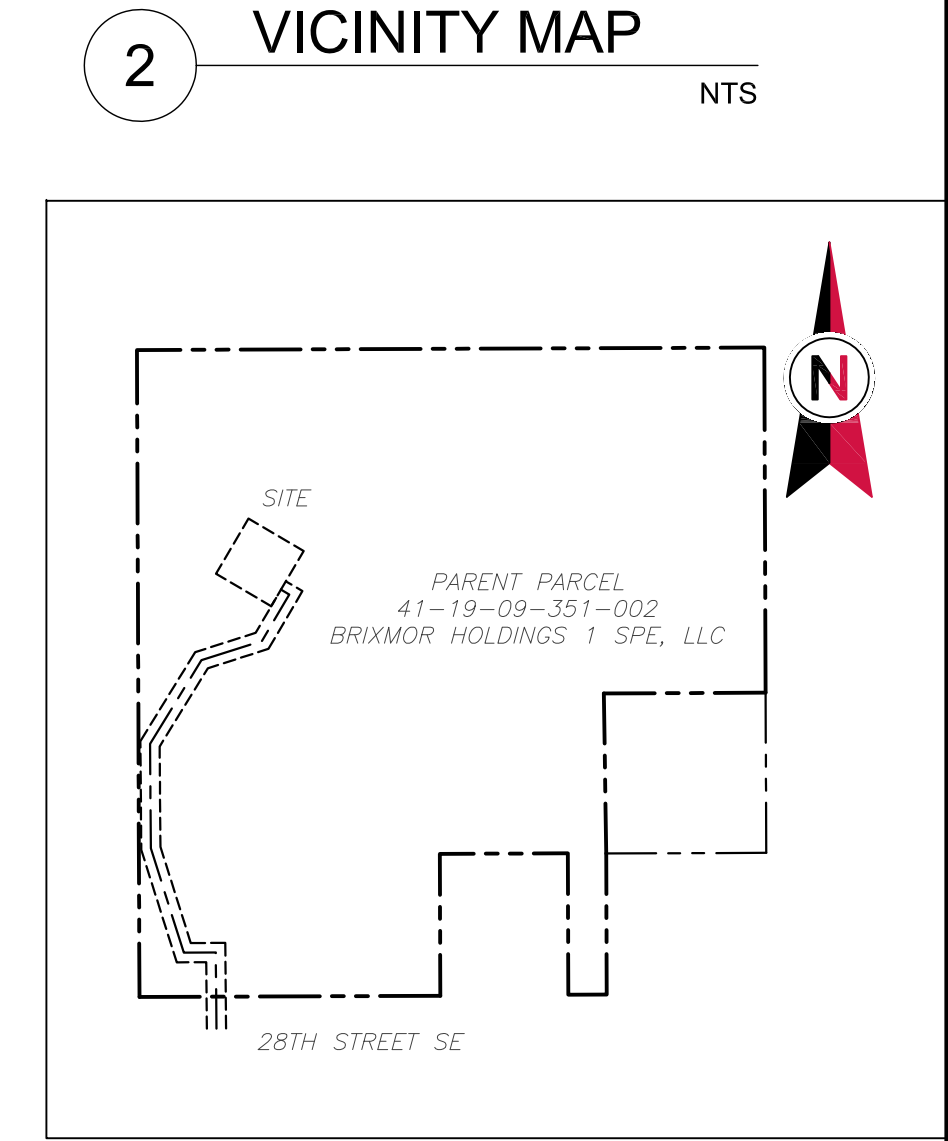
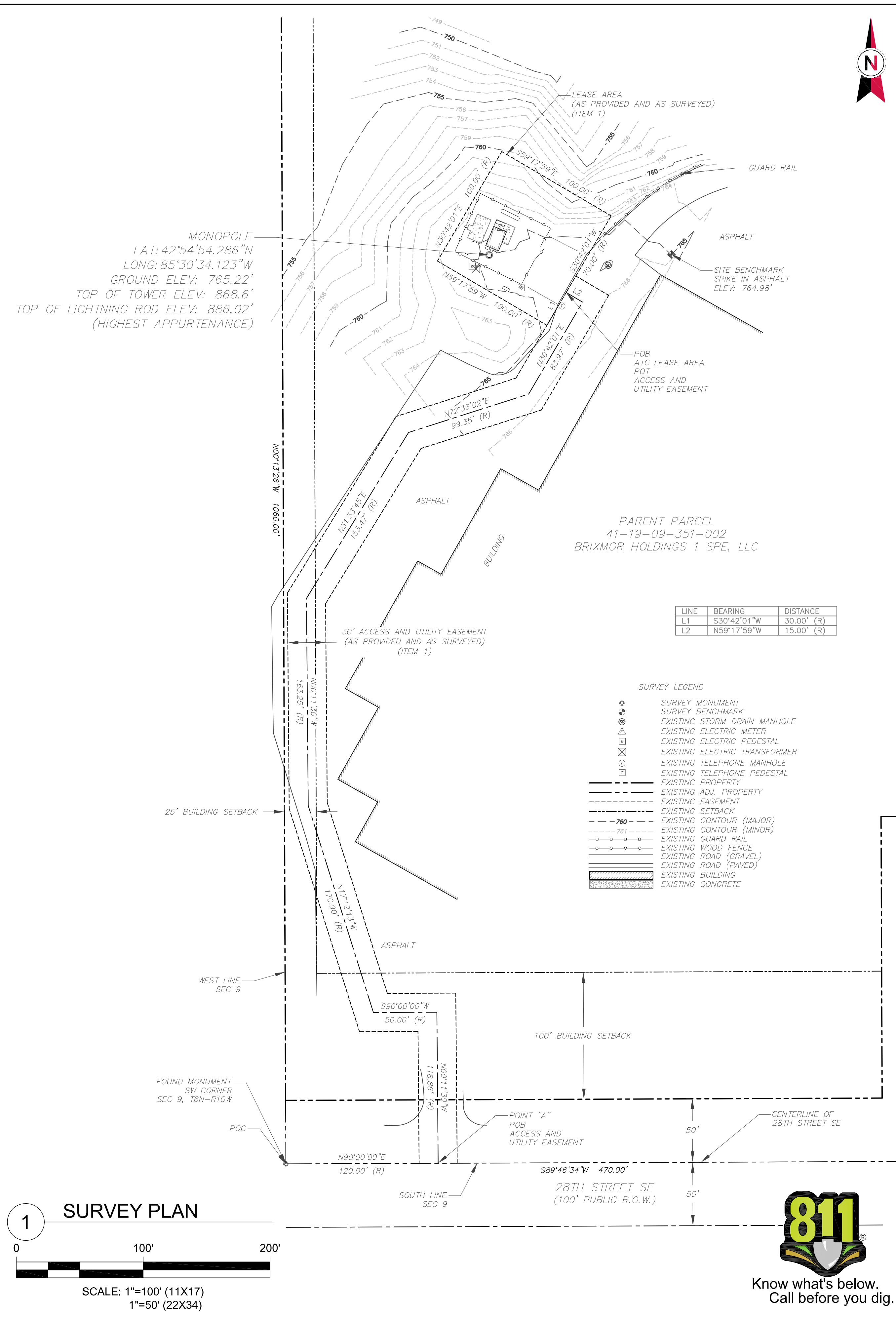
**ACCESS AND UTILITY EASEMENT - AS PROVIDED AND AS SURVEYED (ITEM 1):**  
 THAT PART OF SECTION 9, T6N, R10W, CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE AFOREMENTIONED REFERENCE POINT "A"; THENCE N00°11'30"W 118.86 FEET; THENCE S90°00'00"W 50.0 FEET; THENCE N17°12'13"W 170.90 FEET; THENCE N00°11'30"W 163.25 FEET; THENCE N31°53'45"E 153.47 FEET; THENCE N72°33'02"E 99.35 FEET; THENCE N30°42'01"E 83.97 FEET; THENCE N59°17'59"W 15.0 FEET TO THE POINT OF ENDING OF SAID EASEMENT.  
 CONTAINING AN AREA OF 0.589 ACRES, MORE OR LESS.

### NOTES CORRESPONDING TO SCHEDULE B

THE SCORE REPORT ISSUED BY LINEAR TITLE & CLOSING FILE NO. ATC-538935-PR WITH AN EFFECTIVE DATE OF MAY 27, 2016 CONTAINS THE FOLLOWING SURVEY RELATED ITEMS:

1. MEMORANDUM OF LAND LEASE BETWEEN MARKET DEVELOPMENT CORPORATION, A MICHIGAN CORPORATION AND CENTURY CELLUNET OF SOUTHERN MICHIGAN CELLULAR LIMITED PARTNERSHIP, DATED JUNE 19, 1996, RECORDED JULY 30, 1996, IN BOOK 3892 PAGE 339, IN KENT COUNTY, MICHIGAN.  
 AS AFFECTED BY MEMORANDUM OF AGREEMENT BETWEEN CENTURY CELLUNET OF SOUTHERN MICHIGAN CELLULAR LIMITED PARTNERSHIP, A DELAWARE PARTNERSHIP AND NEXTEL WEST CORP., A DELAWARE CORPORATION, DATED FEBRUARY 7, 2001, RECORDED MAY 18, 2001, IN BOOK 5420 PAGE 1014, IN KENT COUNTY, MICHIGAN.  
 -AFFECTS SURVEY AREA AND IS SHOWN HEREON.
2. SHORT FORM OF LEASE BETWEEN NEW PLAN OF MICHIGAN, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND D & W FOOD CENTERS, A MICHIGAN CORPORATION, DATED FEBRUARY 27, 2006, RECORDED MARCH 29, 2006, AS INSTRUMENT NO. 20060328-0035240, IN KENT COUNTY, MICHIGAN.  
 AS AFFECTED BY ASSIGNMENT ASSUMPTION OF LEASE BETWEEN D & W FOOD CENTERS, INC., A MICHIGAN CORPORATION AND PREVO'S FAMILY MARKETS, INC., A MICHIGAN CORPORATION, DATED MARCH 27, 2006, RECORDED MARCH 29, 2006, AS INSTRUMENT NO. 20060328-0034555, IN KENT COUNTY, MICHIGAN.  
 -AFFECTS SURVEY AREA AND IS BLANKET IN NATURE.
3. MEMORANDUM OF LEASE AGREEMENT BETWEEN CENTRO NP HOLDINGS 1 SPE, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND SOLA GRAND RAPIDS, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, DATED NOVEMBER 25, 2008, RECORDED DECEMBER 18, 2008, AS INSTRUMENT NO. 20081218-0107021, IN KENT COUNTY, MICHIGAN.  
 AS AFFECTED BY SUBORDINATION, NON-DISTURBANCE AND ATTORNEY AGREEMENT BETWEEN SOLA GRAND RAPIDS, LLC, A MICHIGAN LIMITED LIABILITY COMPANY AND CENTRA NP HOLDINGS 1 SPE, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE HOLDERS OF J. P. MORGAN CHASE COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-CB20, DATED -, RECORDED DECEMBER 11, 2008 AS INSTRUMENT NO. 20081211-0105231 IN KENT COUNTY, MICHIGAN.  
 -DOES NOT AFFECT SURVEY AREA.

\*ITEMS NOT LISTED ABOVE ARE DETERMINED TO BE NON SURVEY RELATED ITEMS.



**AMERICAN TOWER®**  
**ATC TOWER SERVICES, INC.**  
 3500 REGENCY PARKWAY  
 SUITE 100  
 CARY, NC 27518  
 PHONE: (919) 468-0112  
 FAX: (919) 466-5415

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTORS MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
0	FINAL	AMF	07/01/16
1			
2			

**ATC SITE NUMBER:**  
**417664**

**ATC SITE NAME:**  
**CASCADE MI SQA MI**

**SITE ADDRESS:**  
 6427 28TH STREET SE  
 GRAND RAPIDS, MI 49546

**STAMP:**

**SURVEY LOGO:**

**Clark Surveying & Mapping**  
 177 S. Tiffany Dr., Unit 1 • Pueblo West, CO 81007 • 719.582.1270  
 www.clarkcs.com

CLSI JOB NO. 160435

<b>DRAWN BY:</b>	AMF
<b>APPROVED BY:</b>	SDM
<b>DATE DRAWN:</b>	07/01/16
<b>ATC JOB NO:</b>	N/A

**AS-BUILT SURVEY**

**SHEET NUMBER:**  
**V-101**

**REVISION:**  
**0**



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