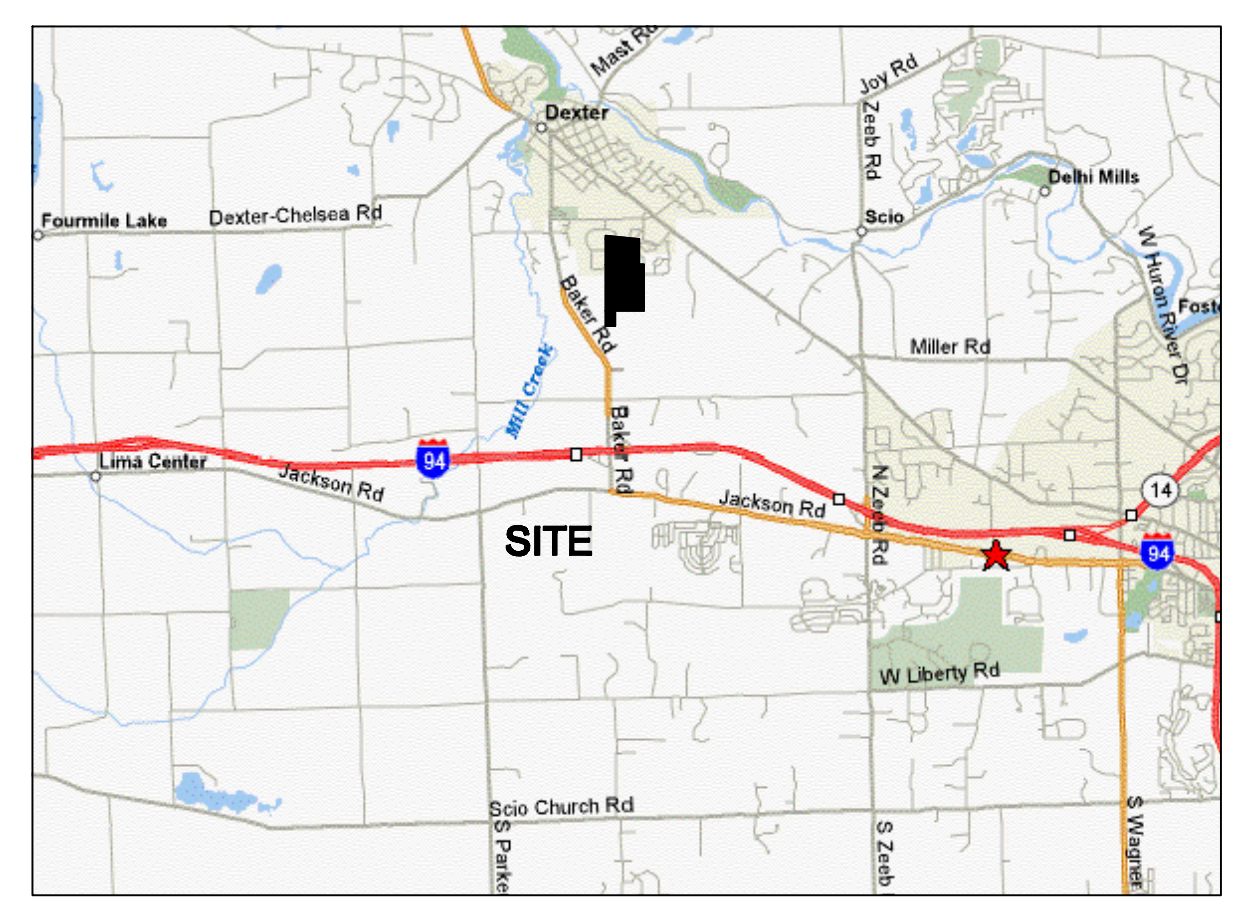


VICINITY MAP (NO SCALE)



**FLOOD ZONE DESIGNATION:**

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP SCIO, MI 260537 003 A, DATED AUGUST 3, 1989, THIS AREA LIES WITH IN FLOOD ZONE X (AREAS OUTSIDE THE 500 YEAR FLOOD).

**ZONING RESTRICTIONS:**

DISTRICT	MIN. LOT AREA	MIN LOT WIDTH	MAX LOT COVER	MAX FLR. AREA COVER	MAX HEIGHT	MIN. SETBACKS
A-1	2.5 AC.	200'	10%	20%	2.5 STORIES 35'	FRONT 50' SIDE 30' REAR 50' COMBINED SIDE 50'
I-1	1 AC.	150'	20%/(25%)*	30%(40%)*	2.0 STORIES 36'	FRONT 50' SIDE 20' REAR 35' COMBINED SIDE 50'

\* ALLOWED IF 2 BEST MANAGEMENT PRACTICES USED (SEE SECTION 4.08 SEC. 13, SCIO TWP. ZONING ORD.)

**NOTE:**

IN L. 4055, P. 272, THE OLIVE R. NASH TRUST GRANTED TO P.P.&S., L.L.C. THE RIGHT TO MAKE ALL DIVISIONS UNDER SECTION 108 OF THE LAND DIVISION ACT, ACT No. 288 OF THE PUBLIC ACTS OF 1967.

**CERTIFICATE:**

I hereby certify to Regency Centers Corporation, Regency Realty Group, Inc., West Scio Town Center, LLC, Chelsea Land Company, and Absolute Title, Inc., as follows:  
 1. This survey was performed on August 3, 2006, under my direct supervision.  
 2. This survey was performed on the ground and is a correct representation of the subject property and that this drawing correctly shows the location of all buildings, structures, utilities and other improvements and the location of all lot lines, water courses and water bodies and movements.  
 3. There are no visible easements, rights-of-way, or encroachments across said property, no easements or rights-of-way of which the undersigned has been advised, and no party walls or encroachments upon adjoining property, streets or alleys or upon any easements by any of said buildings, structures, or other improvements upon the property herein described except as shown thereon.  
 4. The surveyed lands about Jackson Road, a public road, which provides ingress and egress to the subject property.  
 5. The undersigned has reviewed the title commitment provided by Absolute Title, Inc. as authorized agent for Transation Title Insurance Company, Files 54995 Rev 1., 56873 Rev. 1., 57302 Rev 1., and 57371 Rev. 1 all dated June 28, 2006 and (a) the matters affecting title that can be located have been shown hereon; and (b) the property described in said commitment and the Property as depicted and measured on the survey are one and the same property.  
 6. Parcels A, B, C and D described on the survey are contiguous to each other along the West line of Parcel A, the North and East lines of Parcel B, the South and East lines of Parcel C and the South, East and West lines of Parcel D, and taken as a tract, constitute one parcel of land.  
 7. The subject parcel appears to fall within Flood Zone "X" (areas not within the 500 year flood zone) per the Federal Emergency Management Agency's Flood Insurance Rate Map No. 260537 003 A, revised August 3, 1989.  
 This map and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements and Classifications for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and ACSM in 2005, and meet the accuracy requirements for an "urban" survey, and includes Items 1 through 4, Items 6, 7(a), 7(b), 7(c), Items 8 through 10, Items 11(b), 13, 14, and Items 16 through 18 of Table A inclusive, as defined therein. The survey meets the requirements of the Minimum Technical Standards for surveying as set forth in the Accuracy Standards for ALTA/ACSM Land Title Surveys as jointly established and adopted by ALTA and ACSM in 2005

**SURVEYOR**

By: \_\_\_\_\_ Name: Kevin Gingras, P.S. \_\_\_\_\_ Date: \_\_\_\_\_

Professional Land Surveyor No. 49278  
State of Michigan

**LEGAL DESCRIPTION PARCEL A (FILE 54995, PP&S, LLC)**

PARCEL I:  
COMMENCING AT A POINT ON THE WEST LINE OF SECTION 20, T2S, R5E, MERIDIAN OF MICHIGAN, 1427.36 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION AND IN THE CENTERLINE OF US-12; THENCE EASTERLY DEFLECTING A SOUTHEASTERLY ANGLE OF 83°23' FROM THE WEST LINE OF SAID SECTION 198.15 FEET ALONG THE CENTERLINE OF US-12; THENCE DEFLECTING 00°16' TO THE RIGHT 340.14 FEET TO A POINT IN SAID CENTERLINE FOR A POINT OF BEGINNING; THENCE SOUTHERLY DEFLECTING 88°05' TO THE RIGHT 267.89 FEET; THENCE EASTERLY DEFLECTING 90°00' TO THE LEFT 165.00 FEET; THENCE NORTHERLY DEFLECTING 90°00' TO THE LEFT 260.11 FEET TO THE CENTERLINE OF US-12; THENCE WESTERLY IN SAID CENTERLINE 165.00 FEET TO THE POINT OF BEGINNING, BEING A PART OF THE NORTHWEST ¼ OF SECTION 20, SCIO TOWNSHIP, WASHTENAW COUNTY, MICHIGAN.

PARCEL II:  
THAT PART OF THE WEST ½ OF THE NORTHWEST ¼ LYING SOUTH OF US HIGHWAY 12, EXCEPT COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF SAID HIGHWAY WITH THE SECTION LINE 1427.36 FEET SOUTH OF THE NORTHWEST SECTION CORNER; THENCE DEFLECTING A SOUTHEASTERLY ANGLE OF 83°23' FROM THE WEST LINE OF SECTION 198.15 FEET ALONG THE CENTERLINE OF US-12; THENCE DEFLECTING 00°16' TO THE RIGHT 340.14 FEET TO A POINT IN SAID CENTERLINE FOR A POINT OF BEGINNING; THENCE SOUTHERLY DEFLECTING 88°05' TO THE RIGHT 267.89 FEET; THENCE EASTERLY DEFLECTING 90°00' TO THE LEFT 165.00 FEET; THENCE NORTHERLY DEFLECTING 90°00' TO THE LEFT 260.11 FEET TO THE CENTERLINE OF US-12; THENCE WESTERLY IN SAID CENTERLINE 165.00 FEET TO THE PLACE OF BEGINNING, BEING A PART OF THE FOLLOWING TWO PARCELS: THE WEST ½ OF THE SOUTHWEST ¼ AND THE WEST 9 RODS 1½ FEET OF THE EAST ½ OF THE SOUTHWEST ¼, ALL IN SECTION 20, T2S, R5E.

**LEGAL DESCRIPTION PARCEL B (FILE 56873, SWANSON)**

BEGINNING AT THE EAST 1/4 CORNER OF SECTION 19; THENCE NORTH ALONG THE EAST LINE OF SAID SECTION, 152.8 FEET; THENCE DEFLECTING 90° TO THE LEFT 207.5 FEET; THENCE DEFLECTING 90° TO THE RIGHT, 1063.3 FEET TO THE SOUTH RIGHT OF WAY LINE OF U.S. 12; THENCE DEFLECTING 82°22' TO THE LEFT, 240.0 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF U.S. 12; THENCE RUNNING SOUTH ALONG THE WEST LINE OF THE EAST 1/3 OF THE SOUTHEAST 1/4 OF SAID SECTION 1/4 OF SAID SECTION 19, 1247.8 FEET TO THE EAST AND WEST 1/4 LINE; THENCE EAST ALONG THE EAST AND WEST 1/4 LINE, 443 FEET TO THE PLACE OF BEGINNING, BEING A PART OF THE EAST 1/2 OF SECTION 19, TOWN 2 SOUTH, RANGE 5 EAST, TOWNSHIP OF SCIO, WASHTENAW COUNTY, MICHIGAN, EXCEPT THE WEST 80 FEET THEREOF.

**LEGAL DESCRIPTION PARCEL C (FILE 57302, RUSSELL)**

THE EAST 1/3 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWN 2 SOUTH, RANGE 5 EAST, SCIO TOWNSHIP, WASHTENAW COUNTY, MICHIGAN.  
 ALSO THE WEST 80 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND: BEGINNING AT THE EAST 1/4 CORNER OF SECTION 19; THENCE NORTH ALONG THE EAST LINE OF SAID SECTION, 152.8 FEET; THENCE DEFLECTING 90° TO THE LEFT 207.5 FEET; THENCE DEFLECTING 90° TO THE RIGHT, 1063.3 FEET TO THE SOUTH RIGHT OF WAY LINE OF U.S. 12; THENCE DEFLECTING 82°22' TO THE LEFT, 240.0 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF U.S. 12; THENCE RUNNING SOUTH ALONG THE WEST LINE OF THE EAST 1/3 OF THE SOUTHEAST 1/4 OF SAID SECTION 19, 1247.8 FEET TO THE EAST AND WEST 1/4 LINE; THENCE EAST ALONG THE EAST AND WEST 1/4 LINE, 443 FEET TO THE PLACE OF BEGINNING, BEING A PART OF THE EAST 1/2 OF SECTION 19, TOWN 2 SOUTH, RANGE 5 EAST, TOWNSHIP OF SCIO, WASHTENAW COUNTY, MICHIGAN.

**LEGAL DESCRIPTION PARCEL D (FILE 57371, PIEHUTKOSKI / HODGE)**

COMMENCING AT THE EAST 1/4 POST OF SECTION 19 TOWN 2 SOUTH, RANGE 5 EAST; THENCE NORTH 152.8 FEET IN THE EAST LINE OF SAID SECTION FOR A PLACE OF BEGINNING; THENCE DEFLECTING 90° TO THE LEFT 207.5 FEET; THENCE DEFLECTING 90° TO THE RIGHT 1063.3 FEET; THENCE DEFLECTING 97°38' TO THE RIGHT 209.35 FEET IN THE SOUTH LINE OF THE HIGHWAY; THENCE SOUTH 1035.49 FEET IN THE EAST LINE OF THE SECTION TO THE PLACE OF BEGINNING, BEING A PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 19, TOWN 2 SOUTH, RANGE 5 EAST, SCIO TOWNSHIP, WASHTENAW COUNTY, MICHIGAN.

**LEGAL DESCRIPTION OF OVERALL PARCEL:**

OVERALL PARCEL:  
 A PART OF THE EAST 1/2 OF SECTION 19 AND THE WEST 1/2 OF SECTION 20, TOWN 2 SOUTH, RANGE 5 EAST, SCIO TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19 AND THE NORTHWEST CORNER OF SAID SECTION 20; THENCE ALONG THE EAST LINE OF SAID SECTION 19, THE WEST LINE OF SAID SECTION AND THE CENTERLINE OF BAKER ROAD, 501'25"16"E 1416.38 FEET TO THE CENTERLINE OF JACKSON ROAD AND THE POINT OF BEGINNING; THENCE ALONG SAID CENTERLINE OF JACKSON ROAD, S84°49'06"E 299.22 FEET; THENCE CONTINUING ALONG SAID CENTERLINE, 1047.34 FEET ALONG THE ARC OF A 17128.27 FEET RADIUS CIRCULAR CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 03°30'12" AND A CHORD WHICH BEARS S83°04'00"E 1047.17 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE ALONG SAID EAST LINE, S01°22'46"E 1066.18 FEET TO THE EAST-WEST 1/4 LINE OF SAID SECTION 20; THENCE ALONG SAID EAST-WEST 1/4 LINE, N88°46'09"E 150.00 FEET; S01°21'31"E 1763.37 FEET ALONG THE EAST LINE OF THE WEST 150.00 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 20; THENCE S88°46'09"W 1481.80 FEET ALONG THE SOUTH LINE OF THE NORTH 60 ACRES OF BOTH THE WEST 1/2 OF THE SOUTHWEST 1/4 AND THE WEST 150 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 20 TO THE WEST LINE OF SAID SECTION 20; THENCE ALONG SAID WEST LINE S01°22'56"E 901.44 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 20 AND THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE ALONG THE SOUTH LINE OF SAID SECTION 19, S88°21'37"W 440.82 FEET; THENCE ALONG THE WEST LINE OF THE EAST 1/3 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 19, N01°27'07"W 1252.17 FEET OF THE EAST 1/3 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 19, N01°27'07"W 1252.17 FEET TO THE SOUTH LINE OF JACKSON ROAD (OLD US-12); THENCE ALONG SAID SOUTH LINE S84°48'22"E 446.37 FEET TO THE EAST LINE OF SAID SECTION 19 AND THE WEST LINE OF SAID SECTION 20; THENCE ALONG SAID EAST LINE AND SAID WEST LINE, N01°25'16"W 48.55 FEET TO THE POINT OF BEGINNING, CONTAINING 135.148 ACRES OF LAND, MORE OR LESS.

**Arbor Land Consultants, Inc.**  
 Registered Land Surveyors  
 2936 Madison Ct.  
 Ann Arbor, MI 48103  
 Tel 1-734-669-2960  
 Fax 1-734-669-2961

CLIENT: REGENCY REALTY GROUP, INC.  
**ALTA/ACSM LAND TITLE SURVEY**  
 OF 4 PARCELS OF LAND IN THE E. 1/2 OF SECTION 19 AND THE W. 1/2 OF SECTION 20, T2S, R5E, SCIO TOWNSHIP, WASHTENAW COUNTY, MICHIGAN.

OVERHEAD ELECTRIC  
 GAS MAIN  
 WATER MAIN  
 STORM LINE  
 SANITARY LINE  
 CHAIN LINK FENCE  
 WOOD FENCE  
 BARBED WIRE FENCE  
 CABLE TV  
 PHONE

SECTION CORNER  
 FOUND IRON  
 SET IRON PIPE  
 UTILITY POLE  
 TELEPHONE RISER  
 GAS MAIN RISER  
 FIRE HYDRANT  
 GATE VALVE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH INFORMATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS SHOWN OR AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES SHOWN. THE STRUCTURE INVENTORY SHOWN HEREON IS FOR INFORMATION ONLY.

3 WORKING DAYS BEFORE YOU DIG  
 CALL MISS DIG  
 1-800-482-7171  
 FOR THE LOCATION OF PUBLIC UTILITIES

DATE: 8-3-2006  
 SHEET: 1 OF 2  
 SCALE: 1 INCH = 200 FEET  
 JOB NO.: 07606  
 REVISION: