

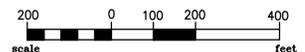
LEGAL DESCRIPTION - PARCEL 1

A parcel of land in the NE 1/4, NW 1/4 & SE 1/4 of Section 2 and the NE 1/4 of Section 3, T1S, R11E, City of Detroit, Wayne County, Michigan and more particularly described as commencing at the Northwest corner of said Section 2; thence S01°59'26"E, 33.00 feet to the North line of Germans Montrose Park Subdivision and the south right of way of Eight Mile Road; thence N88°00'34"E, 1323.68 feet, on the north line of Germans Montrose Subdivision to the Northeast corner of said Subdivision and the Point of Beginning of this description; thence N88°00'34"E, on the South right of way line of Eight Mile Road, 1249.15 feet, to the Southwesterly right of way of the Grand Trunk Western Railroad; thence on said right of way on the next five calls; thence S31°13'25" E, 169.96 feet; thence S44°18'21"E, 110.43 feet; thence S31°13'25"E, 2503.17 feet; thence S01°15'10"E, 40.04 feet; thence S31°13'25"E, 226.77 feet to the centerline of State Fair Avenue and the E-W 1/4 line of said Section 2; thence N89°08'56"E, on said E-W 1/4 line, 17.39 feet; thence S31°13'25"E, on the westerly line of the Grand Trunk Western Railroad, 317.18 feet; thence S88°52'19"W, 280.64 feet; thence N01°19'28"W, 275.02 feet to the E-W 1/4 line of said Section 2; thence S89°08'56"W, 1319.94 feet, on said E-W 1/4 line and centerline of State Fair Avenue to the center of said Section 2; thence S88°32'46"W, 1290.77 feet, on said E-W 1/4 line and centerline of State Fair Avenue; thence N01°32'55"W, 33.00 feet to the North line of State Fair Avenue; thence S88°32'46"W, 692.91 feet, on the North line of State Fair Avenue to the Northeast right of way line of Woodward Avenue; thence N26°34'10"W, on said Woodward Avenue right of way, 400.14 feet; thence along the boundary of the DNR Pocket Park the following five calls: thence N88°09'24"E, 291.51 feet; thence N00°25'49"W, 252.35 feet; thence S88°45'56"W, 169.82 feet; thence N01°14'04"W, 13.00 feet thence S88°25'45"W; 251.61 feet to the Northeast right of way line of Woodward Avenue; thence N26°34'10"W, 1033.60 feet, on said Woodward Avenue right of way to the Southwest corner of lot #24, Plat of State Fair Subdivision #2; thence N88°21'23"E, 1382.91 feet, on the south line of said State Fair Subdivision #2; thence N01°41'24"W, 1008.30 feet, on the East line of said State Fair Subdivision #2 & the East line of said State Fair Subdivision to the point of beginning, containing 157.47 acres.

LEGAL DESCRIPTION - PARCEL 2

A parcel of land in the NE 1/4 of Section 2, T1S, R11E, City of Detroit, Wayne County, Michigan; the boundary of said parcel being described as commencing at the North 1/4 Corner of Section 2, T1S, R11E, Michigan Meridian; thence N 88°00'34" E, along the North Section line, 30.11 feet; thence S 31°13'25" E, along the Northeastly right of way of the Grand Trunk Western Railroad, 1538.78 feet to the POINT OF BEGINNING; thence N 88°05'49" E, 537.23 feet; thence S 01°15'10" E, 937.64 feet; thence N 31°13'25" W, along said right of way line, 1075.34 feet to the point of beginning; said parcel contains 5.78 acres.

- NOTES:**
- The survey was made on the ground on April 6, May 15, 16, 25, 31, June 14, 23, September 27, 28, 29, November 28, 29, 30, 2000 and correctly shows the location and type of all buildings, structures and other improvements situated on the property.
 - The location of each easement, right of way, servitude, and other matter affecting the subject property and listed in the title insurance commitment dated September 2, 2000 at 8:00 a.m., issued by First American Title Insurance Company, Commitment No. 01027265-200 with respect to the subject property, has been shown on the survey, together with appropriate recording references, to the extent that such matters can be located. The survey includes less land than is referred to in the commitment. The instrument in liber 4514 page 436 is a deed.
 - The subject property has access to and from a duly dedicated and accepted public street or highway.
 - The area of land embraced within subject property is Parcel 1= 157.47 acres & Parcel 2= 5.78 acres Total= 163.25 acres.
 - Buildings labeled "MODULAR" are semi-permanently set up on concrete blocks and skirting. Other similar buildings, not skirting, not on concrete blocks, with wheels and tires attached are parked on the property and are not shown on this drawing.
 - Buildings labeled "BOOTH" do not have a foundation.
 - Lease is in default - see letter dated August 14, 2000 by John C. Hertell, General Manager Michigan State Fair to John Byrd, President Softball City.



- LEGEND:**
- light pole
 - ├ one-legged sign
 - ├ two-legged sign
 - ├ post
 - concrete surface.
 - ▭ buildings
 - miscellaneous as noted
 - described boundary line
 - - - - - easement delineation
 - fence
 - indicates a survey marker

To: State Fair Development Group, LLC and First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes items 8, 10 and 11a of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that proper field procedures, instrumentation and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

Date: December 12, 2000

Ronald L. Enger, LLS
Michigan Registration No. 28409

DATE	REVISIONS		ENGER SURVEYING & ENGINEERING 585 JEWETT ROAD MASON, MICHIGAN 48854 517-876-6565 FAX 517-876-6675	NE 1/4, NW 1/4, & SE 1/4 OF SECTION 2 & NE 1/4 OF SECTION 3, T1S, R11E Wayne County Michigan	JOB NO: 82-002 DECEMBER 12, 2000 DRAWN BY: MAB CHECKED BY: RLE	ALTA/ACSM LAND TITLE SURVEY MICHIGAN STATE FAIRGROUNDS DETROIT, MICHIGAN	SCALE: 1" = 200'
							SHEET 1 OF 2

PLAN DATE: DECEMBER 12, 2000