

# LAND FOR SALE



**NWQ Beck & Michigan Ave.  
Canton, MI**



1111 W. Oakley Park Road  
Suite 220  
Commerce, Michigan 48390  
(248) 359-9000 – Detroit Office  
(616) 241-2200 – Grand Rapids Office  
[www.insitecommercial.com](http://www.insitecommercial.com)

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# PROPERTY SUMMARY

**Location:** NWQ Michigan Avenue and Beck Road  
Canton, MI 48188

**Parcel ID #:** 71-125-99-0002-709

**Total Land Available:** +/-14.6 Acres

**Proposed Uses:** +/-12.3 Acres Senior Living  
+/-2.3 Acres for Daycare

**Price:** \$1.8 Million for 12.3 acres senior living parcel  
\$700,000 for 2.3 acres daycare parcel

**Utilities:** All available, water on the east side of Beck, sewer on the west side of Beck

**Zoning:** The Property is being rezoned to R-6 to allow for multi-family, senior living, daycare, etc.

**School District:** Van Buren Public Schools

## Demographics within

**a 5 mile radius:** Population: 134,062 Persons  
Households: 51,106 Homes  
Avg. HH Income: \$84,484 Annually  
Traffic Count: 7,655 VPD on Beck & 26,038 VPD on Michigan Ave.

**Comments:** Entire 97.33 acre parcel located at the northwest quadrant of Michigan Avenue and Beck in Canton, MI is being purchased by Filmore Place Associates to build multi family residential. There is +/-14.6 acres of excess land available for the above proposed uses.

For Information Contact:  
Randy Thomas  
248-359-9000 ext. 9



Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subject to prior sale, change of price or withdrawal.

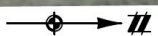
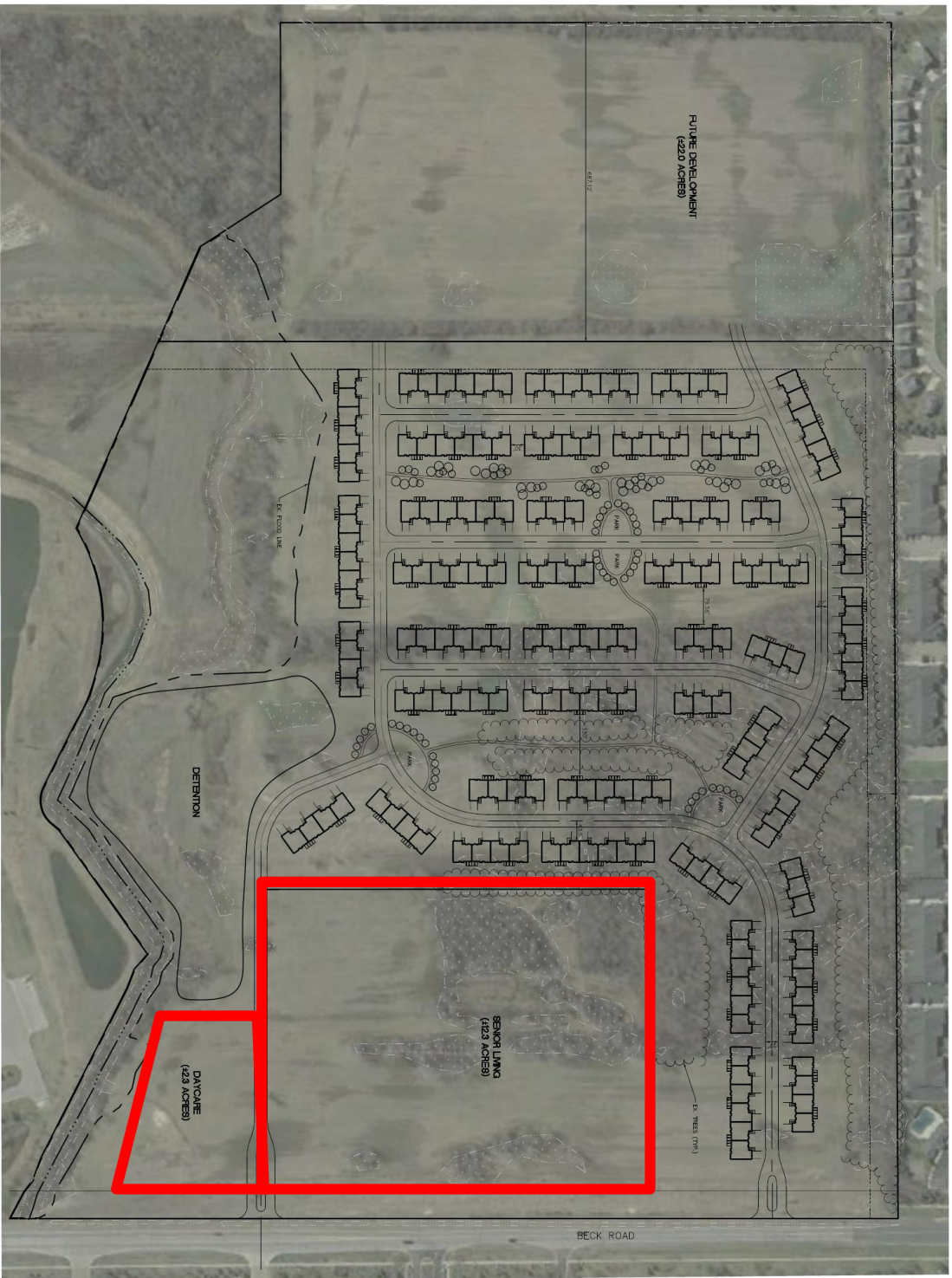


# AERIAL





# CONCEPT PLAN

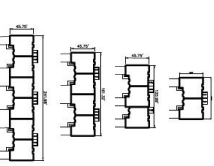


#### CONCEPTUAL SITE DATA

SITE AREA (GROSS):	437.3 ACRES
DEVELOPED AREA:	457.9 ACRES
DAYCARE AREA:	42.3 ACRES
SENIOR LIVING:	42.3 ACRES
FUTURE DEVELOPMENT:	422.0 ACRES
TOTAL:	422.0 ACRES

PROP. ZONING:	PUD
TOTAL UNITS:	200
DENSITY GROSS:	3.5 SU/AC
SETBACKS:	60'
ROAD:	60'
BLDG. HEIGHT:	30' MIN.
BLDG. TO ROAD:	80' MIN.
BLDG. TO BLDG.:	40' MIN.

#### UNIT DETAILS









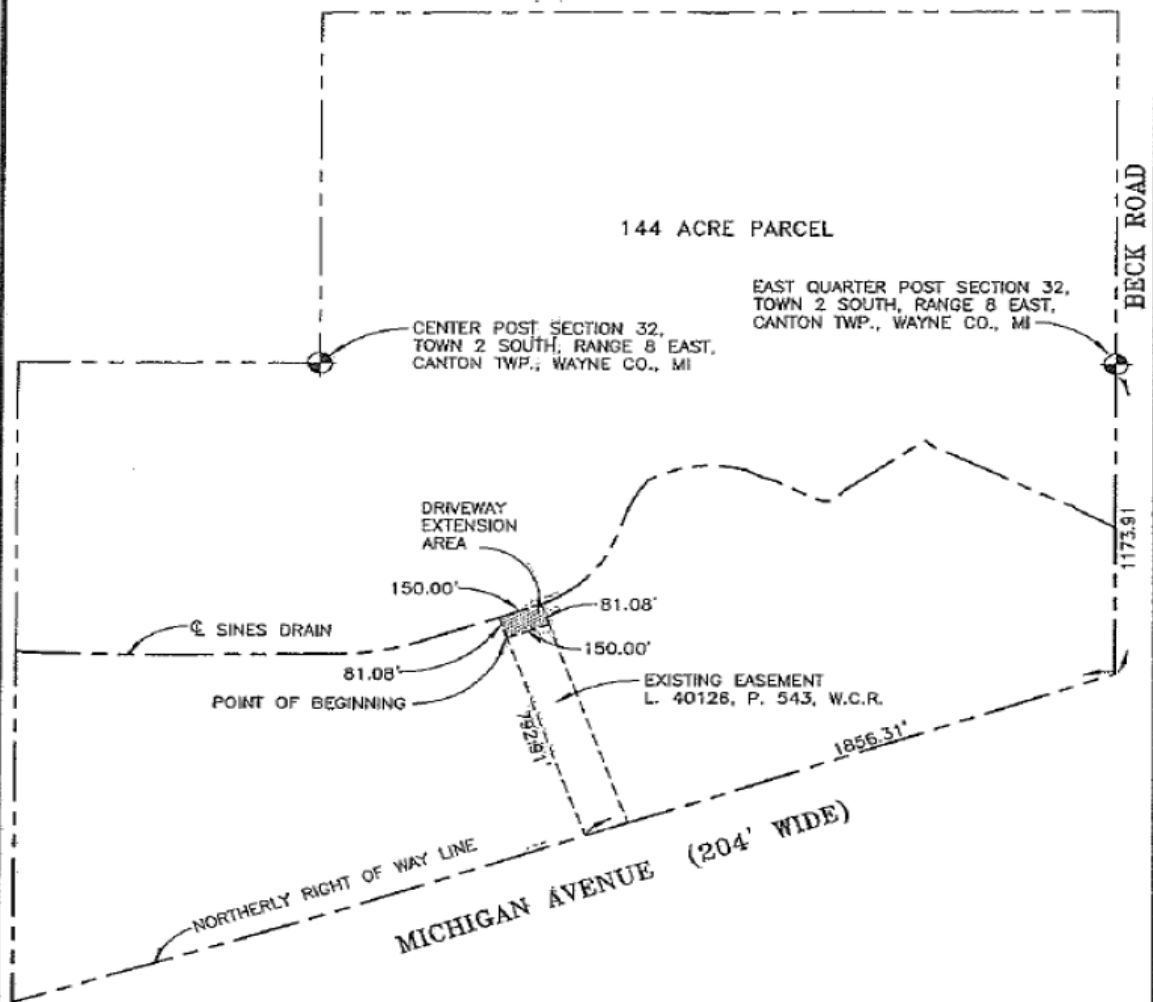
# DRIVEWAY EXTENSION

ANDERSON, ECKSTEIN AND WESTRICK, INC.  
51301 SCHODENHERR ROAD  
SHELBY TWP., MI. 48315  
PHONE: (586) 726-1234  
FAX: (586) 726-8780  
aew@aeawinc.com  
www.aeawinc.com

## DRIVEWAY EXTENSION



1" = 500'  
0 250 500 1000

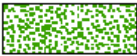


SEE ATTACHED SHEET FOR DESCRIPTION

GRANTEE (TO): OAKWOOD HEALTHCARE INC.			PARCEL I.D. NO.:	
ADDRESS: ONE PARK LANE BOULEVARD			GRANTOR (FROM): ASHLEY CANTON, L.L.C.	
CITY, ST., & ZIP: DEARBORN, MI 48126			ADDRESS: 41965 ECORSE RD.	
			CITY, ST., & ZIP: BELLVILLE, MI 48111	
SEC: 32	TWP: CANTON	COUNTY: WAYNE	AEW NO.: 552-010	BOOK NO.:
DRAWN BY: NAH	CHECKED BY: CPA	SCALE: 1" = 500'	EASEMENT NO.:	CONST. PLAN PAGE NO.:
SHEET 1 OF 3			TITLE SEARCH:	



# ZONING MAP



Planned Development Area\*

## ARTICLE II APPROVED USES FOR THE OAKWOOD PDD

2.1 **Uses Permitted.** The future land uses and structures permissible as a matter of right on the Property are set forth in paragraphs 2.2 through 2.4 below.

2.2 **Development Area A.** The following land uses are hereby permitted and authorized as a matter of right for use and development of Development Area A on Exhibit 2:

- (a) Medical and dental clinics, hospitals, offices or laboratories;
- (b) Professional, executive and administrative offices;
- (c) Housing for the elderly, congregate care facilities or other continuum of senior care facilities;
- (d) Commercial, retail and service uses permitted in the C-2, Community Commercial District, including, without limitation, a pharmacy or drugstore (with drive-through), sales of convenience goods, clothing, corrective garments or home health care equipment, optical services, cafeteria, restaurant, coffee shop, or other food services, gift or flower shop, drycleaners, groceries, electronic goods, banks (with drive-through) and banking kiosks, ATMs and office and copying services; provided that the uses in this subparagraph (d) are permitted only if included within a building or structure primarily devoted to the uses set forth in subparagraphs (a), (b) and (c) above;
- (e) Child and adult day care facilities;
- (f) Hotel and conference center (subject to the buffer and setback requirements in Exhibit 6 hereto); and
- (g) Other uses permitted in the LI-R zoning district that are not otherwise excluded under paragraph 2.7 below.

All structures in Development Area A shall not exceed a height of four (4) stories (or up to 50 feet) above grade (excluding rooftop mechanical equipment and parapet walls for screening).

2.3 **Development Area B.** The following land uses are hereby permitted and authorized as a matter of right for use and development of Development Area B on Exhibit 2:

- (a) Medical and dental clinics, hospitals, offices or laboratories;
- (b) Professional, executive and administrative offices;
- (c) Housing for the elderly, congregate care facilities or other continuum of senior care facilities;
- (d) Commercial, retail and service uses permitted in the C-2, Community Commercial District, including, without limitation, a pharmacy or drugstore (with drive-through), sales of convenience goods, clothing, corrective garments or home health care equipment, optical services, cafeteria, restaurant, coffee shop, or other food services, gift or flower shop, drycleaners, groceries, electronic goods, banks (with drive-through) and banking kiosks, ATMs and office and copying services; provided, however, that: (i) the intent of the parties is to develop a multi-use health care campus and not a commercial shopping district; therefore, any such stand-alone commercial will complement the campus development and serve employees, visitors, patients and nearby residents and will be integrated into the campus through common and complimentary architecture and design; and (ii) no stand-alone "superstores" (i.e., in excess of 40,000 square feet) will be permitted;
- (e) Child and adult day care facilities;
- (f) Hotel and conference center; and
- (g) Other uses permitted in the LI-R zoning district that are not otherwise excluded under paragraph 2.7 below.

All structures in Development Area B shall not exceed a height of four (4) stories (or up to 50 feet) above grade (excluding rooftop mechanical equipment and parapet walls for screening), except as follows: a patient wing for a future hospital may be up to six (6) stories (or up to 105 feet).

# ZONING ORDINANCE

## ARTICLE 12.00. - R-6, SINGLE-FAMILY ATTACHED HOUSING DISTRICT

### 12.01. - Statement of intent.

The intent of this district is to provide areas in the township for the development of housing at an intermediate density (up to eight units per acre) - greater than the density of typical detached single-family developments but not at the density of typical multiple-family developments. An example of the type of housing permitted in this district is the "townhouse," which is frequently developed and marketed as a condominium. Attached housing developments generally are considered suitable transitional uses between single-family detached housing development and intensive multiple-family or nonresidential development. It is intended that developments within attached housing districts have direct access to collector or major thoroughfares. Planned development may be permitted as a means to achieve the basic intent of this district, in accordance with guidelines in section 27.04.

### 12.02. - Permitted uses and structures.

- A. *Principal uses and structures.* In all areas zoned R-6, single-family attached housing district, no building or part of a building shall be erected, used, or structurally altered, nor shall the land or premises be used in whole or in part, except for one or more of the following principal permitted uses:
1. Single-family attached dwellings or townhouses, as defined in section 1.03 and subject to the provisions in section 6.03, subsection A.
  2. Zero lot line development, as defined in section 1.03 and subject to the provisions in section 6.03, subsection A.
  3. Publicly owned and operated parks, parkways and recreation facilities.
  4. Private parks owned and maintained by homeowners' associations.
  5. Uses and structures accessory to the above, subject to the provisions in section 2.03.
- B. *Special land uses.* The following uses may be permitted by the township board, subject to the conditions specified for each use; review and approval of the site plan and application by the planning commission and township board; the imposition of special conditions which, in the opinion of the planning commission or township board, are necessary to fulfill the purposes of this ordinance; and, the provisions set forth in section 27.03.
1. Single-family detached dwellings, to serve as the living quarters of a watchman or caretaker of the attached housing development.
  2. Housing for the elderly, subject to the provisions in section 6.03, subsection E.
  3. Two-family dwellings, subject to the following lot dimension standards:
    - Minimum lot width: 80 feet.



# ZONING ORDINANCE

- Minimum lot depth: 120 feet.
- 4. Religious institutions, subject to the provisions in section 6.02, subsection U.
- 5. Public, parochial and other private elementary, intermediate or high schools licensed by the State of Michigan to offer courses in general education.
- 6. Public or private colleges, universities and other such institutions of higher learning, offering courses in general, technical or religious education.
- 7. Child care centers, subject to the provisions in section 6.02, subsection E.
- 8. Municipal buildings and uses not requiring outside storage of materials or vehicles.
- 9. Public or private golf courses, including country clubs, subject to the provisions in section 6.02, subsection I.
- 10. Essential services, subject to the provisions in section 2.16, subsection A.
- 11. Adult day care centers, subject to the provisions of section 6.02, subsection B.
- 12. Active adult community (AAC) pursuant to the requirements set forth in section 6.03, subsection G.

(Ord. of 12-20-2007)

## 12.03. - Development standards.

- A. **Public water and sewer.** Residential developments providing less than 20,000 square feet of lot area per dwelling unit shall be served by public sanitary sewer and public water supply systems.
- B. **Site plan review.** Site plan review and approval is required for all uses, in accordance with section 27.02.
- C. **Area, height, bulk, and placement requirements.** Buildings and uses in the single-family attached housing district are subject to the area, height, bulk, and placement requirements in article 26.00, Schedule of Regulations.
- D. **Planned development.** Planned development may be permitted in the single-family attached housing district, subject to the standards and approval requirements set forth in section 27.04.
- E. **General development standards.** Buildings and uses in the single-family attached housing district shall be subject to all applicable standards and requirements set forth in this ordinance, as specified below and more generally in section 8.06.

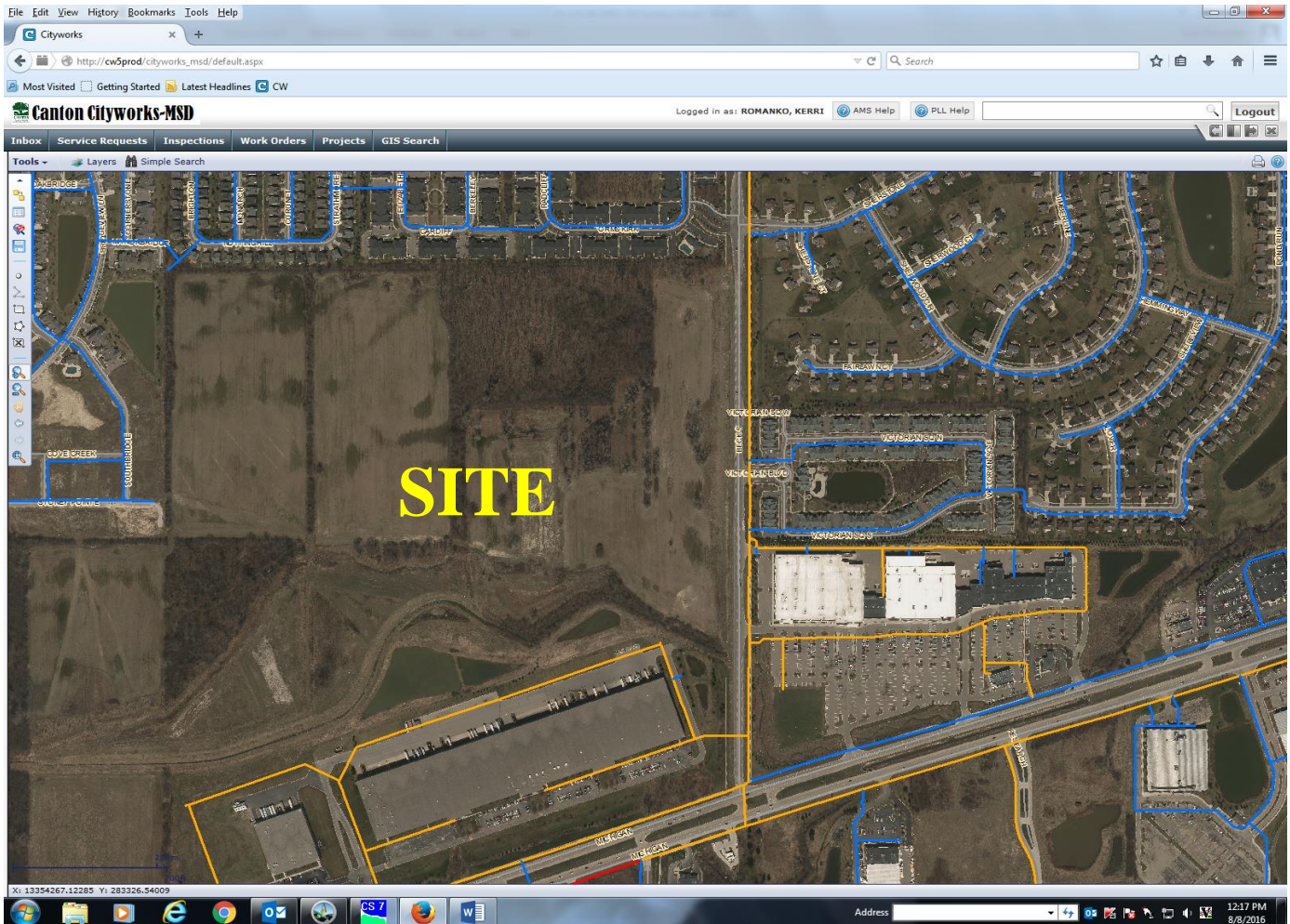
Article	Topic
<u>Article 2.00</u>	General Provisions

# ZONING ORDINANCE

<u>Article</u> <u>4.00</u>	Off-Street Parking Requirements
<u>Article</u> <u>5.00</u>	Fences and Walls
<u>Article</u> <u>6.00</u>	Site Development Standards
<u>Article</u> <u>26.00</u>	Schedule of Regulations

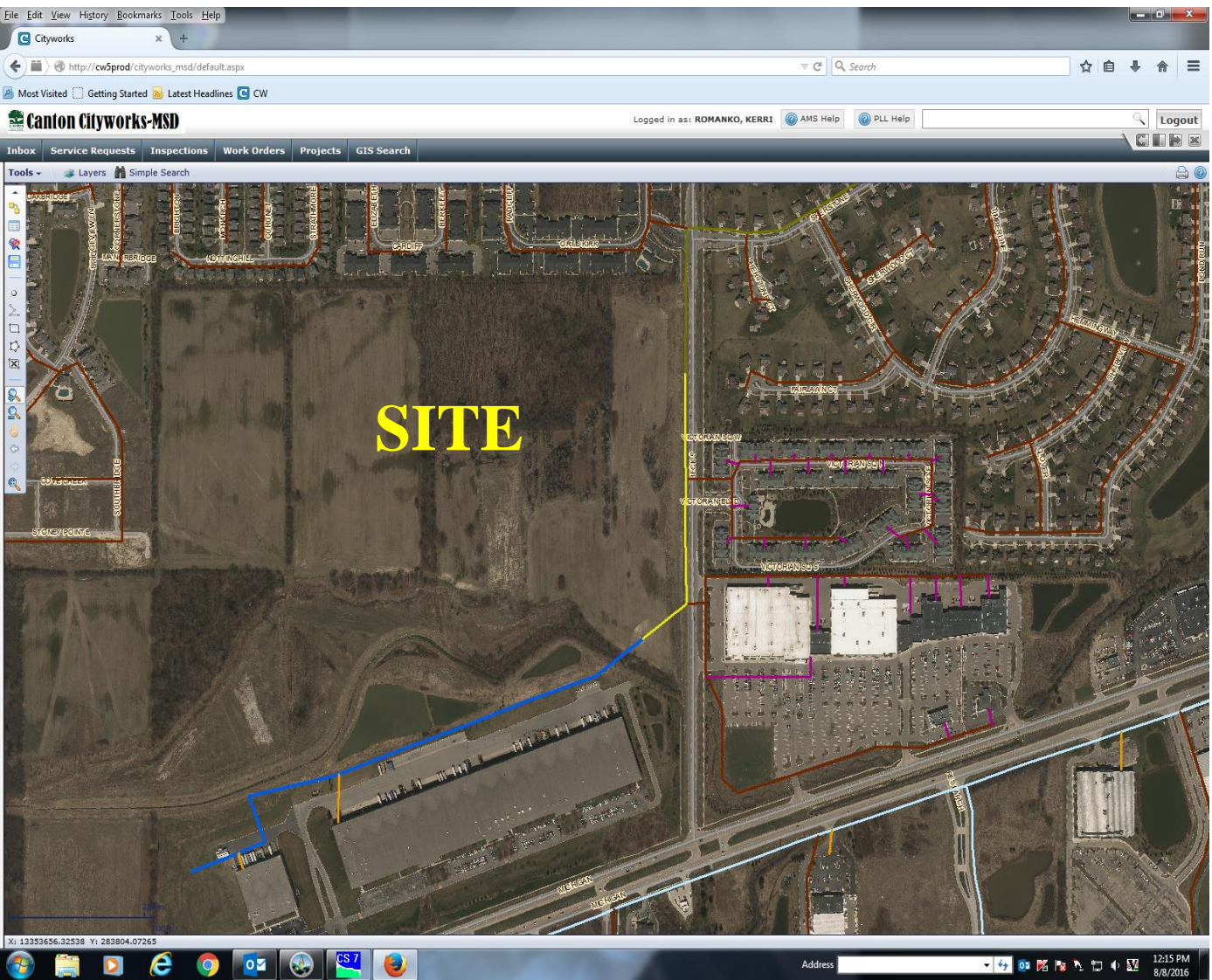


# WATER MAIN





# SEWER MAIN



# LEGAL DESCRIPTION



## ANDERSON, ECKSTEIN AND WESTRICK, INC.

51301 Schoenherr Road, Shelby Township, Michigan 48315  
Civil Engineers • Surveyors • Architects 586-726-1234

AUGUST 28, 2008  
AEW 552-010  
O:\552\552-010\DESC\97.33ACRE.DOC

### DESCRIPTION 97.33 ACRE PARCEL

PART OF THE SOUTHEAST AND NORTHEAST QUARTER OF SECTION 32, TOWN 2 SOUTH RANGE 8 EAST, CANTON TOWNSHIP, WAYNE COUNTY, MICHIGAN, BEING DESCRIBED AS:

BEGINNING ON THE WESTERLY RIGHT OF WAY LINE OF BECK ROAD (60 FEET HALF WIDTH), SOUTH 89 DEGREES 53 MINUTES 40 SECONDS WEST 60.00 FEET FROM THE EAST QUARTER POST OF SECTION 32; THENCE SOUTH 00 DEGREES 01 MINUTES 34 SECONDS EAST 588.34 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF BECK ROAD; THENCE NORTH 61 DEGREES 57 MINUTES 22 SECONDS WEST 66.86 FEET; THENCE NORTH 51 DEGREES 47 MINUTES 39 SECONDS WEST 29.50 FEET; THENCE NORTH 69 DEGREES 56 MINUTES 22 SECONDS WEST 50.66 FEET; THENCE NORTH 63 DEGREES 10 MINUTES 13 SECONDS WEST 411.40 FEET; THENCE NORTH 68 DEGREES 49 MINUTES 48 SECONDS WEST 43.62 FEET; THENCE NORTH 48 DEGREES 50 MINUTES 05 SECONDS WEST 43.60 FEET; THENCE SOUTH 54 DEGREES 28 MINUTES 15 SECONDS WEST 327.50 FEET; THENCE SOUTH 40 DEGREES 09 MINUTES 05 SECONDS WEST 23.19 FEET; THENCE WESTERLY ALONG A TANGENT CURVE CONCAVE TO THE NORTH HAVING A CENTRAL ANGLE OF 76 DEGREES 24 MINUTES 13 SECONDS, A RADIUS OF 65.00 FEET, AN ARC DISTANCE OF 86.68 FEET AND WHOSE CHORD IS SOUTH 78 DEGREES 21 MINUTES 11 SECONDS WEST 80.40 FEET; THENCE NORTH 63 DEGREES 26 MINUTES 42 SECONDS WEST 153.02 FEET; THENCE NORTHWESTERLY ALONG A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A CENTRAL ANGLE OF 17 DEGREES 08 MINUTES 37 SECONDS, A RADIUS OF 357.25 FEET, AN ARC DISTANCE OF 106.89 FEET AND WHOSE CHORD IS NORTH 66 DEGREES 48 MINUTES 07 SECONDS WEST 106.49 FEET; THENCE WESTERLY ALONG A NON-TANGENT CURVE CONCAVE TO THE SOUTH HAVING A CENTRAL ANGLE OF 47 DEGREES 57 MINUTES 42 SECONDS, A RADIUS OF 400.00 FEET, AN ARC DISTANCE OF 334.84 FEET AND WHOSE CHORD IS SOUTH 82 DEGREES 59 MINUTES 13 SECONDS WEST 325.14 FEET; THENCE NORTH 66 DEGREES 57 MINUTES 04 SECONDS WEST 597.15 FEET; THENCE NORTH 41 DEGREES 45 MINUTES 45 SECONDS WEST 276.63 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 51 SECONDS WEST 355.93 FEET TO THE CENTERPOST OF SECTION 32; THENCE NORTH 00 DEGREES 01 MINUTES 08 SECONDS WEST 1315.59 FEET ALONG THE NORTH AND SOUTH QUARTER LINE OF SECTION 32 TO THE SOUTHWESTERLY CORNER OF CHATTERTON SQUARE CONDOMINIUM, WAYNE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 647, AS RECORDED IN LIBER 35573 OF DEEDS, PAGE 172, WAYNE COUNTY RECORDS; THENCE NORTH 89 DEGREES 40 MINUTES 28 SECONDS EAST 2577.92 FEET ALONG THE SOUTHERLY LINE OF CHATTERTON SQUARE CONDOMINIUM, CHATTERTON VILLAGE CONDOMINIUM, WAYNE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 646, AS RECORDED IN LIBER 35573 PAGE 94, WAYNE COUNTY RECORDS AND THE WOODLANDS OF CHATTERTON VILLAGE CONDOMINIUM, WAYNE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 725, AS RECORDED IN LIBER 38979 OF DEEDS, PAGE 145, WAYNE COUNTY RECORDS TO THE WESTERLY RIGHT OF WAY LINE OF BECK ROAD; THENCE SOUTH 00 DEGREES 00 MINUTES 06 SECONDS EAST 1325.49 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF BECK ROAD TO THE POINT OF BEGINNING. CONTAINING 97.33 ACRES, MORE OR LESS.

SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR OTHERWISE.

ANDERSON, ECKSTEIN AND WESTRICK, INC.



# CROSS ACCESS EASEMENT

## CROSS-ACCESS EASEMENT

THIS CROSS-ACCESS EASEMENT AGREEMENT (the "Agreement") is made as of this 26<sup>th</sup> day of August, 2008, by and between **GERIC BECK ROAD INVESTMENTS LLC**, a Michigan limited liability company ("Geric"), whose address is 51410 Milano Drive, Suite 115, Macomb Township, MI 48042, and **OAKWOOD HEALTHCARE, INC.**, a Michigan non-profit corporation ("Oakwood"), whose address is One Parklane Boulevard, Suite 1000E, Dearborn, MI 48126.

### RECITALS:

A. Oakwood is the owner of property (the "Oakwood Property"), located in Canton Township, Wayne County, Michigan, on the west side of Beck Road and north of Michigan Avenue, containing approximately one hundred (100) acres, as more particularly described in Exhibit A hereto.

B. Geric is the owner of property (the "Geric Property"), located in Canton Township adjacent to the west side of the Oakwood Property, containing approximately forty-four (44) acres, as more particularly described in Exhibit B hereto.

C. Oakwood purchased the Oakwood Property from Geric as of the date of this Agreement. In connection with that sale, Oakwood agreed to grant Geric a non-exclusive right of access over the Oakwood Property so that the Geric Property would have ingress/egress access to Beck Road, and Geric agreed to grant Oakwood a non-exclusive right of access over the Geric Property so that the Oakwood Property would have ingress/egress access to Michigan Avenue through land abutting the southern boundary of the Oakwood Property and Geric Property, known as the Canton Business Park, pursuant to a Second Amendment to Easement dated August 8, 2008, to which Geric and Oakwood are parties.

D. The Oakwood Property and the Geric Property (collectively, the "Properties") are subject to an Agreement for Planned Development District ("PDD Agreement") entered into by Oakwood and Geric with the Township of Canton, which governs the use and development of both Properties.

NOW, THEREFORE, in consideration of the foregoing, the execution of this Agreement by the parties hereto, the mutual covenants and agreements contained herein, and for other good



# CROSS ACCESS EASEMENT

and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the parties hereto, it is agreed as follows:

1. Beck Road Access Easement. Oakwood hereby grants, for the benefit of the present and future owners of the Geric Property, their respective successors, assigns, mortgagees, lessees, sublessee, employees, agents, customers, licensees and invitees, a nonexclusive perpetual easement for ingress and egress on, over, across and through the southernmost proposed driveway (or roadway) and curb cut onto Beck Road from time-to-time constructed on the Oakwood Property in connection with Oakwood's proposed health care campus as described in the PDD Agreement (the "Beck Road Access Easement"). Unless otherwise agreed to by Oakwood in writing at Oakwood's reasonable discretion, this Beck Road Access Easement is limited to a future residential use of the Geric Property as authorized in the PDD Agreement, which may include multi-family housing (including attached condominiums/townhouses and independent senior or age restricted housing).

2. Beck Road Access Driveway Location and Configuration. The driveway or roadway location and configuration for Oakwood's health care campus have not been designed or determined as of the present date and are subject to various regulatory reviews and approvals. Oakwood shall have the sole right and discretion with respect to the design, location and configuration of the driveway or roadway to be constructed on the Oakwood Property, provided that such design, location and configuration do not materially impair or diminish access to Beck Road from the Geric Property. Upon final regulatory approval and construction of the driveway or roadway on the Oakwood Property, the parties shall enter into an amendment of this Agreement specifically describing and depicting the location of the Beck Road Access Easement.

3. Michigan Avenue Access Easement. Geric hereby grants, for the benefit of the present and future owners of the Oakwood property, their respective successors, assigns, mortgagees, lessees, sublessee, employees, agents, customers, licensees and invitees, a nonexclusive perpetual easement for ingress and egress on, over, across and through the southern portion of the Geric Property for the construction and use of a driveway or road from the Oakwood Property for access to and connection to the Driveway Extension on the Canton Business Park as depicted on Exhibit C hereto for ingress and egress to Michigan Avenue over the Canton Business Park property pursuant to the Second Amendment to Easement described above (the "Michigan Access Easement"). Upon final regulatory approval and construction of the driveway or roadway on the Geric Property, the parties shall enter into an amendment to this Agreement specifically describing and depicting the location of the Michigan Access Easement.

4. Construction, Repair and Maintenance.

(a) Oakwood shall, at its sole cost and expense, be responsible for designing, permitting, constructing, maintaining and repairing the driveways on the Oakwood Property to serve its proposed medical campus (the "Oakwood Road System"), as such may be revised, relocated or reconfigured as discussed in paragraph 2 above. After construction of the Oakwood Road System, Oakwood shall cause the roads within the Beck Road Access Easement to be continually maintained and repaired in a safe, sightly and serviceable condition.



# CROSS ACCESS EASEMENT

(b) Geric shall, at its sole cost and expense, be responsible for constructing, designing, permitting, maintaining and repairing a driveway connection and driveway from the Beck Road Access Easement to serve the Geric Property (the "Geric Road System"). Geric shall also be responsible for the costs of any signage or other improvements to the Oakwood Road System required by regulatory officials in order to serve residential development of the Geric Property. After construction of the Geric Road System, Geric shall cause the Geric Road System to be continually maintained and repaired in a safe, sightly and serviceable condition.

(c) Oakwood shall, at its sole cost and expense, be responsible for designing, permitting, constructing, maintaining and repairing the driveway or roadway on the Michigan Avenue Access Easement.

5. Location of the Geric Driveway connection. Prior to seeking any regulatory approvals for the Geric Road System, Geric shall submit its road plans to Oakwood and Oakwood shall have the right to review and approve the location and configuration of the connection of the Geric Road System to the Beck Road Access Easement, which review and approval shall not be unreasonably withheld or delayed.

6. Timing of Construction; Alternate Access Drive. Nothing in this Agreement obligates Oakwood to construct the Oakwood Road System. Oakwood intends only to construct the Oakwood Road System when and if it determines in the exercise of its sole discretion to develop its health care campus and when and if it receives all regulatory approvals required to construct same. If Oakwood does commence development of its health care campus, the driveway included in the Beck Road Access Easement shall be constructed as part of the first phase of any development on the Oakwood Property. Following the expiration of Oakwood's option to purchase the Geric Property and, in the event Geric desires to develop its land before the Oakwood Road System is constructed, Geric may construct an access drive over the southern part of the Oakwood Property for ingress/egress access to Beck Road, subject to review and approval by Oakwood of the specific location, configuration and construction of the access drive, which review and approval will not be unreasonably withheld or delayed. Geric shall be responsible for all costs incurred in the planning, design, permitting, construction (the foregoing collectively referred to "Road Construction Costs"), maintenance and repair of said access drive, subject to prior review and approval of Oakwood, which review and approval shall not be unreasonably withheld or delayed. In the event that Oakwood shall thereafter commence development and construction of its health care campus, Oakwood shall reimburse Geric for the Road Construction Costs, without interest. Oakwood shall make such reimbursement within thirty (30) days after receiving a building permit from Canton Township.

7. Easements Run With Land. All easements, covenants and restrictions contained in this Agreement shall run with and against the Properties and shall be a benefit thereto and a burden thereon. It is understood that the Properties may hereafter be divided into one or more separate parcels. In such even the terms of this Agreement shall be deemed to continue to apply to and benefit and burden the subparcels of Oakwood and/or Geric Property to create the same rights, easements and obligations as between and among such subparcels as are herein created.

# CROSS ACCESS EASEMENT

8. Relationship of the Parties. Nothing contained in this Agreement nor any act of the parties shall be construed to create a principal and agent, joint venture, partnership, or similar relationship between the parties, nor shall anything contained in this Agreement or any act of the parties be construed to render any party liable for the debts or obligations of any other Party.

9. Waiver of Default. No waiver of any default by any party to this Agreement shall be implied from any omission by any other party to take any action in respect of such default. No express waiver of any default shall affect any default or cover any period of time other than the default and period of time specified in such express waiver. One or more waivers of any default in the performance of any term, provision or covenant contained in this Agreement shall not be deemed to be a waiver of any subsequent default in the performance of the same term, provision or covenant or any other term, provision or covenant contained in this Agreement. The rights and remedies given to any party to this Agreement shall be deemed to be cumulative and no one of such rights and remedies shall be exclusive of any of the others, or of any other right or remedy at law or in equity which any such party might otherwise have by virtue of a default under this Agreement, and the exercise of one such right or remedy by any such party shall not impair such party's standing to exercise any other right or remedy.

10. Notices. Notices permitted or required hereunder shall be in writing and shall be delivered or sent by overnight mail or by certified mail to the addresses first provided above, provided that any party may change such address by written notice to the other party.

11. Entire Agreement. This Agreement, including the attached Exhibits, supersedes all prior oral or written agreements or understandings concerning the subject matter.

12. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Michigan.

13. No Dedication to the Public. Nothing contained in this Agreement shall be deemed to be a gift or dedication of any portion of the Properties to the general public or for any public use or purpose whatsoever, it being the intention of the parties hereto that this Agreement is for the exclusive benefit of the present and future owners of the Properties and their successors, assigns, mortgagees, tenants, subtenants, agents, licensees, customers and invitees, and that nothing in this Agreement, express or implied, shall confer upon any person, other than the present and future owners of the Properties and their successors, assigns, mortgagees, tenants, subtenants, customers and invitees any rights or remedies under or by reason of this Agreement.

14. Amendment, Modification or Termination. This Agreement may be amended or modified at any time by a Agreement in writing mutually agreed to, executed and acknowledged by the owners of the Geric Property and Oakwood Property or their successors and assigns and any first mortgagee then encumbering the Property (or any part thereof) and thereafter duly recorded.

15. Indemnity. Geric shall defend, indemnify and hold Oakwood and its tenants harmless for any claims, liabilities, obligations, losses and expenses arising out of any personal injury, death or property damage in connection with Geric's use and enjoyment of the Beck Road



# CROSS ACCESS EASEMENT

Access Easement created in this Agreement, except for that caused solely by the negligence or misconduct of Oakwood, its agents, contractors, employees or invitees or the failure of Oakwood to perform or observe any of its obligations or covenants under this Agreement. Oakwood shall defend, indemnify and hold Geric and its tenants harmless for any claims, liabilities, obligations, losses and expenses arising out of any personal injury, death or property damage in connection with Oakwood's use and enjoyment of the Michigan Access Easement created in this Agreement, except for that caused solely by the negligence or misconduct of Geric, its agents, contractors, employees or invitees or the failure of Geric to perform or observe any of its obligations or covenants under this Agreement.

16. Severability. In the event any provision or portion of this Agreement is held by any court of competent jurisdiction to be invalid or unenforceable, such holding will not effect the remainder hereof, and the remaining provisions shall continue in full force and effect at the same extent as would have been the case had such invalid or unenforceable provision or portion never been a part hereof.

17. Equitable Remedies. In the event of any violation or threatened violation of any of the provisions of this Agreement by one of the parties, the other parties shall have the right to apply to a court of competent jurisdiction for an injunction against such violation or threatened violation, and/or for a decree of specific performance.

IN WITNESS WHEREOF, the parties hereto have hereunto set their respective authorized signatures as of the day and year first above written.

GERIC BECK ROAD INVESTMENTS LLC

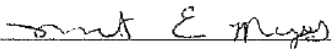
By: 

Dominic D. Geric

Its: Manager

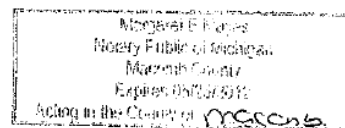
STATE OF MICHIGAN )  
 ) SS  
COUNTY OF macomb )

The foregoing was acknowledged before me this 26 day of August, 2008 by Dominic D. Geric the MANAGER of Geric Beck Road Investments LLC, a Michigan corporation, on behalf of the corporation.



Notary Public

State of Michigan, County of macomb  
My Commission Expires: 5/25/12  
Acting in the County of macomb



# CROSS ACCESS EASEMENT

## SECOND AMENDMENT TO EASEMENT (ACCESS)

**THIS SECOND AMENDMENT TO EASEMENT** (the "Second Amendment") for access purposes, is dated the 8<sup>th</sup> day of August, 2008, by **ASHLEY CANTON, LLC**, a Michigan limited liability company, whose address is 41965 Ecorse Road, Suite 320, Belleville, MI 48111 ("Ashley"), **GERIC BECK ROAD INVESTMENTS LLC**, a Michigan limited liability company, whose address is 51510 Milano Drive, Suite 115, Macomb, MI 48042 ("Geric"), **OAKWOOD HEALTHCARE, INC.**, a Michigan non-profit corporation, whose address is One Parklane Boulevard, Dearborn, MI 48126 ("Oakwood") solely as successor in interest to Geric as described below, and is joined in by **REPAIRCLINIC.COM, INC.**, a Michigan corporation, whose address is 47440 Michigan Avenue, Suite 100, Canton, Michigan 48188 ("RepairClinic") and **TIANZ, INC.**, a California corporation, whose address is 2775 E. Philadelphia St., Ontario, CA 91761 ("Tianz"), for purposes as are described below.

### RECITALS:

WHEREAS, Ashley was the owner of certain property located in Canton Township, Wayne County, Michigan (the "Township"), consisting of approximately 227 acres, which Ashley intended to develop into the Canton Business Park as described on the legal description attached hereto and made a part hereof by reference as **Exhibit A** (the "Business Park Property"). The Business Park Property was developed with an intent to be comprised of multiple distribution/warehouse/manufacturing buildings and uses; and

WHEREAS, Ashley created a non-exclusive appurtenant easement over a portion of the Business Park Property, to provide access for the Business Park Property to Michigan Avenue, which Easement was dated April 15, 1998 and recorded May 28, 1998 at Liber 29866, Page 3310, Wayne County Records (the "Easement"). Terms not defined herein shall have the meanings described in the Easement. A private road (the "Driveway") has been constructed on the Easement to service the Business Park Property, as depicted on **Exhibit B** hereto; and

WHEREAS, in connection with the development of the Business Park Property, Ashley recorded certain Protective Covenants, Conditions and Restrictions dated October 16, 1998 and recorded December 11, 1998 at Liber 30076, Page 2670, Wayne County Records (the "CC&Rs"); and

# CROSS ACCESS EASEMENT

WHEREAS, in February of 2004 Ashley sold to RepairClinic a 10.43 acre Phase II portion of the Business Park Property, which abuts Michigan Avenue (the "RepairClinic Property"); and in October of 2005, Ashley sold to Tianz the Phase I portion of the Business Park Property, which also abuts Michigan Avenue (the "Tianz Property"); and

WHEREAS, on or about December 21, 2005, Ashley sold to Geric a 144-acre portion of the Business Park Property, intended by Geric for future development as a residential project; and

WHEREAS, associated with the sale of the Geric Property to Geric, Ashley amended the CC&Rs with a First Amendment to Protective Covenants, Conditions and Restrictions dated December 2, 2004, and recorded January 7, 2005 at Liber 41957, Page 1794, Wayne County Records (the "CC&R Amendment") deleting the Geric Property from the Business Park Property (the current "Business Park Property"); and

WHEREAS, Ashley retains title to the Phase III portion of the Business Park Property, indicated generally as Building 3 on the Plan attached hereto and made a part hereof by reference as **Exhibit C** for future use and development (the "Ashley Phase III Property"); and

WHEREAS, Geric entered into an agreement to sell approximately 100 acres of the Geric Property to Oakwood and granted Oakwood an option to purchase the remaining 44 acres thereof (collectively hereinafter the "Oakwood Property", described and depicted on **Exhibit D**). Oakwood intends to develop and construct a health care campus (the "Oakwood Project") as more specifically described in an Agreement for Planned Development District to be entered into by and among Oakwood, Geric and Canton Township, as the same may be amended from time to time (the "Oakwood PDD Agreement") on all or portions of the Oakwood Property; and

WHEREAS, the Easement was amended by a First Amendment to Easement dated February 5, 2004, and recorded at Liber 40126, Page 543, Wayne County Register of Deeds, in order to acknowledge the rights and obligations of RepairClinic to use the Easement and Driveway for ingress and egress to Michigan Avenue and for the installation of utilities to serve RepairClinic's building on the RepairClinic Property portion of the Business Park Property; and

WHEREAS, the Easement provides that the Easement dedicated therein was intended to be expanded as additional phases of the Business Park Property were developed and that the Easement may be amended by Ashley without the consent of any lender, mortgagee or other party in interest, to add such additional areas to the Easement Area or as may be required for development of all or any portion of the Business Park Property; and

WHEREAS, in connection with the future use and development of the Oakwood Project, Oakwood desires to utilize the Driveway constructed on the Easement to provide secondary access to the Oakwood Project to Michigan Avenue. The primary access for all purposes (and street identification) to the Oakwood Project (for all contractors, employees, vendors, visitors, emergency vehicles and other invitees and licensees) is and shall be to and from Beck Road adjacent to the Oakwood Property; and



# CROSS ACCESS EASEMENT

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the receipt and sufficiency of which are hereby acknowledged, Ashley hereby amends the Easement and grants, covenants agrees and dedicates as follows:

1. **Access Easement.**

(a) Ashley hereby grants, conveys and warrants to Oakwood a perpetual non-exclusive appurtenant easement over and across the Business Park Property, in favor of the Oakwood Property and all present and future owners and their mortgagees, lessees, employees, agents, customers, licensees and invitees (the "Grantees"), for secondary ingress and egress to and from Michigan Avenue to serve the Oakwood Property, solely for development, construction and use of the Oakwood Project. The area of the easement includes the Easement and the existing Driveway on the Business Park Property, as well as the area of the Driveway Extension described below, which will be extended by Oakwood as necessary at Oakwood's sole cost, to connect the Driveway to the Oakwood Property.

(b) The parties acknowledge that the access provided herein to Michigan Avenue for the Oakwood Property is a secondary access and that the primary access for all purposes to the Oakwood Property and any remaining portion of the Geric Property for all contractors, employees, vendors, visitors, emergency vehicles and other invitees and licensees is and shall at all times be from Beck Road, which abuts the Oakwood Property.

2. **Construction of Driveway Extension.**

(a) Grantees shall have the right to extend, at Grantees' sole expense, the current Driveway on the Easement, to the Oakwood Property as depicted on **Exhibit E** hereto (the "Driveway Extension"), including the right to install pavement, grading and storm drainage associated with the extension of the Driveway as may be required by regulatory authorities. Grantees are hereby granted a temporary construction easement over the areas adjacent to the Easement as reasonably necessary to undertake such work. The configuration of the Driveway Extension is conceptual only and may, subject to the approval of Ashley (which approval will not be unreasonably withheld or delayed) be modified by Grantees as required by applicable regulatory authorities in order to satisfy regulatory requirements of Canton Township and/or any other agency having jurisdiction over the design, approval and construction of the Driveway Extension.

(b) Grantees shall be responsible for all costs associated with the design, approvals, permitting and construction of the Driveway Extension and any necessary changes or relocations to existing utilities.

(c) The foregoing construction shall be performed by Grantees in connection with the development of the Oakwood Property or any portion thereof solely for the Oakwood Project. Grantees shall not begin construction of, or subsequently modify the plans for the Driveway Extension until such time as Ashley is provided with, and approves in writing, all such engineering drawings, plans and specifications for the Driveway Extension. Ashley shall not unreasonably delay or withhold its approval of such plans, drawings and specifications (the

# CROSS ACCESS EASEMENT

“Plans”), and the failure to respond to a request to review and approve the Plans within thirty (30) days of receipt of same shall be deemed approval of the Plans.

(d) Construction of the Driveway Extension shall be performed in a good and workmanlike manner, with first-class materials and in accordance with the Plans referenced herein as approved by Ashley and all applicable laws, rules, ordinances and regulations. In addition, Grantees shall not block the traffic flow within the Easement Area during the construction work and shall at all times minimize the inconvenience to any owners, tenants or other occupants and invitees of the Business Park Property during such construction and, upon completion of construction, shall restore the Easement and any areas disturbed or occupied by such construction to their original condition, including but not limited to replacing any landscaping, irrigation or other utility or driveway infrastructure disturbed by such construction. Grantees shall pay all costs, expenses, liabilities and liens arising out of or in any way connected with such construction. Grantees agree that any existing utility lines located within the Easement Area shall be field located and protected and there shall be no interruption whatsoever of the utility services provided by the existing utility lines as a result of any construction activities by Grantees and its contractors or subcontractors.

(e) During the completion of the Driveway Extension and during the development of the Oakwood Property and the construction of the Oakwood Project, Grantees shall be responsible for regularly cleaning the Easement Area of dirt and debris caused by Grantees’ construction activities. Upon completion of the construction of the Driveway Extension, Grantees shall restore all areas disturbed during construction to their condition prior to construction and as otherwise provided above.

**3. Repairs and Maintenance.** Ashley, or its successor in interest, shall at all times cause the portion of the Driveway Extension located on the Easement on the Business Park Property (but not on any portion of the Oakwood Property), and all associated landscaping, sprinklers and signage, to be continually maintained, repaired and/or replaced in a first class, safe, sightly and serviceable condition, and shall cause the road to be cleaned and plowed of snow and ice as reasonably required.

**4. Payment of Annual Maintenance Fee.** Beginning as of the date construction commences on the Driveway Extension, Oakwood shall pay to Ashley or its successors and assigns an annual maintenance fee equal to fifty (50%) percent of the costs incurred to manage and maintain, repair, insure, clean, plow, and salt the Easement and portion of the Driveway Extension located on the Business Park Property. Tianz and Repair Clinic shall be responsible for the balance of the costs of maintenance (together with Ashley or its successors or assigns in the event that the Ashley Phase III Project is developed and such development requires use of the Driveway, as otherwise provided by the CC&Rs. Ashley shall submit an invoice in writing to Oakwood describing the costs incurred and Oakwood’s estimated share of the projected annual costs described herein, which shall be adjusted, if applicable, at the end of each calendar year to reflect Oakwood’s actual share. In the event of increased costs during any calendar year, Ashley or its successors shall have the right to adjust Oakwood’s estimated share of annual costs and shall submit a supplemental invoice to Oakwood. Oakwood shall designate in writing the person and address to whom the annual bill should be directed. Oakwood shall pay its share of the costs and estimated costs or supplemental invoice within thirty (30) days of receipt of the invoice.



# CROSS ACCESS EASEMENT

Notwithstanding the foregoing, Oakwood shall remain solely responsible to pay for any costs incurred due to the intentional or negligent acts or omissions or damage to the Easement or Driveway Extension, by Oakwood or parties claiming by through or under Oakwood.

5. **No Obstructions in Easement Area.** No walls, fences, or barriers of the sort that could reasonably prevent or impair the use or exercise of the easement granted herein, including without limitation, normal vehicular traffic, shall be constructed, maintained or altered in any portion of the Easement without the prior written consent of each property owner affected thereby.

6. **No Dedication to the Public.** Nothing contained in this Second Amendment shall be deemed to be a gift or dedication of any portion of the Easement and/or Driveway Extension to the general public or for any public use or purpose whatsoever, it being the intention of the parties hereto that this Easement is for the sole and exclusive benefit of the present and future owners of the remaining Business Park Property and the Oakwood Property for the Oakwood Project and their successors, assigns, mortgagees, tenants, subtenants, agents, licensees, customers and invitees, and that nothing in this Second Amendment, express or implied, shall confer upon any person, other than the present and future owners of the Business Park Property and the Oakwood Property (solely for the Oakwood Project), or any part thereof, and their successors, assigns, mortgagees, tenants, subtenants, customers and invitees any rights or remedies under or by reason of this Second Amendment. In addition, no use of the Easement shall constitute any adverse or prescriptive use of any portion of the Business Park Property or the Oakwood Property and either party may temporarily block access to the Driveway Extension to prevent any such adverse or prescriptive rights from attaching to the Easement.

7. **Signage.** Neither Oakwood nor any other parties in interest to the Oakwood Property shall have any right to install any signage in the Easement area.

8. **Indemnity.** The owner of each respective property covered by this Easement ("Indemnitor") shall defend, indemnify and hold each other property owner ("Indemnitee") harmless for any claims, liabilities, obligations, losses and expenses arising out of any personal injury, death or property damage in connection with use and enjoyment of the Easement created in this Second Amendment by the employees, contractors, customers, invitees and tenants of the Indemnitor, except for the negligence or willful misconduct of the Indemnitee, its agents, contractors, employees or invitees or the failure of the Indemnitee to perform or observe any of its obligations or covenants under this Second Amendment.

9. **Successors.** This Second Amendment shall be binding upon and inure to the benefit of the parties designated herein, their heirs, executors, administrators, beneficiaries, successors and assigns.

10. **Governing Law.** This Second Amendment shall be construed in accordance with the laws of the State of Michigan.

11. **Headings.** The section headings in this Second Amendment are for convenience only, shall in no way define or limit the scope or content of this Second Amendment and shall not be considered in any construction or interpretation of this Second Amendment or any part thereof.





# CROSS ACCESS EASEMENT

12. **No Partnership.** Nothing in this Second Amendment shall be construed to make the parties hereto partners or joint venturers or render any of said parties liable for the debts or obligations of the others.

13. **Counterparts.** This Second Amendment may be executed in any number of counterparts, each of which, when so executed and delivered, shall be deemed to be an original, but all such counterparts taken together shall constitute one and the same Agreement.

14. **Severability.** In the event any provision or portion of this Second Amendment is held by any court of competent jurisdiction to be invalid or unenforceable, such holding will not effect the remainder hereof, and the remaining provisions shall continue in full force and effect at the same extent as would have been the case had such invalid or unenforceable provision or portion never been a part hereof.

15. **Equitable Remedies.** In the event of any violation or threatened violation of any of the provisions of this Second Amendment by one of the parties, the other parties shall have the right to apply to a court of competent jurisdiction for an injunction against such violation or threatened violation, and/or for a decree of specific performance.

16. **Business Park Association.** The CC&Rs provide that Ashley as Park Owner (as defined in the CC&Rs) may form and establish the Association and, upon such formation, Ashley shall be permitted to transfer and assign to the Association all of Ashley's rights and obligations under the CC&Rs and this Easement (other than Ashley's rights and obligations as owner of the Ashley Phase III Property.)

17. **As-Is Condition.** The area of the Easement has, as described above, been developed with the existing Driveway servicing the Business Park Property, including the Repair Clinic Property and the Tianz Property and available to the Ashley Phase III Property, if and when needed, and Oakwood hereby acknowledges and accepts the condition of the Driveway in its current condition, as-is, where-is, what-is, with no representation or warranty regarding the condition of such Driveway whatsoever.

18. **Termination.** This Second Amendment to Easement providing access to the Oakwood Property shall automatically terminate (as to the Oakwood Property) in the event that the Oakwood Project does not go forward and/or the PDD Agreement is otherwise terminated.

# CROSS ACCESS EASEMENT

IN WITNESS WHEREOF, the parties hereto have executed this Second Amendment, the day and year first above written.

ASHLEY CANTON, LLC,  
a Michigan limited liability company

By: ASHLEY CAPITAL, LLC,  
an Illinois limited liability company  
Its: Agent

By: Susan M. Harvey  
Susan M. Harvey  
Its: Senior Vice President

STATE OF MICHIGAN )  
COUNTY OF WAYNE ) SS

Acknowledged before me in Wayne County, Michigan on August 8, 2008, effective March 5, 2008, by Susan M. Harvey, Senior Vice President of Ashley Capital, LLC, an Illinois limited liability company, agent for Ashley Canton, LLC.

Sharane A. Hedges  
Notary Public  
Wayne County, Michigan  
My commission expires: March 24, 2013  
Acting in Wayne County, Michigan

SHARANE A. HEDGES  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF WAYNE  
MY COMMISSION EXPIRES Mar 24, 2013  
ACTING IN COUNTY OF Wayne

## SECOND AMENDMENT TO EASEMENT (ACCESS)

### EXHIBIT LIST

BUSINESS PARK PROPERTY ..... EXHIBIT A  
DRIVEWAY ..... EXHIBIT B  
ASHLEY PHASE III PROPERTY ..... EXHIBIT C  
OAKWOOD PROPERTY ..... EXHIBIT <sup>28</sup>D  
DRIVEWAY EXTENSION ..... EXHIBIT E

## EXHIBIT A

### LEGAL DESCRIPTION (Canton Business Park Development)

Land in the Township of Canton, Wayne County, Michigan described as follows:

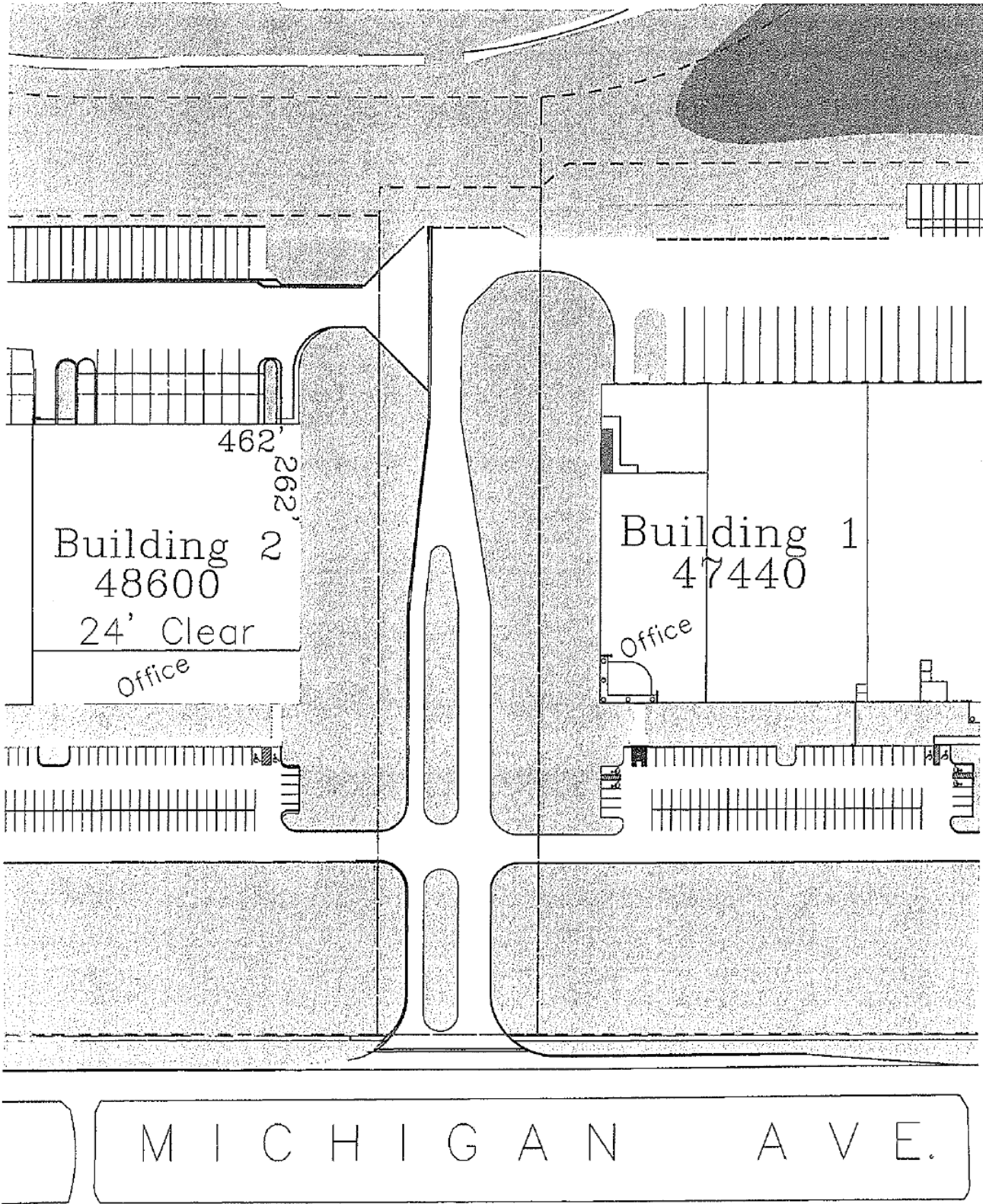
Commencing at the East 1/4 corner of Section 32, Township 2 South, Range 8 East, Canton Township, Wayne County, State of Michigan, thence S 89°47'01" W 60.00 feet along the East and West 1/4 line of said Section 32 for a place of beginning, thence S 00°08'18" E 1194.93 feet along a line parallel to and 60.00 feet westerly of the East line of said Section and centerline of Beck Road, thence S 70°29'04" W 2782.78 feet along the northerly right-of-way line of Michigan Avenue (204 feet wide); thence continuing along said Northerly right-of-way line S 72°05'45" W 691.49 feet; thence continuing along said Northerly right-of-way line S 71°15'15" W 308.41 feet; thence N 00°03'32" W 2422.79 along the West line of the West 1/2 of the East 1/2 of the West 1/2 of the East 1/2 of the Southwest 1/4 of said Section 32, thence N 89°47'07" E 995.08 feet along the East and West 1/4 line of said Section 32; thence N 00°07'44" W 1315.84 feet along the North and South 1/4 line of said Section 32; thence N 89°33'55" E 2578.01 feet along the North line of the South 1/2 of the Northeast 1/4 of said Section 32; thence S 00°06'33" E 1325.67 feet along a line parallel to and 60.00 feet westerly of the East line of said Section 32 and the centerline of said Beck Road to the place of beginning, being a part of the Northeast 1/4, the Southeast 1/4, and the Southwest 1/4 of said Section 32 and containing 227.28 acres of land, more or less. Subject to easements and restrictions of record, if any.

#164125 (also Ex A to CC&Rs)



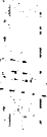
CROSS ACCESS EASEMENT

EXHIBIT B



# CROSS ACCESS EASEMENT

## SITE PLAN CANTON BUSINESS PARK

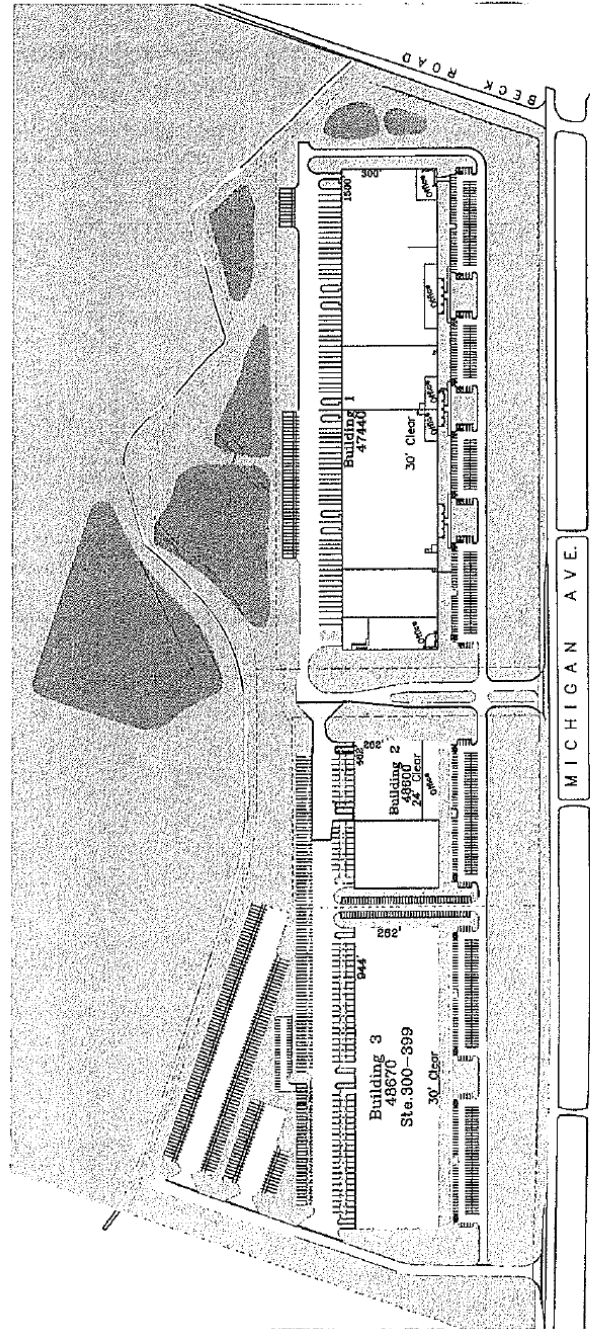
An  Development

47440-48670 Michigan Ave.  
Canton, Michigan 48188



NORTH

### EXHIBIT C



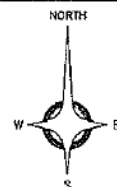
CBP Site Plan  
Canton Business Park

Current as of 1/22/07

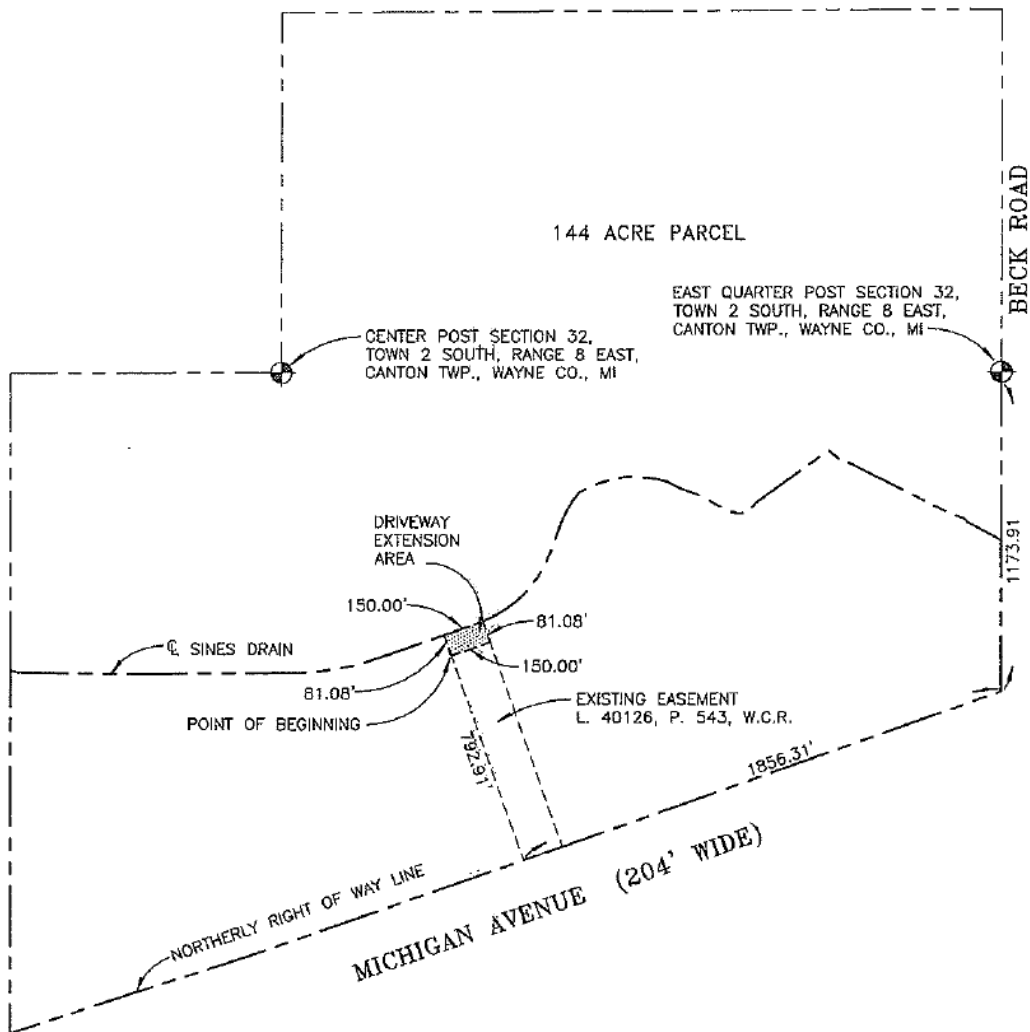
# CROSS ACCESS EASEMENT

ANDERSON, ECKSTEIN AND WESTRICK, INC.  
51301 SCHOENHERR ROAD  
SHELBY TWP., MI. 48315  
PHONE: (586) 726-1234  
FAX: (586) 726-8780  
ae@awinc.com  
www.awinc.com

## DRIVEWAY EXTENSION EXHIBIT "E"



1" = 500'  
0 250 500 1000

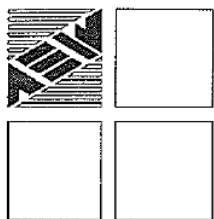


SEE ATTACHED SHEET FOR DESCRIPTION

GRANTEE (TO): OAKWOOD HEALTHCARE INC.			PARCEL I.D. NO.:	
ADDRESS: ONE PARK LANE BOULEVARD			GRANTOR (FROM): ASHLEY CANTON, L.L.C.	
CITY, ST., & ZIP: DEARBORN, MI 48126			ADDRESS: 41965 ECORSE RD.	
			CITY, ST., & ZIP: BELLVILLE, MI 48111	
SEC: 32	TWP: CANTON	COUNTY: WAYNE	AEW NO.: 552-010	BOOK NO.:
DRAWN BY: NAH	CHECKED BY: CPA	SCALE: 1" = 500'	EASEMENT NO.:	CONST. PLAN PAGE NO.:
SHEET 1 OF 3			TITLE SEARCH:	



# CROSS ACCESS EASEMENT



## ANDERSON, ECKSTEIN AND WESTRICK, INC.

51301 Schoenherr Road, Shelby Township, Michigan 48315

Civil Engineers • Surveyors • Architects 586-726-1234

August 7, 2008

AEW 552-010

O:\552\552-010\DESC\INGRESS-EGRESS ADDITION

DESCRIPTION - DRIVEWAY EXTENSION AREA  
150' WIDE PERMANENT INGRESS AND EGRESS EASEMENT  
TO EXTEND AN EXISTING EASEMENT DESCRIBED IN LIBER 40126 PAGE 543,  
WAYNE COUNTY RECORDS, TO PROPERTY NORTH OF SINES DRAIN

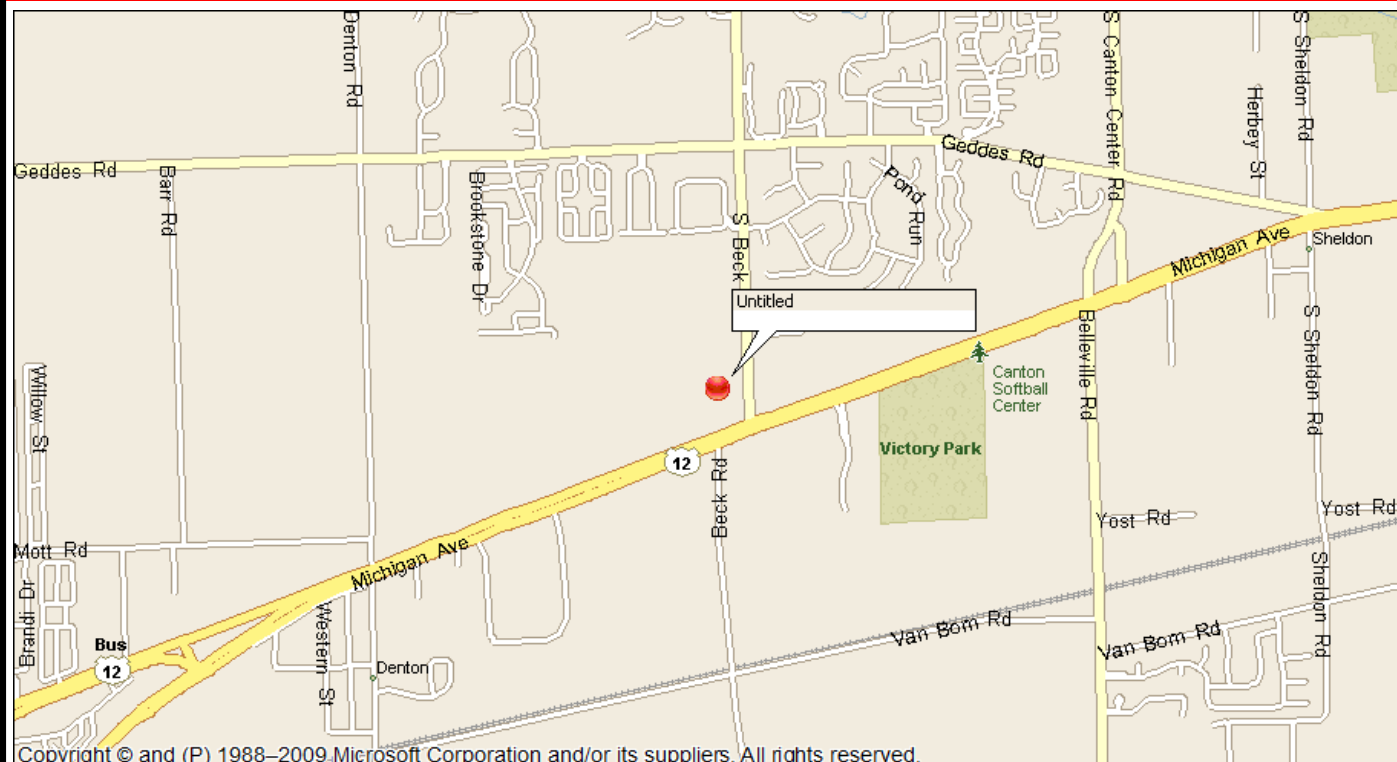
A PERMANENT 150' WIDE INGRESS AND EGRESS EASEMENT BEING A PART OF THE  
SOUTHEAST QUARTER OF SECTION 32, TOWN 2 SOUTH, RANGE 8 EAST, CANTON  
TOWNSHIP, WAYNE COUNTY MICHIGAN, BEING DESCRIBED AS:

COMMENCING AT THE EAST QUARTER POST OF SECTION 32; THENCE SOUTH 00  
DEGREES 08 MINUTES 19 SECONDS EAST 1173.91 FEET ALONG THE EAST LINE OF  
SECTION 32 TO THE NORTHERLY RIGHT OF WAY LINE OF MICHIGAN AVENUE (204  
FEET WIDE); THENCE SOUTH 70 DEGREES 29 MINUTES 04 SECONDS WEST 1856.31  
FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF MICHIGAN AVENUE TO THE  
WESTERLY LINE OF AN INGRESS AND EGRESS EASEMENT AS RECORDED IN LIBER  
40126 PAGE 543, WAYNE COUNTY RECORDS; THENCE NORTH 19 DEGREES 34  
MINUTES 44 SECONDS WEST 792.91 FEET ALONG THE WESTERLY LINE OF SAID  
INGRESS AND EGRESS EASEMENT TO THE POINT OF BEGINNING; THENCE  
CONTINUING NORTH 19 DEGREES 34 MINUTES 44 SECONDS WEST 81.08 FEET;  
THENCE NORTH 70 DEGREES 25 MINUTES 16 SECONDS EAST 150.00 FEET; THENCE  
SOUTH 19 DEGREES 34 MINUTES 44 SECONDS EAST 81.08 FEET TO THE NORTHERLY  
LINE OF THE INGRESS AND EGRESS EASEMENT RECORDED IN LIBER 40126 PAGE 543,  
WAYNE COUNTY RECORD; THENCE SOUTH 70 DEGREES 25 MINUTES 16 SECONDS  
WEST 150.00 FEET ALONG THE NORTHERLY LINE OF SAID INGRESS AND EGRESS  
EASEMENT TO THE POINT OF BEGINNING.

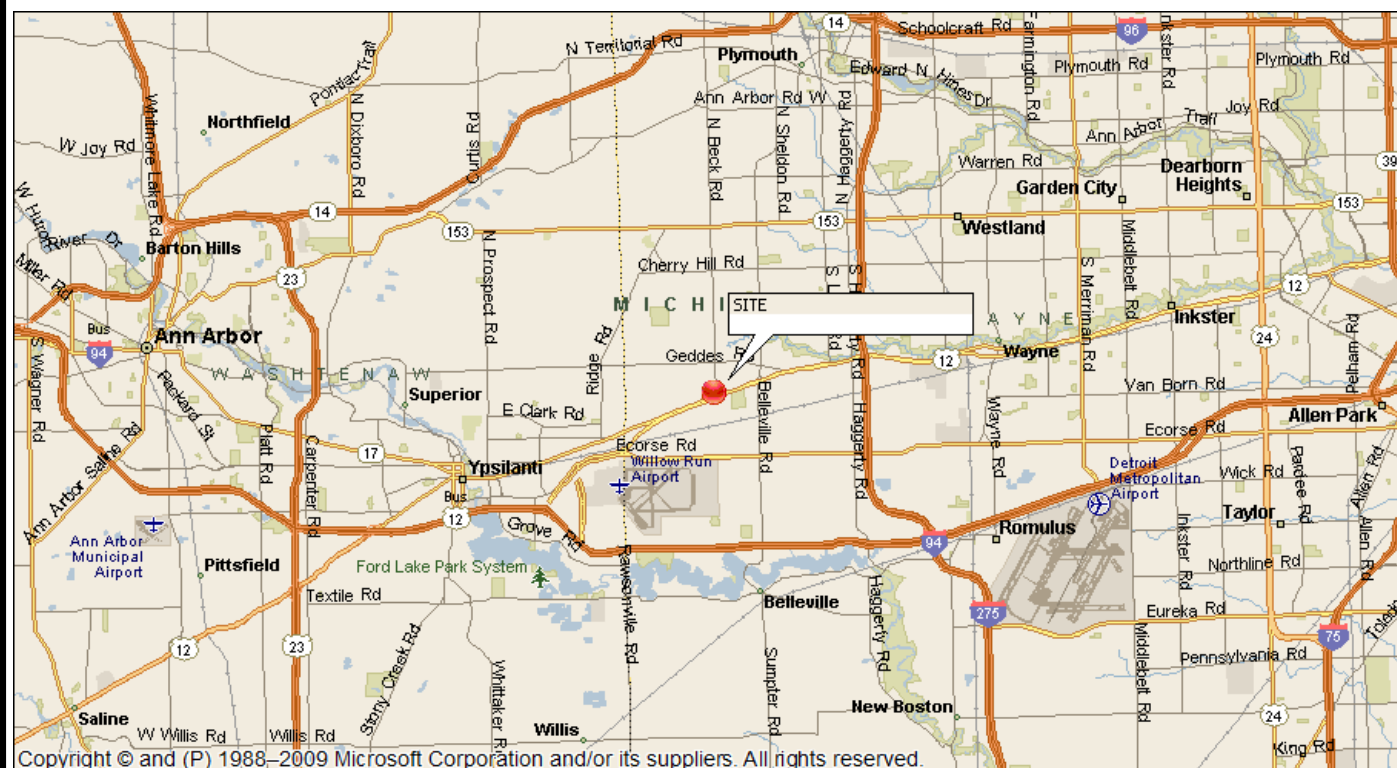
CONTAINING 0.2792 ACRES, MORE OR LESS.



# AREA MAPS



**Local Map**



**Regional Map**

# DEMOGRAPHICS



## Executive Summary

47440 Michigan Ave, Canton Twp, Michigan, 48188  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 42.26744  
Longitude: -83.50567

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	2,514	26,665	116,019
2010 Population	4,083	37,198	132,669
2016 Population	4,061	37,395	134,062
2021 Population	3,979	36,969	133,542
2000-2010 Annual Rate	4.97%	3.39%	1.35%
2010-2016 Annual Rate	-0.09%	0.08%	0.17%
2016-2021 Annual Rate	-0.41%	-0.23%	-0.08%
2016 Male Population	47.3%	48.8%	48.5%
2016 Female Population	52.7%	51.2%	51.5%
2016 Median Age	37.4	37.8	37.0

In the identified area, the current year population is 134,062. In 2010, the Census count in the area was 132,669. The rate of change since 2010 was 0.17% annually. The five-year projection for the population in the area is 133,542 representing a change of -0.08% annually from 2016 to 2021. Currently, the population is 48.5% male and 51.5% female.

### Median Age

The median age in this area is 37.4, compared to U.S. median age of 38.0.

### Race and Ethnicity

2016 White Alone	61.5%	65.4%	64.5%
2016 Black Alone	15.6%	14.9%	19.3%
2016 American Indian/Alaska Native Alone	0.2%	0.3%	0.4%
2016 Asian Alone	18.6%	15.4%	11.3%
2016 Pacific Islander Alone	0.0%	0.0%	0.0%
2016 Other Race	1.3%	1.0%	1.1%
2016 Two or More Races	2.8%	3.0%	3.5%
2016 Hispanic Origin (Any Race)	4.8%	3.8%	4.0%

Persons of Hispanic origin represent 4.0% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 57.0 in the identified area, compared to 63.5 for the U.S. as a whole.

### Households

2000 Households	1,082	9,640	43,926
2010 Households	1,756	13,544	50,332
2016 Total Households	1,755	13,677	51,106
2021 Total Households	1,726	13,560	51,044
2000-2010 Annual Rate	4.96%	3.46%	1.37%
2010-2016 Annual Rate	-0.01%	0.16%	0.24%
2016-2021 Annual Rate	-0.33%	-0.17%	-0.02%
2016 Average Household Size	2.31	2.73	2.62

The household count in this area has changed from 50,332 in 2010 to 51,106 in the current year, a change of 0.24% annually. The five-year projection of households is 51,044, a change of -0.02% annually from the current year total. Average household size is currently 2.62, compared to 2.63 in the year 2010. The number of families in the current year is 34,746 in the specified area.





# DEMOGRAPHICS



## Executive Summary

47440 Michigan Ave, Canton Twp, Michigan, 48188  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 42.26744  
Longitude: -83.50567

	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2016 Median Household Income	\$87,250	\$84,898	\$67,303
2021 Median Household Income	\$101,832	\$96,628	\$76,775
2016-2021 Annual Rate	3.14%	2.62%	2.67%
<b>Average Household Income</b>			
2016 Average Household Income	\$106,718	\$104,188	\$84,484
2021 Average Household Income	\$120,507	\$114,338	\$92,368
2016-2021 Annual Rate	2.46%	1.88%	1.80%
<b>Per Capita Income</b>			
2016 Per Capita Income	\$40,770	\$38,433	\$32,400
2021 Per Capita Income	\$45,938	\$42,296	\$35,512
2016-2021 Annual Rate	2.42%	1.93%	1.85%

**Households by Income**  
Current median household income is \$67,303 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$76,775 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$84,484 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$92,368 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$32,400 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$35,512 in five years, compared to \$32,025 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	1,112	10,132	45,700
2000 Owner Occupied Housing Units	1,017	8,511	32,120
2000 Renter Occupied Housing Units	65	1,129	11,806
2000 Vacant Housing Units	30	492	1,774
2010 Total Housing Units	1,919	14,703	54,808
2010 Owner Occupied Housing Units	1,418	11,352	35,750
2010 Renter Occupied Housing Units	338	2,192	14,582
2010 Vacant Housing Units	163	1,159	4,476
2016 Total Housing Units	1,910	14,730	55,299
2016 Owner Occupied Housing Units	1,400	11,339	35,836
2016 Renter Occupied Housing Units	355	2,338	15,269
2016 Vacant Housing Units	155	1,053	4,193
2021 Total Housing Units	1,916	14,800	55,847
2021 Owner Occupied Housing Units	1,383	11,261	35,729
2021 Renter Occupied Housing Units	343	2,300	15,316
2021 Vacant Housing Units	190	1,240	4,803

Currently, 64.8% of the 55,299 housing units in the area are owner occupied; 27.6%, renter occupied; and 7.6% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 54,808 housing units in the area - 65.2% owner occupied, 26.6% renter occupied, and 8.2% vacant. The annual rate of change in housing units since 2010 is 0.40%. Median home value in the area is \$180,178, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 2.60% annually to \$204,891.



# TRAFFIC COUNTS



## Traffic Count Map - Close Up

47440 Michigan Ave, Canton Twp, Michigan, 48188  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 42.26744  
Longitude: -83.50567

