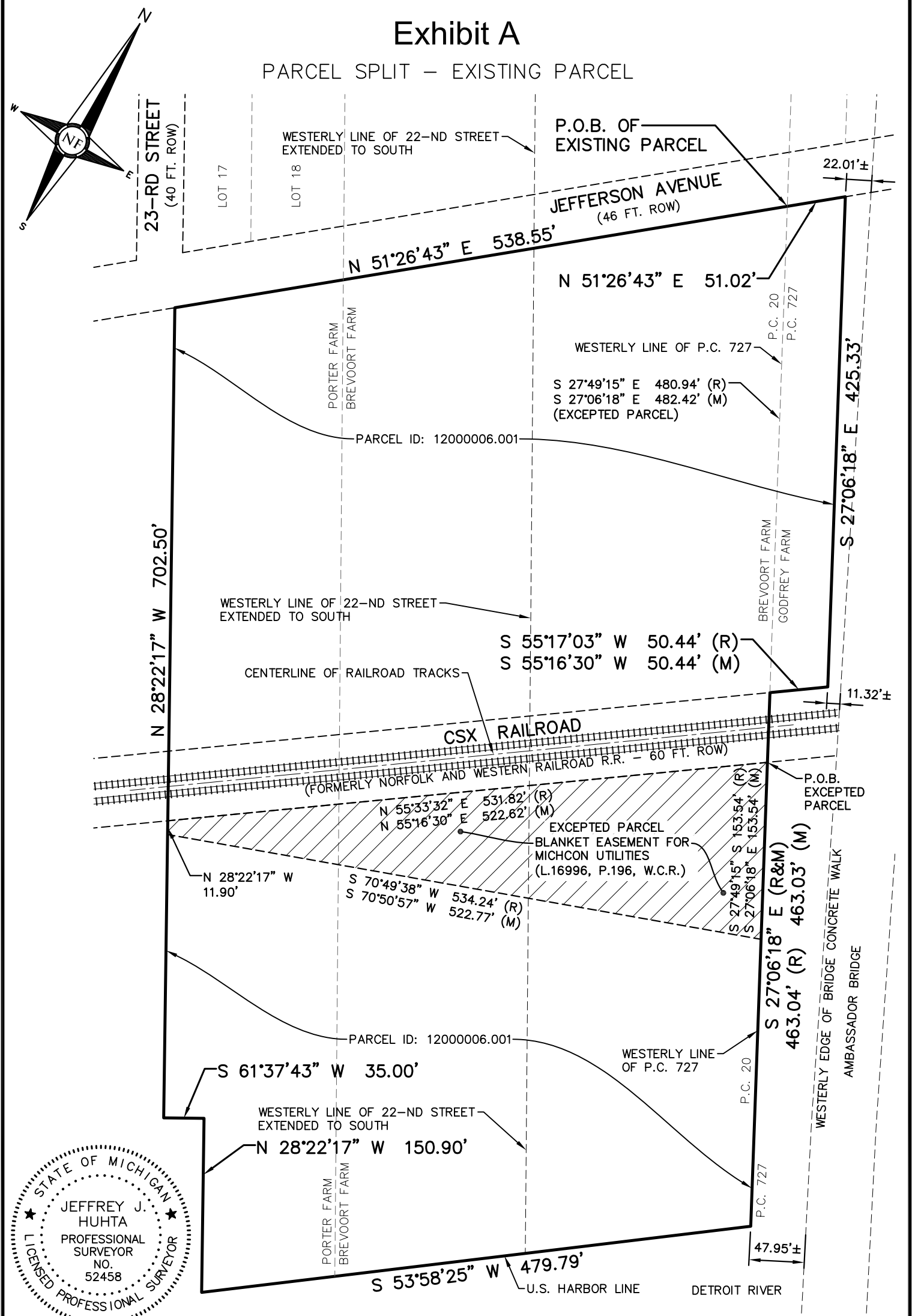


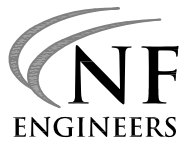
Exhibit A

PARCEL SPLIT – EXISTING PARCEL



SURVEYOR'S CERTIFICATE
 I, Jeffrey J. Huhta, a Professional Surveyor in the State of Michigan, certify that I have surveyed the parcel(s) of land hereon described; that there are no encroachments except as shown; that the field error of closure is not greater than 1 part in 5,000; and that I have complied with the survey requirements of Public Act 132 of 1992, as amended. The seller of this property is required to record this instrument at the time of sale.

Jeffrey J. Huhta, P.S. MI. No. 52458



**CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS**

46777 WOODWARD AVENUE, PONTIAC, MI 48342-5032
 TEL. (248) 332-7931 FAX. (248) 332-8257
 REVISED 03-17-16
 DATED ~~09-04-15~~ JOB NO. 1728 SCALE 1" = 100'
 CLIENT CROWN ENTERPRISES, LLC SHEET NO. 1 of 5

Exhibit A

PARCEL SPLIT – EXISTING PARCEL

EXISTING PARCEL LEGAL DESCRIPTION (TAX I.D. 12000006.001)

Real property in the City of Detroit, County of Wayne, State of Michigan, described as follows:

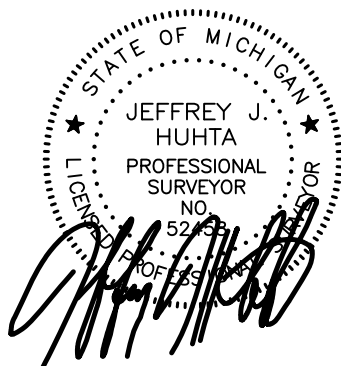
Land located in part of Private Claim 727 known as Godfrey Farm, recorded in Liber 46 of Deeds, Page 500, also that part of Private Claim 20 known as Brevoort Farm, recorded in Liber 48, Page 569, and also Water Lots 8 and 9 of that part of Private Claims 20 and 21 known as the Porter Farm, recorded in Liber 13 of Deeds, Page 78, All of Wayne County, State of Michigan, being more particularly described as follows:

Commencing at the intersection of the Westerly Line of said Private Claim 727 and the Southerly line of Jefferson Avenue (46 feet right-of-way), said point also being the Point of Beginning; thence North 51 degrees 26 minutes 43 seconds East along said Southerly line of Jefferson Avenue, 51.02 feet; thence South 27 degrees 06 minutes 18 seconds East, 425.33 feet to the Northerly line of the Norfolk and Western (now CSX) Railroad Right-of-Way as recorded in Liber 677, Page 538; thence South 55 degrees 16 minutes 30 seconds West (recorded as South 55 degrees 17 minutes 03 seconds West) along said right-of-way line, 50.44 feet to the Westerly line of said Private Claim 727; thence South 27 degrees 06 minutes 18 seconds East along said Private Claim line 463.03 feet (recorded as 463.04 feet) to the U.S. Harbor Line; thence South 53 degrees 58 minutes 25 seconds West along the U.S. Harbor Line, 479.79 feet to the Southeasterly corner of the Michigan Department of State Highways and Transportation parcel, recorded in Liber 16183, Page 609; thence North 28 degrees 22 minutes 17 seconds West, 150.90 feet; thence South 61 degrees 37 minutes 43 seconds West, 35.00 feet; thence North 28 degrees 22 minutes 17 seconds West, 702.50 feet to a point on the Southerly line of Jefferson Avenue, said point also being the Northeasterly corner of the Michigan Department of State Highways and Transportation Parcel; thence North 51 degrees 26 minutes 43 seconds East along said Southerly line of Jefferson Avenue, 538.55 feet to the Point of Beginning.

Excepting therefrom all that part of the East part of Private Claim 20, known as the Brevoort Farm, and part of Water Lots 8 and 9 of the Porter Farm, Private Claims 20 and 21, according to the plat thereof recorded in Liber 13 of Deeds, Page 78, Wayne County Records, City of Detroit, Wayne County, Michigan, and described as: Beginning at the intersection of the Easterly line of said Private Claim 20 with the Southerly line of the Railroad Right-of-Way, as described in Liber 246, Page 553 of Deeds, Wayne County Records, Said point of beginning being distant South 27 degrees 49 minutes 15 seconds East 480.94 feet as measured along the Easterly line of said Private Claim 20 from the intersection of said Easterly line with the Southerly line of Jefferson Avenue, 46 feet wide; thence continuing along the Easterly line of said Private Claim 20, South 27 degrees 49 minutes 15 seconds East 153.54 feet; thence South 70 degrees 49 minutes 38 seconds West 534.24 feet; thence along the Easterly line of the Michigan State Highway Department Land 35 feet wide, North 28 degrees 22 minutes 17 seconds West 11.90 feet to the Southerly line of the railroad right-of-way as described in Liber 231, Pages 140 and 145, Liber 239, Page 216, and Liber 246, Page 553 of Deeds, Wayne County Records; thence along the last described railroad right-of-way line North 55 degrees 33 minutes 32 seconds East 531.82 feet to the point of beginning.

Also excepting therefrom a 60 foot strip of land conveyed to the Detroit Western Transit and Junction Railroad purposes as set forth in instruments recorded in Liber 231, Page 140; Liber 231, Page 145; and Liber 239, Page 216, Wayne County Records.

Containing 394,163 square feet or 9.049 acres.

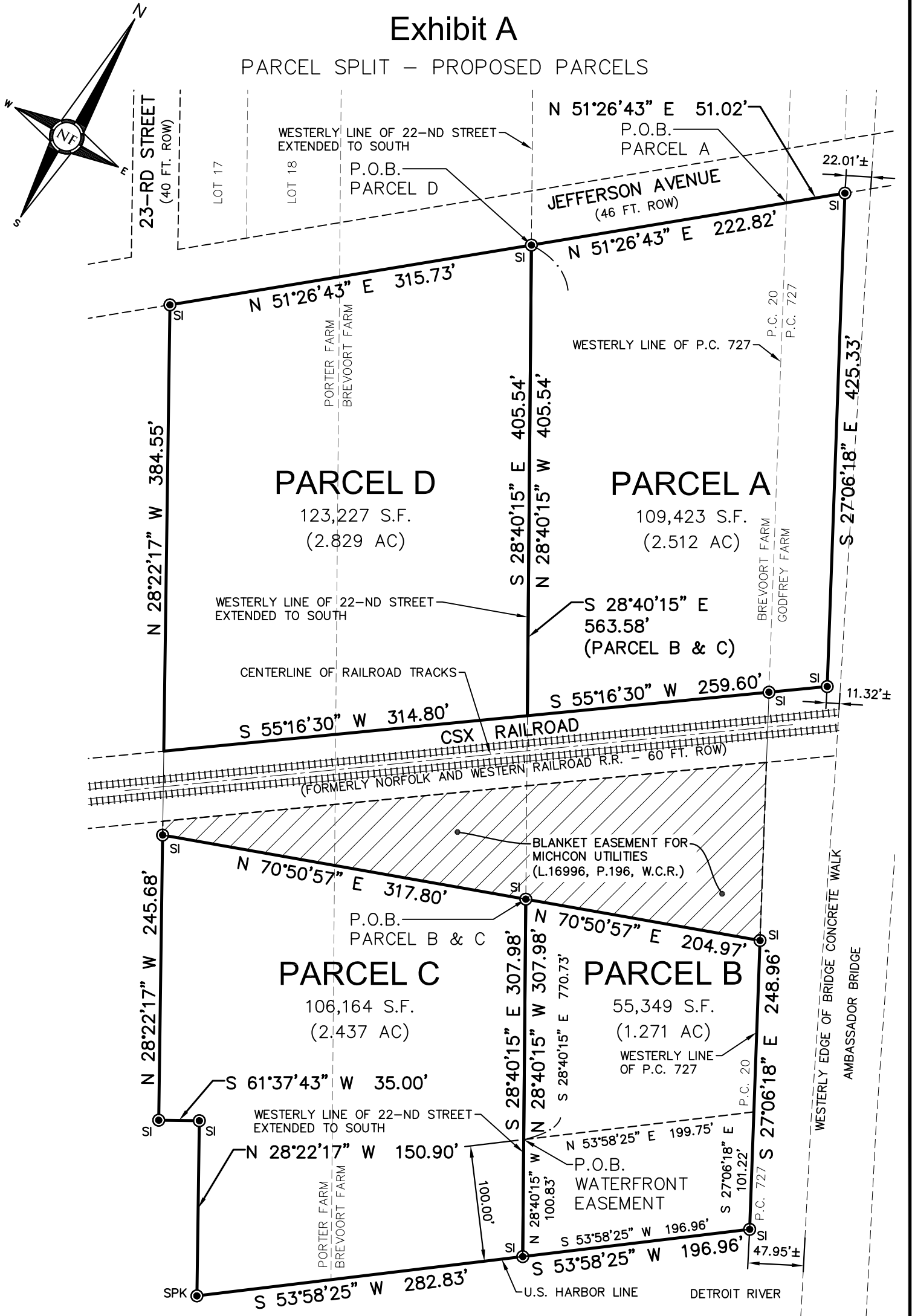


CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

46777 WOODWARD AVENUE, PONTIAC, MI 48342-5032
TEL. (248) 332-7931 FAX. (248) 332-8257
REVISED 03-17-16
DATED ~~09-04-15~~ JOB NO. 1728 SCALE N/A
CLIENT CROWN ENTERPRISES, LLC SHEET NO. 2 of 5

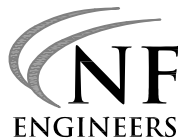
Exhibit A

PARCEL SPLIT – PROPOSED PARCELS



LEGEND

- FI ⊙ = Found Iron
- SI ⊙ = Set Iron
- SPK ⊙ = Set PK Nail



CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

46777 WOODWARD AVENUE, PONTIAC, MI 48342-5032
TEL. (248) 332-7931 FAX. (248) 332-8257
REVISED 03-17-16
DATED 09-04-15 JOB NO. 1728 SCALE 1" = 100'
CLIENT CROWN ENTERPRISES, LLC SHEET NO. 3 OF 5

Exhibit A

PARCEL SPLIT – PROPOSED PARCELS

PROPOSED PARCEL "A" LEGAL DESCRIPTION

Real property in the City of Detroit, County of Wayne, State of Michigan, described as follows:

Land located in part of Private Claim 727 known as Godfrey Farm, recorded in Liber 46 of Deeds, Page 500, also that part of Private Claim 20 known as Brevoort Farm, recorded in Liber 48, Page 569, All of Wayne County, State of Michigan, being more particularly described as follows:

Commencing at the intersection of the Westerly Line of said Private Claim 727 and the Southerly line of Jefferson Avenue (46 feet right-of-way), said point also being the Point of Beginning; thence North 51 degrees 26 minutes 43 seconds East along said Southerly line of Jefferson Avenue, 51.02 feet; thence South 27 degrees 06 minutes 18 seconds East, 425.33 feet to the Northerly line of Norfolk and Western (now CSX) Railroad Right-of-Way as recorded in Liber 677, Page 538; thence South 55 degrees 16 minutes 30 seconds West along said Railroad right-of-way line, 259.60 feet to a point on southerly extension of westerly line of 22-nd Street; thence North 28 degrees 40 minutes 15 seconds West along said extension of westerly line, 405.54 feet to a point on the Southerly line of Jefferson Avenue; thence North 51 degrees 26 minutes 43 seconds East along said Southerly line of Jefferson Avenue, 222.82 feet to the Point of Beginning.

Containing 109,423 square feet or 2.512 acres.

PROPOSED PARCEL "B" LEGAL DESCRIPTION

Real property in the City of Detroit, County of Wayne, State of Michigan, described as follows:

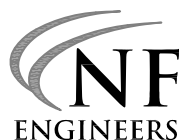
Land located in part of Private Claim 20 known as Brevoort Farm, recorded in Liber 48, Page 569, Wayne County, State of Michigan, being more particularly described as follows:

Commencing at the intersection of the Easterly Line of said Private Claim 20, said line also being the Westerly Line of Private Claim 727, and the Southerly line of Jefferson Avenue (46 feet right-of-way); thence South 51 degrees 26 minutes 43 seconds West along said Southerly line of Jefferson Avenue, 222.82 feet to a point on southerly extension of westerly line of 22-nd Street; thence South 28 degrees 40 minutes 15 seconds East along said extension of westerly line, 563.58 feet to the Southerly line of parcel described in the Easement Agreement document recorded in Liber 16996, Page 196, Wayne County Records, said point also being the Point of Beginning; thence North 70 degrees 50 minutes 57 seconds East along said Southerly line, 204.97 feet to a point on the Easterly Line of said Private Claim 20 and Westerly Line of Private Claim 727; thence South 27 degrees 06 minutes 18 seconds East along said Private Claim line, 248.96 feet to the U.S. Harbor Line; thence South 53 degrees 58 minutes 25 seconds West along the U.S. Harbor Line, 196.96 feet to a point on southerly extension of westerly line of 22-nd Street; thence North 28 degrees 40 minutes 15 seconds West along said extension of westerly line, 307.98 feet to the Point of Beginning.

Containing 55,349 square feet or 1.271 acres.

Subject to a Waterfront Easement over the south 100.00 feet of the above described parcel, said easement being more particularly described as follows:

Commencing at the intersection of the Easterly Line of said Private Claim 20, said line also being the Westerly Line of Private Claim 727, and the Southerly line of Jefferson Avenue (46 feet right-of-way); thence South 51 degrees 26 minutes 43 seconds West along said Southerly line of Jefferson Avenue, 222.82 feet to a point on southerly extension of westerly line of 22-nd Street; thence South 28 degrees 40 minutes 15 seconds East along said extension of westerly line, 770.73 feet to the point of beginning of the Waterfront Easement herein described; thence North 53 degrees 58 minutes 25 seconds East, 199.75 feet to a point on the Easterly Line of said Private Claim 20 and Westerly Line of Private Claim 727; thence South 27 degrees 06 minutes 18 seconds East along said Private Claim line, 101.22 feet to the U.S. Harbor Line; thence South 53 degrees 58 minutes 25 seconds West along the U.S. Harbor Line, 196.96 feet to a point on southerly extension of westerly line of 22-nd Street; thence North 28 degrees 40 minutes 15 seconds West along said extension of westerly line, 100.83 feet to the Point of Beginning. Said easement containing 19,836 square feet or 0.455 acres.



CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

46777 WOODWARD AVENUE, PONTIAC, MI 48342-5032
TEL. (248) 332-7931 FAX. (248) 332-8257
REVISED 03-17-16
DATED ~~09-04-15~~ JOB NO. 1728 SCALE N/A
CLIENT CROWN ENTERPRISES, LLC SHEET NO. 4 of 5

Exhibit A

PARCEL SPLIT – PROPOSED PARCELS

PROPOSED PARCEL "C" LEGAL DESCRIPTION

Real property in the City of Detroit, County of Wayne, State of Michigan, described as follows:

Land located in part of Private Claim 20 known as Brevoort Farm, recorded in Liber 48, Page 569, also that part of Water Lots 8 and 9 of that part of Private Claims 20 and 21 known as the Porter Farm, recorded in Liber 13 of Deeds, Page 78, All of Wayne County, State of Michigan, being more particularly described as follows:

Commencing at the intersection of the Easterly Line of said Private Claim 20, said line also being the Westerly Line of Private Claim 727, and the Southerly line of Jefferson Avenue (46 feet right-of-way); thence South 51 degrees 26 minutes 43 seconds West along said Southerly line of Jefferson Avenue, 222.82 feet to a point on southerly extension of westerly line of 22-nd Street; thence South 28 degrees 40 minutes 15 seconds East along said extension of westerly line, 563.58 feet to the Southerly line of parcel described in the Easement Agreement document recorded in Liber 16996, Page 196, Wayne County Records, said point also being the Point of Beginning; thence South 28 degrees 40 minutes 15 seconds East, 307.98 feet to the U.S. Harbor Line; thence South 53 degrees 58 minutes 25 seconds West along the U.S. Harbor Line, 282.83 feet; thence North 28 degrees 22 minutes 17 seconds West, 150.90 feet; thence South 61 degrees 37 minutes 43 seconds West, 35.00 feet; thence North 28 degrees 22 minutes 17 seconds West, 245.68 feet to a point on said Southerly line of the Easement Agreement parcel; thence North 70 degrees 50 minutes 57 seconds East along said Southerly line, 317.80 feet to the Point of Beginning.

Containing 106,164 square feet or 2.437 acres.

PROPOSED PARCEL "D" LEGAL DESCRIPTION

Real property in the City of Detroit, County of Wayne, State of Michigan, described as follows:

Land located in part of Private Claim 20 known as Brevoort Farm, recorded in Liber 48, Page 569, also that part of Water Lots 8 and 9 of that part of Private Claims 20 and 21 known as the Porter Farm, recorded in Liber 13 of Deeds, Page 78, All of Wayne County, State of Michigan, being more particularly described as follows:

Commencing at the intersection of the Easterly Line of said Private Claim 20, said line also being the Westerly Line of Private Claim 727, and the Southerly line of Jefferson Avenue (46 feet right-of-way); thence South 51 degrees 26 minutes 43 seconds West along said Southerly line of Jefferson Avenue, 222.82 feet to a point on southerly extension of westerly line of 22-nd Street, said point also being the Point of Beginning; thence South 28 degrees 40 minutes 15 seconds East, 405.54 feet to the Northerly line of Norfolk and Western (now CSX) Railroad Right-of-Way as recorded in Liber 677, Page 538; thence South 55 degrees 16 minutes 30 seconds West along said Railroad right-of-way line, 314.80 feet; thence North 28 degrees 22 minutes 17 seconds West, 384.55 feet to a point on said Southerly line of Jefferson Avenue; thence North 51 degrees 26 minutes 43 seconds East along said Southerly line of Jefferson Avenue, 315.73 feet to the Point of Beginning.

Containing 123,227 square feet or 2.829 acres.



CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

46777 WOODWARD AVENUE, PONTIAC, MI 48342-5032
TEL. (248) 332-7931 FAX. (248) 332-8257
REVISED 03-17-16
DATED ~~09-04-15~~ JOB NO. 1728 SCALE N/A
CLIENT CROWN ENTERPRISES, LLC SHEET NO. 5 of 5