

BASIS OF BEARING NOTE
 The basis of bearing for this survey was established by the North line of Hamlin Road as described in the recorded legal description. Record bearing: N.88°54'00"W.

- TITLE NOTES**
 Subject to:
- Rights or claims of parties in possession not shown by the Public Records.
 - Easements or claims of easements, not shown by the Public Records.
 - Covenants, conditions and restrictions and other provisions but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin as contained in instruments recorded in Liber 243, Page 13, Liber 503, Page 476, Liber 582, Page 304 and in Liber 634, Page 524, Oakland County Records, [Liber 243, Page 13, Liber 503, Page 476 and Liber 634, Page 524 - Said documents do not contain any plotable easements or restrictions; Liber 582, Page 304 - Easement for Consumers Power Co. is located within the public R.O.W. and is not plotted hereon].
 - Easement granted to the County of Oakland for construction, operation and maintenance of water main recorded in Liber 5528, Page 251, Oakland County Records.
 - Easement granted to the County of Oakland for construction, operation and maintenance of sanitary sewer recorded in Liber 7468, Page 799, Oakland County Records. [Said easement is plotted hereon].
 - Right of Way Agreement granting easement to The Detroit Edison Company for construction, operation and maintenance of utility line facilities recorded in Liber 9360, Page 221, as re-recorded in Liber 9994, Page 210, Oakland County Records. [Approximate location of said easement is plotted hereon].
 - Storm Sewer Easement and Conveyance to the City of Rochester for construction, operation and replacement of storm sewer recorded in Liber 9635, Page 165, Oakland County Records. [Said easement is plotted hereon].
 - Sanitary Sewer Easement and Conveyance to the City of Rochester for construction, operation and replacement of sanitary sewer recorded in Liber 9635, Page 167, Oakland County Records. [Said easement is plotted hereon].
 - Watermain Easement and Conveyance to the City of Rochester for construction, operation and replacement of watermain recorded in Liber 9635, Page 169, Oakland County Records. [Said easement is plotted hereon].
 - Area Maintenance Meter Agreement by and between Hamlin Square Associates Limited Partnership and the City of Rochester Hills recorded in Liber 9726, Page 829, Oakland County Records. [Said document does not describe any plotable easements or restrictions].
 - Area Maintenance Meter Agreement by and between Hamlin Square Associates Limited Partnership and the City of Rochester Hills recorded in Liber 9806, Page 607, Oakland County Records. [Said document does not describe any plotable easements or restrictions].
 - Concrete Walkway Easement and Conveyance to the City of Rochester Hills for construction, operation and replacement of concrete walkway recorded in Liber 10018, Page 325, Oakland County Records. [Said easement is plotted hereon].
 - Easement granted to Michigan Bell Telephone Company for construction, operation and replacement of underground communications facilities recorded in Liber 13528, Page 480, Oakland County Records. [Said easement is plotted hereon].
 - Temporary Construction Easement granted to the County of Oakland for construction of water supply system recorded in Liber 15830, Page 526, Oakland County Records. [Said temporary easement is not plotted hereon].
 - Rights of tenants in possession, as tenants only, with no rights of first refusal or options to purchase.

All exceptions shown or noted on this survey were obtained from Title Commitment No. 63-14359425-CM, with an effective date of 02-19-2014, issued by Seaver Title Agency, LLC

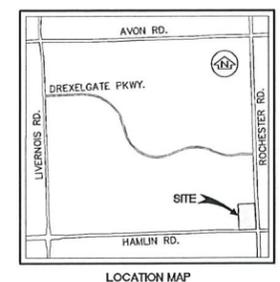
FLOOD HAZARD NOTE
 The Property described on this survey is not located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency. The property lies within Map No. 26125C0394F. According to the Map Index for Macomb County, Michigan, dated 1-16-2009, Map No. 26125C0394F is not printed and is indicated as being a No Special Flood Hazard Area.

CEMETERY NOTE
 There was no observable evidence of cemeteries or burial grounds within the subject property.

UTILITY NOTE
 All utilities are underground unless otherwise noted.
 The utilities shown on this survey were determined by field observation. All locations are approximate. The location of any other underground services which may exist can only be depicted if a Utility Plan is furnished to the surveyor.

SURVEY NOTES
 There was no observable evidence of current earth moving work, building construction or building additions.
 There are no known proposed changes in street right-of-way lines available from the controlling jurisdiction.
 There was no observable evidence of recent street or sidewalk construction or repairs.
 There was no observable evidence of site use as a solid waste dump, sump or sanitary landfill.

SNOW NOTE
 This survey was performed under extreme snow conditions, due to the depth of snow & snow piles caused by snow removal, the location of all surface structures such as curbs, manholes, edges of pavement & parking stripes may not be shown.



LEGAL DESCRIPTION
 Land Situated in the City of Rochester Hills, County of Oakland, State of Michigan, described as:

The West 150 feet of Outlot B, ALSO the East 130 feet of the West 280 feet of Outlot B, ALSO Outlot B, EXCEPT the West 280 feet thereof, and the South 400 feet of Outlot C, Hamlin Place Farms, according to the plat thereof as recorded in Liber 15, Page 34 of Plats, Oakland County Records. Said property also being described as: Part of Outlot B and part of Outlot C of Hamlin Place Farms Subdivision, as recorded in Liber 15, Page 34 of Plats, Oakland County Records, being more particularly described as follows: Beginning at a point which is North 01 degrees 01 minutes 53 seconds East 30.00 feet along the East line of Section 22 and North 88 degrees 54 minutes 00 seconds West 60.00 feet from the Southeast corner of Section 22; thence North 88 degrees 54 minutes 00 seconds West 453.80 feet along the South line of Outlot B; thence North 01 degrees 09 minutes 17 seconds East 267.00 feet along the West line of Outlot B; thence continuing North 01 degrees 09 minutes 17 seconds East 400.00 feet along the West line of Outlot C; thence South 89 degrees 08 minutes 21 seconds East 444.40 feet; thence South 00 degrees 21 minutes 00 seconds East 668.91 feet along the Westerly Right of Way line of Rochester Road (as now established) to the point of beginning.

50 W. Hamlin Road
 Tax ID: 15-22-451-030

Based on a field survey being described as:
 Part of the Southeast 1/4 of Section 22, Town 3 North, Range 11 East, City of Rochester Hills, County of Oakland, State of Michigan, being part of Outlot B and part of the South 400 feet of Outlot C of Hamlin Place Farms Subdivision, as recorded in Liber 15, Page 34 of Plats, Oakland County Records, being more particularly described as follows: Commencing at the Southeast corner of said Section 22; thence North 01 degrees 09 minutes 29 seconds East 30.00 feet along the East line of said Section 22; thence North 88 degrees 54 minutes 00 seconds West 33.00 feet to the Southeast corner of said Outlot B; thence continuing, North 88 degrees 54 minutes 00 seconds West 27.00 feet to a point which is the intersection of the Westerly Right-of-Way line of Rochester Road (width varies) with the South line of Outlot B, also being the Northerly Right-of-Way line of Hamlin Road (90' wide) and the point of beginning; thence continuing, North 88 degrees 54 minutes 00 seconds West 453.80 feet to the Southwest corner of said Outlot B; thence North 01 degrees 11 minutes 30 seconds East 665.66 feet along the West line of Outlot B and C; thence South 89 degrees 18 minutes 43 seconds East 443.72 feet to a point on said Westerly Right-of-Way line of Rochester Road; thence South 00 degrees 19 minutes 35 seconds West 668.91 feet along said Westerly Right-of-Way line to the point of beginning.

SITE DATA
 Gross Land Area: 289,433 Square Feet or 6.674 Acres.
 Zoned: B-3 (Shopping Center Business) with FB-3 (Flexible Business) overlay Building Setbacks:

- B-3
 - Front= 75'(N)
 - Sides= 25'(N) each; 50'(N) total
 - Rear= 75'(H,I)
- F. Side Yard Setbacks. Side yards shall comply with the following:
 - 1. If walls of structures facing interior side lot lines contain windows or other openings, the minimum yard requirements in the schedule of regulations shall be met.
 - 2. Where a B-3 district abuts R, RCD, RM-1, MH, SP and CI districts, the minimum side yard shall be 75 feet.
 - 3. In the B-3 district a front yard setback shall be required on any street frontage and on any adjacent parcel not zoned B-3.
 - 4. Rear Yard Setback Adjacent to a Residential District. Where a B-3 district abuts on R, RCD, RM-1 or MH district, the minimum rear yard shall be 100 feet. The rear yard may be reduced to 50 feet with the approval of the Planning Commission after a public hearing in accordance with Section 138-1.203 and submit of a plan which ensures there will be no significant negative impacts on the adjacent property as a result of the rear yard reduction.
 - 5. Rear Yard Setback Adjacent to a Nonresidential District. Where a B district abuts a B, O-1, I (Industrial) SP or CI districts, the rear yard may be reduced to 10 feet with the approval of the Planning Commission, upon its determination that the requested reduction will allow for better development and will be compatible with adjoining properties.
 - 6. Building Spacing. When there is more than one principal commercial or industrial building on a lot or parcel, or a combination of parcels included in a unified development, the minimum spacing between buildings shall be 25 feet unless otherwise noted for in this ordinance. On corner lots in I (Industrial) districts, the setbacks from the proposed or existing right-of-way lines, whichever is closer, shall be 50 feet, except as allowed in footnote L with both frontages to be considered as the front yard setback. On corner lots in B4 and B-5 districts, the setback from the proposed right-of-way line shall be 25 feet, with both frontages to be considered as the front yard setback.

FB-3
 Yard Type Setback Requirement

	Minimum	Maximum
Front Yard along Arterial Street	15'	25'
Front Yard along Main Street	optional	70'
Front Yard along Minor Street	0'	7'
Side Yard	interior	none
	perimeter	25'
Rear Yard	interior	none
	perimeter	50'

Max. Building Height permitted: 2 stories/30'
 Total Parking: 346 spaces including 14 barrier free spaces.

The above setback & height requirements were obtained from the City of Rochester Hills Zoning Ordinance. Note: The building setback lines are not plotted hereon. The surveyor cannot make a certification based on an interpretation of the Rochester Hills Zoning Ordinance. A zoning endorsement letter should be obtained from the City of Rochester Hills to insure conformity.

SURVEYOR'S CERTIFICATION
 To:

Wells Fargo Bank, National Association and its successors and/or assigns
 Rochester-Hamlin Retail Center, L.L.C., a Michigan limited liability company
 Seaver Title Agency, LLC
 Stewart Title Guaranty Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Michigan Statute Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and HSPS, and includes items 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 11(c), 13, 16, 17, & 18 of Table A thereof.

The field work was completed on 02-27-2014.

Kevin Navaroli, P.S.
 No. 53503
 Dated: 03-10-2014



**CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS**

**NOWAK & FRAUS
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 4677 WOODWARD AVENUE
 PONTIAC, MI 48342
 TEL. (248) 332-7931
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 EMAIL: rfraus@nowakfraus.com

PROJECT
 ROCHESTER-HAMLIN
 RETAIL CENTER

PROJECT LOCATION
 No. 50
 W. Hamlin Road
 Part of the SE. 1/4 of
 Section 22, T.3N., R.11E.,
 City of Rochester Hills,
 Oakland County, MI

SHEET
 ALTA/ACSM
 Land Title Survey

REVISIONS

DRAWN BY:
 A.G.
APPROVED BY:
 K.N./R.FRAUS
EMAIL:
 rfraus@nowakfraus.com
DATE ISSUED:
 03-10-2014
SCALE:
 1"=40'
NFB JOB NO.
 H940 **SHEET NO.**
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