



PARCEL DESCRIPTION
 FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. 771466
 THE LAND REFERRED TO IN THIS COMMITMENT, SITUATED IN THE COUNTY OF OAKLAND, CITY OF ROCHESTER HILLS, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:
 UNIT 2, HAMLIN INDUSTRIAL CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 39410, PAGE 389, AS AMENDED, AND DESIGNATED AS OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 1941, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND THE LIMITED COMMON ELEMENTS AS SHOWN ON THE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.
 EASEMENT PARCEL:
 A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, AS CREATED, LIMITED AND DEFINED IN THAT CERTAIN INGRESS-EGRESS EASEMENT DEPICTED ON SHEET 3 OF THE MASTER DEED CONDOMINIUM SUBDIVISION PLAN AND RECORDED IN LIBER 39410, PAGE 389, OAKLAND COUNTY RECORDS.

LEGEND

	= CATCH BASIN
	= SANITARY MANHOLE
	= STORM MANHOLE
	= HYDRANT
	= GATE VALVE & WELL
	= WATER VALVE
	= FIRE DEPARTMENT CONNECTION
	= SIGN
	= GAS METER
	= PROPERTY LINE
	= EASEMENT LINE

- SCHEDULE B EXCEPTIONS**
 FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. 71466
- TERMS AND CONDITIONS CONTAINED IN AREA MAINTENANCE METER AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 9164, PAGE 53. **THE SUBJECT PARCEL IS LOCATED WITHIN THE PARCEL DESCRIBED IN THIS INSTRUMENT. THERE IS NOTHING THAT CAN BE SHOWN ON THE DRAWING.**
 - WATER MAIN EASEMENT IN FAVOR OF THE CITY OF ROCHESTER HILLS AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 10568, PAGE 134. **THIS EASEMENT IS NOT LOCATED ON THE SUBJECT PARCEL. THIS EASEMENT IS SHOWN ON THE DRAWING.**
 - DETROIT EDISON UNDERGROUND EASEMENT (RIGHT OF WAY) IN FAVOR OF THE DETROIT EDISON COMPANY AND AT&T AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 39351, PAGE 228. **THIS EASEMENT IS LOCATED ON THE SUBJECT PARCEL. THE APPROXIMATE LOCATION OF THE IS EASEMENT IS SHOWN ON THE DRAWING.**
 - WATERMAIN EASEMENT IN FAVOR OF THE CITY OF ROCHESTER HILLS AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 39786, PAGE 223. **WATER MAIN EASEMENT NO. 1 AND WATER MAIN EASEMENT NO. 2 DESCRIBED IN THIS INSTRUMENT ARE LOCATED ON THE SUBJECT PARCEL, AND ARE SHOWN ON THE DRAWING.**
 - SANITARY SEWER EASEMENT IN FAVOR OF THE CITY OF ROCHESTER HILLS AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 39786, PAGE 232. **THIS EASEMENT IS LOCATED ON THE SUBJECT PARCEL, AND IS SHOWN ON THE DRAWING.**
 - TERMS AND CONDITIONS CONTAINED IN AGREEMENT FOR MAINTENANCE OF STORM WATER DETENTION SYSTEM AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 39786, PAGE 245. **THE SUBJECT PARCEL IS LOCATED WITHIN THE PARCEL DESCRIBED IN THIS INSTRUMENT. THERE IS NOTHING THAT CAN BE SHOWN ON THE DRAWING.**
 - TERMS AND CONDITIONS CONTAINED IN AGREEMENT FOR MAINTENANCE OF STORM WATER DETENTION SYSTEM AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 39786, PAGE 280. **THE SUBJECT PARCEL IS LOCATED WITHIN THE PARCEL DESCRIBED IN THIS INSTRUMENT. THERE IS NOTHING THAT CAN BE SHOWN ON THE DRAWING.**
 - THE RIGHTS OF THE CO-OWNERS AND THE ADMINISTERING BODY AS SET FORTH IN THE MASTER DEED AND ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. THE RIGHTS OF CO-OWNERS AND THE ADMINISTERING BODY, EASEMENTS, RESTRICTIONS AND OTHER TERMS, COVENANTS AND CONDITIONS SET FORTH IN THE MASTER DEED AND EXHIBITS THERETO RECORDED IN LIBER 39410, PAGE 389, OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 1941, OAKLAND COUNTY RECORDS, AND ANY AMENDMENTS THERETO COUNTY RECORDS, AND ANY AMENDMENTS THERETO. **THE EASEMENTS SHOWN IN THE MASTER DEED THAT ARE LOCATED ON THE SUBJECT PARCEL ARE SHOWN ON THE DRAWING.**

HENNESSEY ENGINEERS NOTES:

HENNESSEY ENGINEERS, INC., SHALL NOT BE RESPONSIBLE FOR MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES OF CONSTRUCTION, NOR FOR SAFETY ON THE JOB SITE, NOR SHALL HENNESSEY ENGINEERS, INC., BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

THE CONTRACTOR SHALL IDENTIFY AND SAVE HARMLESS THE OWNER AND ENGINEER FROM ALL LIABILITIES FOR INJURY TO PERSON, OR DAMAGE TO OR LOSS OF PROPERTY, OR ANY OTHER LOSS, COST OF EXPENSE, AS A RESULT OF THE ACTIONS OF THE CONTRACTOR, HIS EMPLOYEES, AGENTS, OR SUBCONTRACTORS.

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION OF THE EXISTING UTILITIES AND PROPOSED UTILITY CROSSINGS IN THE FIELD PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY CONFLICTS ARE APPARENT OR IF THE LOCATION OR DEPTH DIFFERS SIGNIFICANTLY FROM THE PLAN.

ALL FILL IN EXCESS OF TWO FEET (2') SHALL BE ENGINEERED FILL AND SHALL BE COMPACTED TO 95% MAXIMUM DENSITY UNLESS OTHERWISE DIRECTED. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DENSITY TESTING.

UTILITY INFORMATION, AS SHOWN, INDICATES APPROXIMATE LOCATIONS AND TYPES OF FACILITIES ONLY, AS DISCLOSED TO THIS FIRM BY THE VARIOUS UTILITY COMPANY'S RECORDS. NO GUARANTEE IS GIVEN OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF.

PRIOR TO CONSTRUCTION, ALL LOCATIONS AND DEPTHS OF EXISTING OVERHEAD AND UNDERGROUND UTILITIES (IN CONFLICT WITH THE CONSTRUCTION OF PROPOSED IMPROVEMENTS) SHALL BE VERIFIED IN THE FIELD.

DURING CONSTRUCTION, CONTRACTOR SHALL USE EXTREME CAUTION WHEN OPERATING NEAR OVERHEAD AND/OR BURIED UTILITIES. CALL MISS DIG.

72 HOURS
 3 WORKING DAYS
 BEFORE YOU DIG
 CALL MISS DIG
 1-800-482-7171
 OR
 811
 (TOLL FREE FOR THE LOCATION OF UNDERGROUND UTILITIES.)

811
 KNOW WHAT'S BELOW

- NOTES**
- BEARINGS ARE BASED ON THE MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, INTERNATIONAL FEET, NSRS 2011.
 - THE PARCEL CONTAINS 1.74+/- ACRES OF LAND.
 - THERE ARE 99 PARKING SPACES ON THE SUBJECT PARCEL (4 HANDICAP ACCESSIBLE SPACES AND 95 STANDARD SPACES).
 - THE ASPHALT LOCATED ON THE SUBJECT PARCEL EXTENDS NORTHERLY AND SOUTHERLY OF THE PARCEL LINES.
 - THE SITE HAS ACCESS TO HAMLIN ROAD THROUGH AN INGRESS-EGRESS EASEMENT ACROSS UNIT 1, AS SHOWN ON THE EXHIBIT B DRAWINGS FOR HAMLIN INDUSTRIAL CONDOMINIUM.
 - THE SURVEY CERTIFICATION WAS UPDATED ON JANUARY 8, 2017 TO ADD 'FIRST STATE BANK'. A SITE VISIT WAS NOT PERFORMED AS PART OF THIS UPDATE, NOR WAS A CURRENT TITLE COMMITMENT PROVIDED FOR REVIEW.

CERTIFICATION

TO: INDUSTRIAL VENTURES I, LLC, A MICHIGAN LIMITED LIABILITY COMPANY,
 1655 HAMLIN ACQUISITION LLC, A MICHIGAN LIMITED LIABILITY COMPANY,
 FIRST STATE BANK, 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 THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELDWORK WAS COMPLETED ON MARCH 9, 2017.

ROBERT E. HORNYAK, P.S. 44286

01/08/18
 DATE

PROJECT NUMBER:
52291

DATE:
03/10/17

SCALE:
1"=20'

DESIGNED BY:

DRAWN BY:
JAB

CHECKED BY:
REH, PS

APPROVED BY:
REH, PS

REVISIONS

01/08/18
 REVISED CERTIFICATION



ENGINEERING FOR RESULTS
 13500 REECK ROAD
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 (734) 759-1600
 FAX (734) 282-6566
 WWW.HENNESSEYENGINEERS.COM

HENNESSEY ENGINEERS, INC.

TITLE
 ALTA/NSPS LAND TITLE SURVEY
 1655 WEST HAMLIN ROAD
 CITY OF ROCHESTER HILLS
 OAKLAND COUNTY, MICHIGAN

SHEET
CE01

