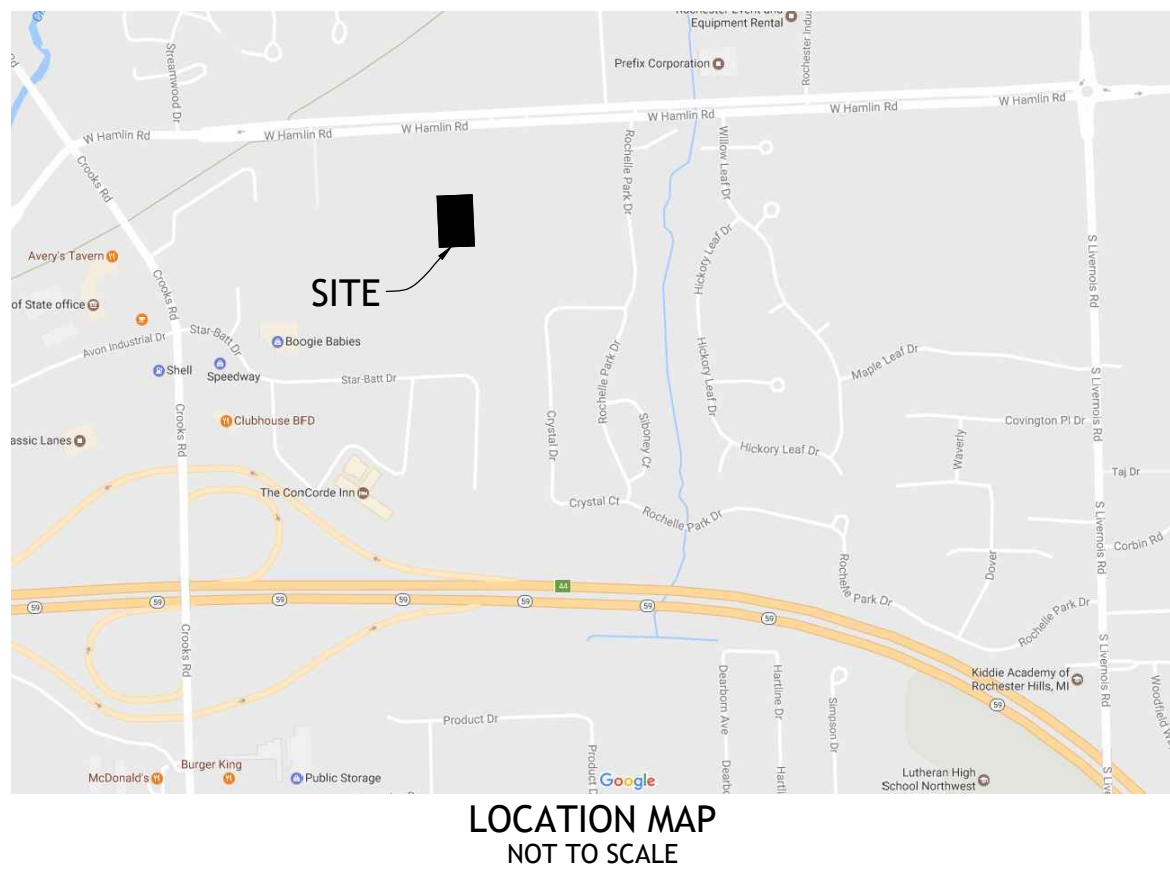


LEGEND

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



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.

SCHEDULE B EXCEPTIONS

FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. 771466

- 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.

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 3, 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
SOUTHGATE, MI 48195
(734) 759-1600
(734) 759-1600
FAX (734) 282-6566
WWW.HENNESSEYENGINEERS.COM



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

SHEET
CE01

GENERAL BUILDING NOTES

1. TO THE BEST OF OUR KNOWLEDGE, THESE PLANS & SPECIFICATIONS COMPLY WITH ALL KNOWN & APPLICABLE BUILDING CODES IN EFFECT AT THE TIME WHEN THE BUILDING WAS DESIGNED.

2. ANY VARIATIONS OF THESE DOCUMENTS ARE STRICTLY PROHIBITED UNLESS WRITTEN CONSENT IS OBTAINED FROM THE ARCHITECT.

3. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE MEANS OR METHODS OF CONSTRUCTION OR ACTS OF OMISSIONS OF THE CONTRACTOR OR HIS SUBCONTRACTORS, AGENTS, OR EMPLOYEES. JOB SITE SAFETY IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL STATE, LOCAL, AND APPLICABLE CODES.

5. DRAWINGS AND SPECIFICATIONS ARE, AND SHALL REMAIN, THE PROPERTY OF THE ARCHITECT.

6. THE CONTRACTOR SHALL FIELD VERIFY THE SIZES, LOCATIONS, ELEVATIONS, AND DETAILS OF EXISTING CONDITIONS THAT AFFECT THE WORK AND SHALL INFORM THE ARCHITECT OF ANY DISCREPANCIES IN DIMENSIONS, SIZES, LOCATIONS, AND CONDITIONS BEFORE PROCEEDING WITH THE WORK.

7. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS OF THE BUILDING INCLUDING UTILITIES, SERVICES, ETC., AND SHALL BE FULLY RESPONSIBLE FOR ANY DAMAGE HE CAUSES TO BOTH EXISTING AND NEW CONSTRUCTION AND PROPERTY AND FOR ANY UNAUTHORIZED DISRUPTION TO THE OWNER'S NORMAL USE OF UTILITIES, SERVICES, AND SURROUNDING FACILITIES.

8. THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, UNDERPINNING, AND ALL OTHER MEANS REQUIRED TO PROTECT AND MAINTAIN THE SAFETY, INTEGRITY, AND STABILITY OF ALL EXISTING AND NEW CONSTRUCTION THAT MAY BE AFFECTED BY THE WORK.

9. THE CONTRACTOR SHALL PROVIDE A COPY OF THE APPROVED PLANS AND PLAN REVIEW RECORD ON SITE FOR INSPECTIONS. THE PLANS AND REVIEW RECORD SHALL BE PLACED NEAR THE ACTUAL CONSTRUCTION AND SHALL BE READILY ACCESSIBLE TO THE INSPECTOR.

DOOR HARDWARE

ALL DOOR HARDWARE SHALL BE LEVER-TYPE AND EASILY UNLOCKED IN THE DIRECTION OF EGRESS WITH ONE MOTION WHERE REQUIRED.

NOTE: STRUCTURAL

REFER TO ORIGINAL BUILDING SHELL DRAWINGS (WHICH HAVE BEEN PREVIOUSLY SUBMITTED & APPROVED) DEPICTING ALL STRUCTURAL DESIGN ELEMENTS FOR THIS BUILDING. THERE WILL BE NO STRUCTURAL MODIFICATIONS TO THE BUILDING SHELL.

NOTE: MECHANICAL

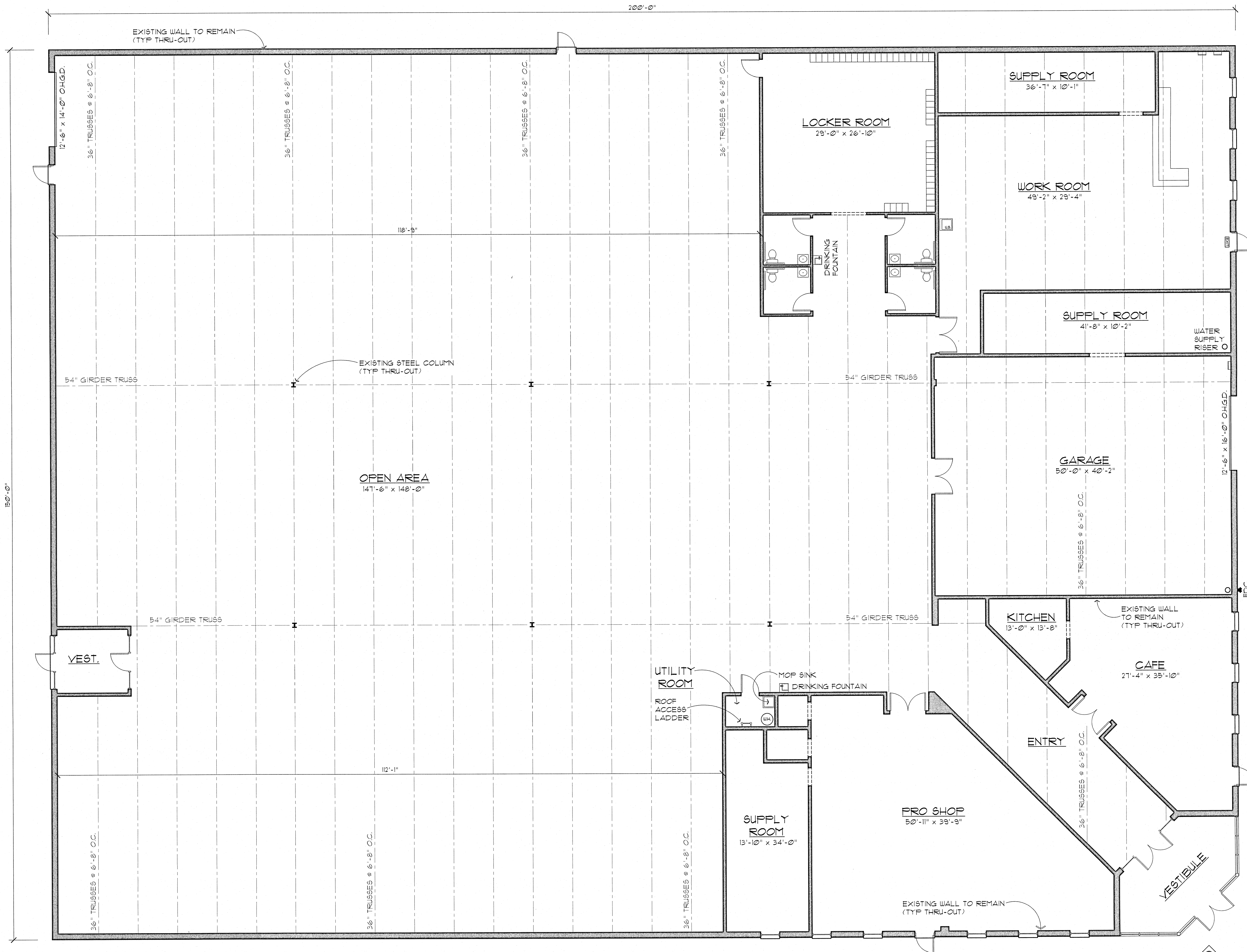
REFER TO ORIGINAL BUILDING SHELL DRAWINGS (WHICH HAVE BEEN PREVIOUSLY SUBMITTED & APPROVED) DEPICTING ALL MECHANICAL / HVAC DESIGN ELEMENTS FOR THIS BUILDING. ONCE BUILDING IS SOLD / LEASED, THE NEW OWNER / TENANT SHALL EVALUATE THE HVAC SYSTEM TO ACCOMMODATE NEW FLOOR PLAN LAYOUT.

NOTE: ELECTRICAL

REFER TO ORIGINAL BUILDING SHELL DRAWINGS (WHICH HAVE BEEN PREVIOUSLY SUBMITTED & APPROVED) DEPICTING ALL ELECTRICAL SERVICE ELEMENTS FOR THIS BUILDING. SEE SHEET "E1" FOR REFLECTED CEILING PLAN FOR THIS BUILDING. THE ELECTRICAL SYSTEM IS TO REMAIN IN PLACE WITH SLIGHT MODIFICATIONS. ELECTRICAL SYSTEM SERVICES THIS BUILDING ONLY. ALL NEW ELECTRICAL WIRING SHALL BE WIRED BACK INTO THE EXISTING PANEL.

NOTE: PLUMBING

REFER TO ORIGINAL BUILDING SHELL DRAWINGS (WHICH HAVE BEEN PREVIOUSLY SUBMITTED & APPROVED) DEPICTING ALL PLUMBING DESIGN ELEMENTS FOR THIS BUILDING. ONCE BUILDING IS SOLD / LEASED, THE NEW OWNER / TENANT SHALL EVALUATE THE PLUMBING REQUIREMENTS TO ACCOMMODATE THE NEW FLOOR PLAN LAYOUT.



AS-BUILT FLOOR PLAN

SCALE: 1/8" = 1'-0"

ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL & STATE CODES / ORDINANCES.

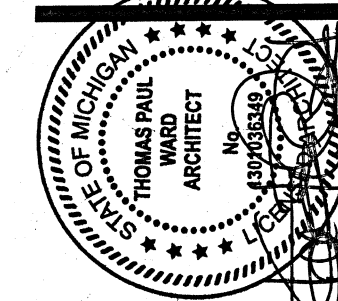
DO NOT SCALE DRAWINGS. USE CALCULATED DIMENSIONS ONLY.

TOTAL SQUARE FOOTAGE: 29,962 SF.

ISSUE:
03.19.25

RECORD

UAE37T TREAD OUT 2004-2007
2004-2007
PH: 586.604.3237
SHELBY TOWNSHIP - MICHIGAN - USA - EARTH



CONSULTANTS:

PROJECT:
COMMERCIAL BUILDING

1655 W. HAMLIN ROAD
ROCHESTER HILLS, MI

CLIENT:



MANDO CONSTRUCTION
75 LAFAYETTE STREET
SUITE 100
MOUNT CLEMENS,
MICHIGAN 48043
PH: 586.222.3980

DATE: 03.07.25

DRAWN BY: JAH

JOB NO: 25-187

CHECK BY:

A1

