



DESCRIPTION OF SURVEY
Describes the same land as the legal descriptions contained in the the Commitment for Title Insurance referenced herein.

Part of the Southwest 1/4 of Section 23, Town 3 North, Range 10 East, City of Auburn Hills, Oakland County, Michigan, described as:
Commencing at the South 1/4 corner of Section 23;
thence South 88°20'02" West, 1056.98 feet along the South line of Section 23;
thence North 04°00'28" West, 60.05 feet to the North line of Featherstone Road (60.00 feet wide North 1/2) and to the Point of Beginning;
thence South 88°20'02" West, 939.15 feet along the North line of Featherstone Road;
thence North 01°47'16" West, 460.00 feet along the East line of "Maddock Acres" Subdivision, as recorded in Liber 56 of Plats, Page 30, Oakland County Records;
thence North 88°20'02" East, 150.00 feet;
thence North 01°47'16" West, 220.00 feet;
thence North 88°20'02" East, 762.79 feet to the West line of Dorris Road;
thence South 04°00'28" East, 680.57 feet along the West line of Dorris Road to the Point of Beginning.
Containing 13.697 acres (596,661 square feet), more or less.

EXCEPTIONS PERTAINING TO SURVEY
SCHEDULE B - SECTION
(As listed in the Commitment for Title Insurance; issued by Fidelity National Title Insurance Company; Commitment No.: 07122386X, Revision 1; dated June 29, 2007 at 07:59 AM.)

4. Easement for water main purposes recorded in Liber 5614, Page 291.
Description of the Easement is confusing. I cannot properly depict said Easement on the drawing. Reference Survey No. 3 shows the Watermain within 60-foot Right of Way of Featherstone Road. Not shown.
5. Easement in favor of Michigan Bell Telephone Company recorded in Liber 6526, Page 339 and in Liber 12728, Page 869. Easement recorded in Liber 6526, Page 339 is located within 60-foot Right of Way of Featherstone Road. Not shown. Easement recorded in Liber 12728, Page 869 shown.
6. Declaration of Easement recorded in Liber 8923, Page 595; as amended by Surveyor's Affidavit recorded in Liber 15043, Page 601 and Second Surveyor's Affidavit recorded in Liber 21288, Page 609. Shown.
7. Easements and restrictions as contained in the warranty deed recorded in Liber 14986, Page 576; as amended by Second Surveyor's Affidavit recorded in Liber 21288, Page 609. Shown.
8. Retention Basin Easement Agreement recorded in Liber 10569, Page 857; as amended by Second Surveyor's Affidavit recorded in Liber 21288, Page 609. Shown.
9. Right of Way for the Johnson Drain recorded in Liber 10331, Page 761. Shown.

FLOODPLAIN NOTE
By graphic plotting only, this property is in Zone X (Areas determined to be outside of the 0.2% annual chance floodplain) of the Flood Insurance Rate Map, Map No. 26125C0388F, which bears an effective date of September 29, 2006. By contact on July 23, 2007 to the National Flood Insurance Program's website msc.fema.gov we have learned that this community does currently participate in the program. No field survey was performed to determine this zone and an elevation certificate may be needed to verify this determination or to apply for a variance from the Federal Emergency Management Agency.

ALTA/ACSM Land Title Survey

Based upon the Commitment for Title Insurance; issued by the Fidelity National Title Insurance Company;
Commitment No.: 07122386X, Revision 1; dated June 29, 2007 at 07:59 AM.

Surveyor's Certification

To: _____

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2005, and includes Items: 2, 3, 4, 7(b)(1), 8 & 10 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor in the State of Michigan, the Relative Positional Accuracy of the Survey does not exceed that which is specified therein.

August 10, 2007

Derek Kosicki, Professional Surveyor No. 43058
Michigan Surveying, Inc.

REVISIONS
REV. 1: December 17, 2007 (Certification)

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- LEGEND**
- SECTION CORNER
 - EASEMENTS
 - SURVEYOR'S NOTES
 - SANITARY DRAIN, MANHOLE
 - STORM DRAIN, MANHOLE
 - CATCH BASIN SQUARE, ROUND, END SECTION
 - WATERMAIN, HYDRANT, GATE VALVE
 - WATER SHUT-OFF, WATER METER
 - GAS METER
 - UTILITY LINE O/H, POLE, GUY WIRE
 - ELECTRIC LINE MANHOLE
 - LIGHT POLE
 - ELECTRIC METER
 - UTILITY PEDESTAL
 - TELEPHONE MANHOLE
 - SIGN
 - FENCE
 - GUARD POST
 - CONCRETE

LEGAL DESCRIPTION
(As listed in the Commitment for Title Insurance; issued by Fidelity National Title Insurance Company; Commitment No.: 07122386X, Revision 1; dated June 29, 2007 at 07:59 AM.)

PARCEL 1
A parcel of land located in and being a part of the Southwest 1/4 of Section 23, Town 3 North, Range 10 East, City of Auburn Hills, County of Oakland, State of Michigan and being more particularly described as:
Beginning at a point 1021.95 feet South 88°20'02" West of the South 1/4 post of said Section 23 and thence extending South 88°20'02" West 681.80 feet;
thence North 01°39'58" West 462 feet;
thence South 88°20'02" West 145.69 feet;
thence North 01°47'16" West 278 feet;
thence North 88°20'02" East 797.82 feet;
thence South 04°00'28" East 740.62 feet to the Point of Beginning.
Excepting therefrom land deeded to the Board of County Road Commissioners of the County of Oakland as set forth in the deed recorded in Liber 10917, Page 789;
also excepting therefrom land deeded to the City of Auburn Hills as set forth in the deed recorded in Liber 9700, Page 273, Oakland County Records.

The above land is described for assessing purposes as:
Part of the Southwest 1/4 of Section 23, Town 3 North, Range 10 East described as:
Beginning at a point distant South 88°20'02" West 1021.95 feet and North 04°00'28" West 60.05 feet from the South 1/4 corner;
thence South 88°20'02" West 679.35 feet;
thence North 01°39'58" West 402 feet;
thence South 88°20'02" West 145.69 feet;
thence North 01°47'16" West 278 feet;
thence North 88°20'02" East 797.82 feet;
thence South 04°00'28" East 680.57 feet to the Point of Beginning.

PARCEL 2
Part of the Southwest quarter of Section 23, Town 3 North, Range 10 East, City of Auburn Hills, Oakland County, Michigan, described as:
Commencing at South quarter corner of Section 23;
thence South 88°20'02" West, along the South line of Section 23, 1703.75 feet;
thence North 01°47'16" West, 60.00 feet to the North right-of-way line of Featherstone Road (variable right-of-way) and the Point of Beginning;
thence South 88°20'02" West, along said North right-of-way line, 294.71 feet to a point on the East line of Maddock Acres, as recorded in Liber 56, Page 30 of Plats, Oakland County Records;
thence North 01°47'16" West, along said East line, 460.00 feet;
thence North 88°20'02" East, 150.00 feet;
thence the following three (3) courses and distances along the Southerly and Westerly lines of a parcel of land described in a Warranty Deed recorded in Liber 13765, Page 869 of Deeds, Oakland County Records:
1) South 01°47'16" East, 58.00 feet;
2) North 88°20'02" East, 144.71 feet, and
3) South 01°47'16" East, 402.00 feet to the Point of Beginning.

The above land is described for assessing purposes as:
Town 3 North, Range 10 East, Section 23, Part of Southwest quarter, beginning at a point distant South 88°20'02" West 1703.75 feet from South quarter corner;
thence South 88°20'02" West 294.71 feet;
thence North 01°47'16" West 520 feet;
thence North 88°20'02" East 150 feet;
thence South 01°47'16" East 58 feet;
thence North 88°20'02" East 144.71 feet;
thence South 01°47'16" East 462 feet to beginning.
Except South 60 feet in Featherstone Rd.

REFERENCES

1. Certificate of Survey; performed by Roger Stecker, PS#30103; dated 04/21/94; recorded in L15032, P762, OCR.
2. Boundary Sketch; prepared by McNeely & Lincoln Associates, Inc.; dated 03/10/95; Job No. 7592.02.
3. ALTA/ACSM Land Title Survey; performed by David Cole, PS#32334; revised 04/19/00; Job No. 98020.

SURVEYOR'S NOTES

1. Bearings are based on the descriptions contained in the Warranty Deed recorded in Liber 13765, Page 869 (Parcel 1), Warranty Deed recorded in Liber 21429, Page 552 (Parcel 2), Oakland County Records.
2. Quit Claim Deed, recorded in Liber 10917, Page 789, conveys 60.00 feet Right-of-Way in Featherstone Road to the Board of County Road Commissioners of the County of Oakland.
3. Quit Claim Deed, recorded in Liber 9700, Page 273, conveys 35.00 feet Right-of-Way in Dorris Road to the City of Auburn Hills.
4. Description contained in the Title Commitment states: "along the Northerly and Westerly lines". Based on the configuration of the Parcels 1 & 2 the description should read: "along the Southerly and Westerly lines".
5. Mathematically descriptions of Parcels 1 & 2 create a gap along the East line of Parcel 2. However, the description of Parcel 2 contains a call to the Easterly adjoinder (Parcel 1). It is my opinion that no gap exists since the clear intent of the scrivener was to arrive at common line.
6. The course listed in the Title Commitment reads: "2) North 88°20'02" 144.71 feet, and". The second direction in the bearing is missing. Based on the description contained in the Warranty Deed recorded in Liber 21429, Page 552, the correct course is: "2) North 88°20'02" East 144.71 feet, and".