

FURNISHED LEGAL DESCRIPTION  
 SOURCE: CHICAGO TITLE INSURANCE COMPANY  
 PHILIP F. GRECO TITLE COMPANY  
 COMMITMENT No. 50-361431  
 DATE: JUNE 9, 1997

SITUATED IN THE CITY OF STERLING HEIGHTS, MACOMB COUNTY, MICHIGAN,  
 DESCRIBED AS:

UNIT 4, STERLING PONDS CONDOMINIUM, ACCORDING TO THE MASTER DEED  
 RECORDED IN L.6686, P.362 THROUGH 412, BOTH INCLUSIVE, AND AS AMENDED  
 BY FIRST AMENDED AND RESTATED MASTER DEED RECORDED IN L.6886, P.70  
 THROUGH 107, BOTH INCLUSIVE, MACOMB COUNTY RECORDS, AND DESIGNATED  
 AS MACOMB COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 493, TOGETHER  
 WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON  
 ELEMENTS, AS SET FORTH IN THE ABOVE DESCRIBED MASTER DEED AND AS  
 DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

THE ABOVE DESCRIPTION DESCRIBES ALL OF THE PROPERTY DESCRIBED IN THE  
 TITLE COMMITMENT IDENTIFIED AS CHICAGO TITLE INSURANCE COMPANY COMMITMENT  
 NUMBER 50-361431, DATED JUNE 9, 1997, AND ISSUED BY THE PHILIP F. GRECO  
 TITLE COMPANY. THE FOLLOWING DESCRIPTION, PREPARED BY SPALDING DEDERKER  
 ASSOCIATES, INC. ALSO DESCRIBES THE IDENTICAL UNIT 4 PARCEL, IN METES AND  
 BOUNDS FASHION.

LEGAL DESCRIPTION - UNIT 4  
 STERLING PONDS CONDOMINIUM AS WRITTEN  
 BY SPALDING DEDERKER ASSOCIATES, INC.

A PARCEL OF LAND LOCATED IN AND BEING PART OF THE SOUTHEAST QUARTER  
 OF SECTION 33, T2N, R12E, CITY OF STERLING HEIGHTS, MACOMB COUNTY,  
 MICHIGAN, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 33, THENCE N04°21'06"E  
 1779.46' ALONG THE EAST LINE OF SECTION 33; THENCE N85°38'54"W 175.00';  
 THENCE 73.00' ALONG A CURVE TO THE RIGHT (R=958.00', DELTA=4°21'57",  
 CHORD=N89°40'09"W 72.98'); THENCE N88°00'50"W 74.03'; THENCE 147.69' ALONG  
 ALONG A CURVE TO THE RIGHT (R=200.00', DELTA=4°21'39", CHORD=N66°51'30"W  
 144.36'); THENCE 238.31' ALONG A CURVE TO THE RIGHT (R=389.13',  
 DELTA=35°05'18", CHORD=N12°41'58"W 234.60'); THENCE 55.32' ALONG A CURVE  
 TO THE RIGHT (R=223.13', DELTA=14°12'20", CHORD=N37°20'49"W 55.18'); THENCE  
 N04°21'06"E 49.71'; THENCE S89°39'10"E 8.88' TO THE POINT OF BEGINNING,  
 THENCE S89°39'10"E 130.00'; THENCE S00°20'50"W 105.00'; THENCE N89°39'10"W  
 130.00'; THENCE N00°20'50"E 105.00' TO THE POINT OF POINT OF BEGINNING,  
 CONTAINING 0.3134 ACRES OF LAND.

**SITE RESTRICTIONS**

ZONE PCD (PLANNED CENTER DISTRICT)  
 SETBACK NONE APPLY TO UNIT 4  
 HEIGHT 22 FEET (RECIPROCAL EASEMENT  
 AND OPERATION AGREEMENT,  
 L.6686, P.190)

AREA  
 13,650.00 SQUARE FEET  
 0.3134 ACRES

**STATEMENT OF APPARENT ENCROACHMENTS**

- (A) THE UNDERGROUND PHONE LINES ARE DRAWN USING A COMBINATION OF FIELD-MEASURED LOCATIONS OF ABOVE GROUND STRUCTURES AND RECORD INFORMATION FROM SDA ENGINEERING PLANS FOR THE STERLING PONDS DEVELOPMENT. THE UTILITIES WERE NOT MARKED IN THE FIELD, AND ENCROACHMENTS ARE APPROXIMATE BASED UPON PROPOSED LOCATIONS. LINES CROSS THE SOUTH LINE OF UNIT 4 APPROXIMATELY 17.5' EAST OF THE SOUTHWEST CORNER OF UNIT 4. LINES CROSS THE WEST LINE OF UNIT 4 APPROXIMATELY 29.0' NORTH OF THE SOUTHWEST CORNER OF UNIT 4.
- (B) CENTER OF PHONE RISER ENCROACHES 3.0' NORTH OF THE SOUTH PROPERTY LINE.
- (C) CENTER OF TRANSFORMER ENCROACHES 2.9' NORTH OF THE SOUTH PROPERTY LINE.
- (D) CENTER OF ELECTRIC METER ENCROACHES 2.1' NORTH OF THE SOUTH PROPERTY LINE.
- (E) THE UNDERGROUND ELECTRIC LINES ARE DRAWN USING A COMBINATION OF FIELD-MEASURED LOCATIONS OF ABOVE GROUND STRUCTURES AND RECORD INFORMATION FROM SDA ENGINEERING PLANS FOR THE STERLING PONDS DEVELOPMENT. THE UTILITIES WERE NOT MARKED IN THE FIELD, AND ENCROACHMENTS ARE APPROXIMATE BASED UPON PROPOSED LOCATIONS. LINES CROSS THE SOUTH LINE OF UNIT 4 APPROXIMATELY 29.5' EAST OF THE SOUTHWEST CORNER OF UNIT 4. LINES CROSS THE WEST LINE OF UNIT 4 APPROXIMATELY 65.0' NORTH OF THE SOUTHWEST CORNER OF UNIT 4.

NOTE:  
 FIRE LANES AND ACCESS DRIVEWAYS SHALL BE  
 CONSTRUCTED AND MAINTAINED FREE OF SPEED  
 BUMPS, CHAINS, BARS, OR ANY OTHER TYPE OF  
 OBSTRUCTION.

REVISIONS:	
2/17/98	ENGINEERING DEPT COMMENTS
3/11/98	FIRE DEPT. COMMENTS
3/13/98	BLDG DEPT. COMMENTS

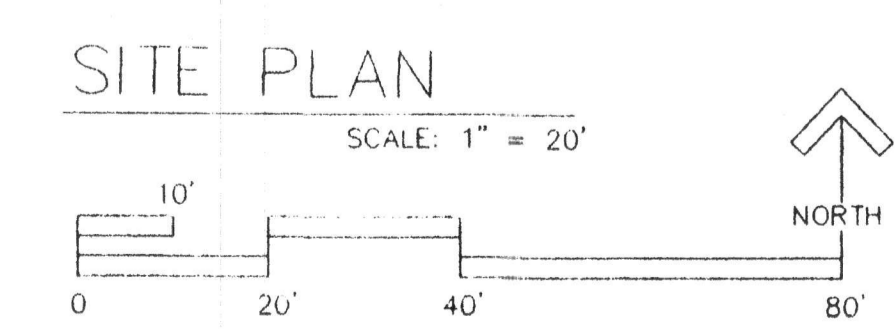
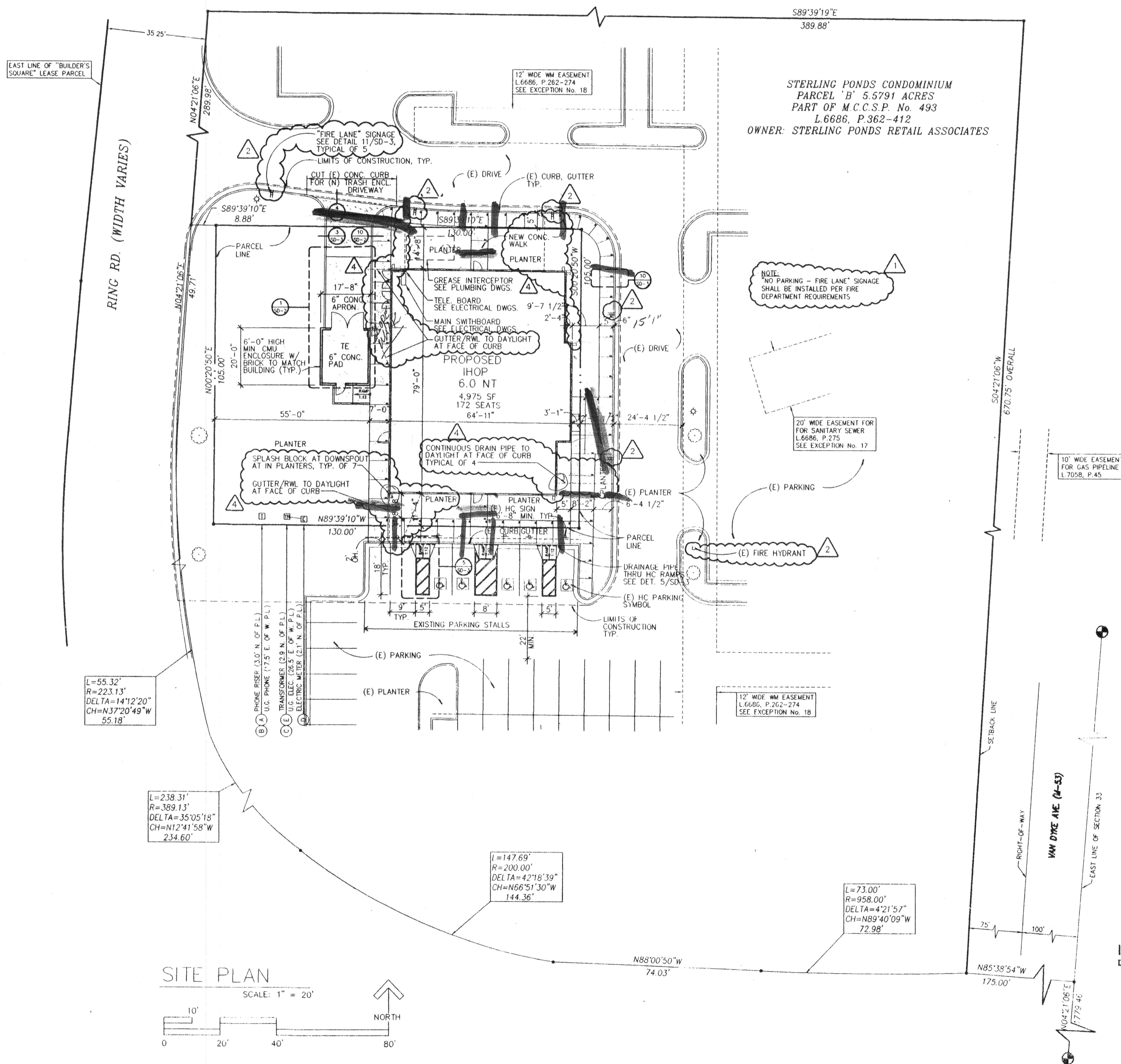
CONSULTANT:

ARCHITECT:  
**Rauschenbach  
 Marcelli  
 Becker architects**  
 2277 Watt Ave. Second Floor Sacramento, CA 95825  
 (916) 488-8500 FAX (916) 488-8566

**IHOP RESTAURANT**  
 33785 VAN DYKE AVE.  
 STERLING HEIGHTS, MI

DATE: FEB. 13, 1998  
 SCALE: AS NOTED  
 DRAWN:  
 JOB NO: 57092  
 SHEET TITLE:  
 SITE PLAN

SHEET NO.:  
**SD-1**  
 OF SPR# 2450



ISSUED FOR CONSTRUCTION  
 Date: FEB 13 1998 By: [Signature]

SITE PLAN 53/6