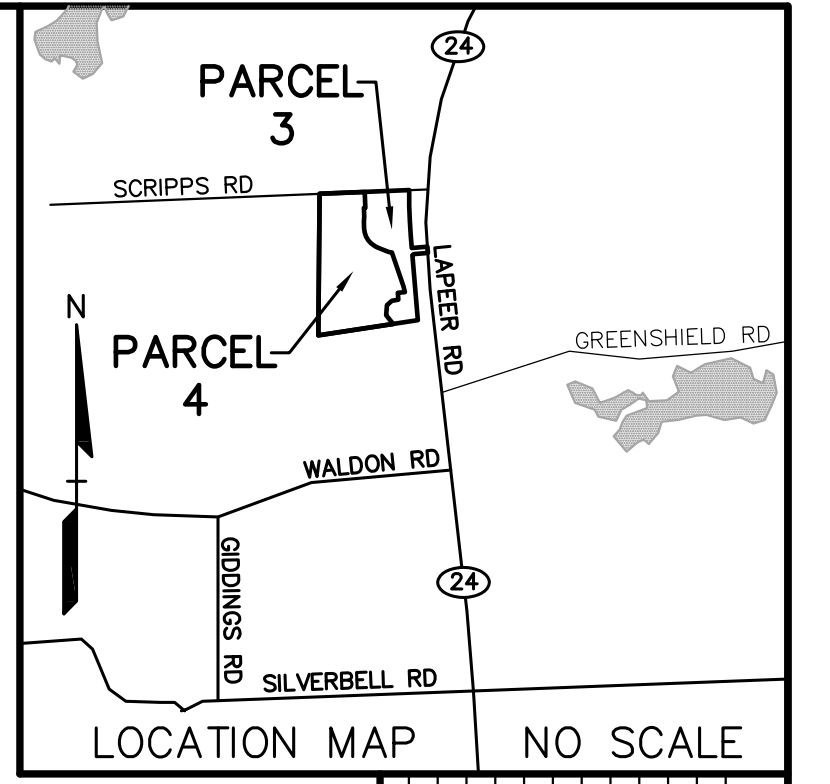
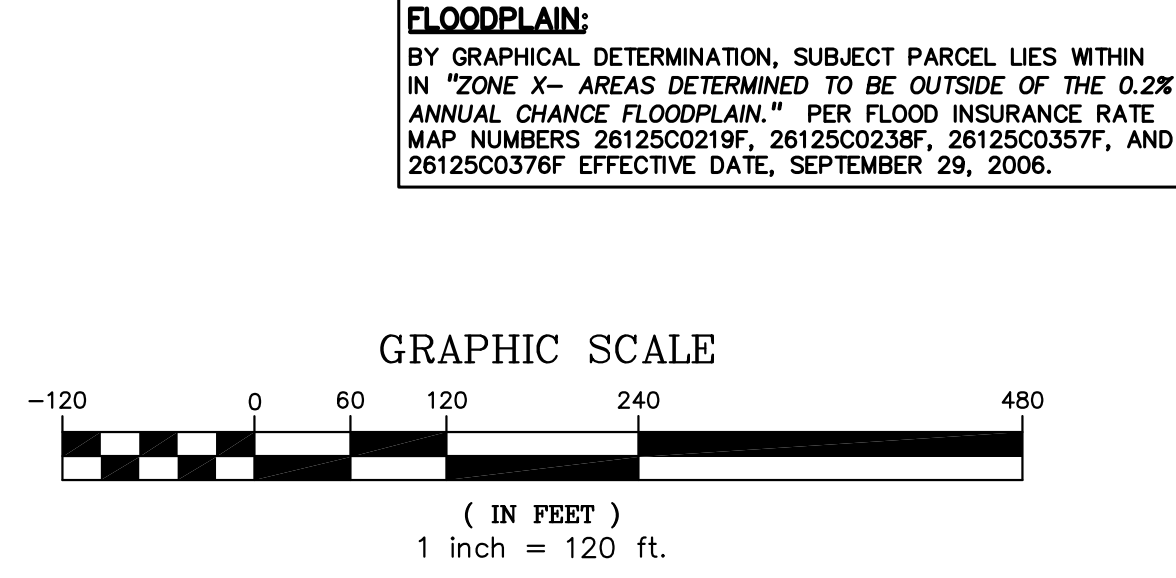


- LEGEND**
- IRON FOUND
 - ⊗ BRASS PLUG SET
 - ⊕ NAIL FOUND
 - ⊙ MONUMENT FOUND
 - ⊖ NAIL & CAP SET
 - ⊗ MONUMENT SET
 - ⊕ MEASURED
 - ⊙ CALCULATED
- EXISTING**
- OH-ELEC—ELEC. PHONE OR CABLE TV OH. LINE, POLE & OUT WIRE
 - UG-CATV—UNDERGROUND CABLE TV, CATV PEDESTAL
 - UG-PHONE—TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
 - UG-ELEC—ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
 - GAS—GAS MAIN, VALVE & GAS LINE MARKER
 - WATER—WATERMAIN, HYD. GATE VALVE, TAPPING SLAVE & VALVE
 - SEWER—SANITARY SEWER, CLEANOUT & MANHOLE
 - STORM—STORM SEWER, CLEANOUT & MANHOLE
 - COMBINED—COMBINED SEWER & MANHOLE
 - CATCH—CATCH BASIN
 - WATER VALVE—WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
 - MTR.—METER, TRANSFORMER, IRRIGATION CONTROL VALVE
 - UNIDENTIFIED—UNIDENTIFIED STRUCTURE
 - FENCE—FENCE
 - RAIL—GUARD RAIL
 - POLE—LIGHT POLE
 - SIGN—SIGN
 - CONC.—CONCRETE
 - ASPH.—ASPHALT
 - WETLAND—WETLAND



LEGAL DESCRIPTION - PARCEL 3:
 (Per First American Title Insurance Company, Commitment No.: 618257, Rev. C, Effective Date: April 28, 2014)

A parcel of land located in part of the Northwest 1/4 of Section 23, Town 4 North, Range 10 East, Orion Township, Oakland County Michigan being more particularly described as: BEGINNING at the Northwest Corner of said Section 23; thence along the north line of said section S89°24'35"E, 722.91 feet to the POINT OF BEGINNING;

thence continuing along said line S89°24'35"E, 713.25 feet; thence along a line lying 250 feet westerly of and parallel to the west line of Lapeer Road (M-24) as recorded in Liber 3391, Page 41 O.C.R., 742.07 feet along the arc of a curve to the left having a radius of 7949.49 feet, a central angle of 05°20'55", and a chord bearing S00°49'48"W 741.81 feet; thence continuing along said parallel line, S01°50'39"E, 186.85 feet; thence N88°09'21"E, 250.00 feet to the aforementioned west line of Lapeer Road (M-24) ROW; thence S01°50'39"E, 100.58 feet along said west line; thence S88°09'21"W, 224.70 feet; thence 28.95 feet along the arc of a non-tangent curve to the left, having a radius of 200.00 feet, a central angle of 08°17'35", and a chord bearing S59°10'17"W 28.92 feet; thence S01°50'39"E, 1045.97 feet along a line lying 250 feet westerly of and parallel to the west line of Lapeer Road (M-24) as recorded in Liber 3391, Page 41 O.C.R. to the east-west 1/4 line of Section 23; thence along said line S84°14'18"W, 400.20 feet; thence N35°39'01"W, 180.65 feet; thence N07°27'30"E, 161.86 feet; thence N51°50'38"E, 104.82 feet; thence N83°41'18"E, 105.92 feet; thence N01°50'39"W, 111.42 feet; thence N88°09'21"E, 113.62 feet; thence N10°29'50"W, 96.82 feet; thence N16°00'29"W, 573.44 feet; thence N79°45'25"W, 49.89 feet; thence N64°43'28"W, 193.49 feet; thence 419.67 feet along the arc of a curve to the right, having a radius of 350.00 feet, a central angle of 68°42'01", and a chord bearing N30°22'27"W 394.97 feet; thence N03°58'33"E, 167.31 feet; thence N00°35'25"E, 136.96 feet; thence S89°24'35"E, 22.88 feet; thence N00°35'25"E, 255.00 feet to the north line of said Section 23 and the POINT OF BEGINNING. Containing ±24.296 acres of land, more or less. Subject to the rights of the public over the northerly 33 feet for Scripps Road.

LEGAL DESCRIPTION - PARCEL 4:
 (Per First American Title Insurance Company, Commitment No.: 618257, Rev. C, Effective Date: April 28, 2014)

A parcel of land located in part of the Northwest 1/4 of Section 23, Town 4 North, Range 10 East, Orion Township, Oakland County Michigan being more particularly described as: BEGINNING at the Northwest Corner of said Section 23; thence along the north line of said section S89°24'35"E, 722.91 feet; thence S00°35'25"W, 255.00 feet; thence N89°24'35"W, 22.88 feet; thence S00°35'25"W, 136.96 feet; thence S03°58'33"W, 167.31 feet; thence 419.67 feet along the arc of a curve to the left, having a radius of 350.00 feet, a central angle of 68°42'01", and a chord bearing S30°22'27"E 394.97 feet; thence S64°43'28"E, 193.49 feet; thence S79°45'25"E, 49.89 feet; thence S16°00'29"E, 573.44 feet; thence S10°29'50"E, 96.82 feet; thence S88°09'21"W, 113.62 feet; thence S01°50'39"E, 111.42 feet; thence S83°41'18"W, 105.92 feet; thence S51°50'38"W, 104.82 feet; thence S07°27'30"W, 161.86 feet; thence S35°39'01"E, 180.65 feet to the east-west 1/4 line of Section 23; thence along said line S84°14'18"W, 1212.43 feet to the Northwest Corner of said Section 23 and the POINT OF BEGINNING. Containing ±51.536 acres of land, more or less. Subject to the rights of the public over the northerly 33 feet for Scripps Road.

EASEMENT PARCEL:
 Together with non-exclusive easement(s) as created, limited, and defined in Reciprocal Easement Agreement recorded in Liber _____, page _____, Oakland County Records.

SCHEDULE B - SECTION 2, Part Two: Specific Exceptions:
 (Per First American Title Insurance Company, Commitment No.: 618257, Rev. C, Effective Date: April 28, 2014)

- Terms and Conditions contained in Highway Easement Release as disclosed by instrument recorded in Liber 3391, page 41. [As plotted - Parcel 3. Defines west line of Lapeer Road (M-24).]
- Easement for water supply system conduit in favor of the Charter Township of Orion and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 10394, page 98. [Not plottable - Affects Parcel 3 & Parcel 4. Document grants an easement for water main over the entire NW 1/4 of Section 23 excepting that part taken for M-24 Highway (Parcel 3 & Parcel 4 both lie within part of the NW 1/4 of Section 23).]
- Terms and Conditions contained in Quit Claim Exchange Deed as disclosed by instrument recorded in Liber 35362, page 442 and in Liber 45746, page 748. [As plotted - Affects Parcel 3 & Parcel 4. Document Liber 35362, page 442 reserves a 10' wide easement benefiting the Michigan Dept. of Natural Resources for recreational trail use. Document Liber 45746, page 748 releases building and use restriction over the westerly 225 feet of the subject parcel.]
- Any rights, title interest or claim thereof to that portion of the land taken, used or granted for streets, roads or highways. [As depicted. Parcel 3 & Parcel 4 are subject to the rights of the public for roadway purposes over the northerly 33 feet.]
- Rights of the United States, State of Michigan and the public for commerce, navigation, recreation and fishery, in any portion of the land comprising the bed of creek, or land created by fill or artificial accretion. [Not plottable.]
- The nature, extent or lack of riparian rights or the riparian rights of riparian owners and the public in and to the use of the waters of creek. [Not plottable.]
- Rights of tenants, if any, under any unrecorded leases. [Not plottable.]
- Lien for outstanding water or sewer charges, if any. [Not plottable.]
- Terms and Conditions contained in Reciprocal Easement Agreement as disclosed by instrument recorded in Liber _____ page _____. [Not plottable. Document not provided.]
- All Taxes paid to and including 2013 [Not plottable.]
 2013 Summer Taxes PAID in the amount of \$31,394.52
 2013 Winter Taxes PAID in the amount of \$5,668.60
 Tax Item No. 09-23-100-001, covers more land

SURVEYOR'S CERTIFICATE:

To: First American Title Insurance Company
 Pulte Land Company, a Michigan limited liability company
 Orion Commons, LLC, a Michigan limited liability company

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 8, 11(a), 11(b) and 19 of Table A thereof. The field work was completed on June 06, 2013.

Kevin T. Roach, PS
 Agent for Professional Engineering Associates, Inc.
 Registration No. 47971 within the State of Michigan

REFERENCE DRAWINGS

- WATER MAIN XXXXXXXXXXXX
- SANITARY SEWER XXXXXXXXXXXX
- STORM SEWER XXXXXXXXXXXX
- COMBINED SEWER XXXXXXXXXXXX
- ELECTRIC XXXXXXXXXXXX
- TELEPHONE XXXXXXXXXXXX
- GAS XXXXXXXXXXXX
- PETROLEUM XXXXXXXXXXXX
- CITY FLOOD PLAN XXXXXXXXXXXX
- OTHER XXXXXXXXXXXX

SURVEY NOTES:

- No buildings existing on the surveyed parcel.
- Wetlands were delineated by Brooks Williamson and Associates on December 11, 2012.
- Parcel 3 & Parcel 4 are subject to the rights of the public over the northerly 33 feet along Scripps road as a highway easement. (per Deeds recorded in Liber 35362, Page 442 & Liber 44453, Page 748)
- Parcel 3 and Parcel 4 as depicted on this survey are part of a larger Tax Parcel No. 09-23-100-001. These Parcels are proposed and do not legally exist as of the date of this survey.
- The current zoning classification was not provided by the Insurer, as required in Item 6(a) in Table A of the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys".

REVISIONS

NO.	DATE	DESCRIPTION
1	6-12-14	DATE
2		DATE
3		DATE
4		DATE
5		DATE
6		DATE
7		DATE
8		DATE
9		DATE
10		DATE

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 Troy, MI 48063-1872
 Phone: (248) 689-9090
 Fax: (248) 689-1044
 website: www.peainc.com

ORION COMMONS, LLC
 3800 WOODWARD AVENUE, SUITE 200
 BLOOMFIELD HILLS, MICHIGAN 48304

ALTA/ACSM LAND TITLE SURVEY
 ORION COMMONS
 PART OF THE NW 1/4 OF SECTION 23, T. 4N., R. 10E.,
 TOWNSHIP OF ORION, OAKLAND COUNTY, MICHIGAN

DES. N/A DN. DN. SUR. KR. P.M. JBT
 S:\PROJECTS\2012\20121218_ORION_COMMONS-PER-SURVEY-DPT\13131800\Area\1218_ALTA-REL-REV.C (6-12-14)

ORIGINAL ISSUE DATE: MAY 9, 2014
 PEA JOB NO. 2012-138
 SCALE: 1" = 120'
 DRAWING NUMBER:
1