

6) — EASEMENT TO MICHIGAN BELT TELEPHONE COMPANY RECORDED IN LIBER 3701, PAGE 780. APPLIES AND AFFECTS, PLOTTED AS SHOWN.

7) — TERMS, CONDITIONS AND PROVISIONS WHICH ARE RECITED IN CONSENT JUDGMENT RECORDED IN LIBER 18937, PAGE 288. APPLIES AND AFFECTS, BLANKET IN NATURE.

8) — TERMS, CONDITIONS AND PROVISIONS WHICH ARE RECITED IN LANDSCAPE BUFFER EASEMENT AGREEMENT BY AND BETWEEN 28 VAN DYKE INVESTMENTS, L.L.C., A MICHIGAN LIMITED LIABILITY COMPANY RECORDED IN LIBER 19326, PAGE 799. AFFECTS AND APPLIES, PLOTTED AS SHOWN.

9) — TERMS, CONDITIONS AND PROVISIONS WHICH ARE RECITED IN SEPTIC SYSTEM BUFFER EASEMENT AGREEMENT BY AND BETWEEN 28 VAN DYKE INVESTMENTS, L.L.C., A MICHIGAN LIMITED LIABILITY COMPANY RECORDED IN LIBER 19326, PAGE 805. APPLIES AND AFFECTS, PLOTTED AS SHOWN.

10) — TERMS, CONDITIONS AND PROVISIONS WHICH ARE RECITED IN ACCESS EASEMENT — AGREEMENT BY AND BETWEEN 28 VAN DYKE INVESTMENTS, L.L.C., A MICHIGAN LIMITED LIABILITY COMPANY, WASHINGTON TOWNSHIP RECORDED IN LIBER 19326, PAGE 812. APPLIES AND AFFECTS, PLOTTED AS SHOWN.

11) — EASEMENT FOR DRAINAGE PURPOSES, AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, IN FAVOR OF THE BOARD OF COUNTY ROAD COMMISSIONERS OF THE COUNTY OF WACOMB, MICHIGAN, AS RECORDED IN LIBER 19607, PAGE 103. EASEMENT NOT ON SUBJECT PROPERTY, BUT FOR BENEFIT OF PLOTTED AS SHOWN.

12) — UNDERGROUND EASEMENT (RIGHT OF WAY) IN FAVOR OF THE DETROIT Edison COMPANY, A MICHIGAN CORPORATION, AND WASHINGTON TOWNSHIP RECORDED IN LIBER 19326, PAGE 803. APPLIES AND AFFECTS, PLOTTED AS SHOWN.

13) — TERMS, CONDITIONS AND PROVISIONS WHICH ARE RECITED IN STORM WATER SYSTEM EASEMENT AGREEMENT BY AND BETWEEN 28 VAN DYKE INVESTMENTS, L.L.C., A MICHIGAN LIMITED LIABILITY COMPANY AND WASHINGTON TOWNSHIP RECORDED IN LIBER 19730, PAGE 924. APPLIES AND AFFECTS, PLOTTED AS SHOWN.

14) — TERMS, CONDITIONS AND PROVISIONS WHICH ARE RECITED IN WATER MAIN EASEMENT AGREEMENT BY AND BETWEEN 28 VAN DYKE INVESTMENTS, L.L.C., A MICHIGAN LIMITED LIABILITY COMPANY AND WASHINGTON TOWNSHIP RECORDED IN LIBER 19733, PAGE 745. APPLIES AND AFFECTS, PLOTTED AS SHOWN.

ZONING DATA						
ZONING ITEM	REQUIRED	OBSERVED	PARKING REQUIREMENTS			
PERMITTED USE	CC	CC	1 PER / 500 SF OF RETAIL FLOOR AREA			
MINIMUM LOT AREA (SQ.FT)	30,000 SF	87,171 SF				
MAX BUILDING COVERAGE	N/A	16.71%	TYPE	EXISTING	REQUIRED	
MAX BUILDING HEIGHT	3'		REGULAR	52	56	
BUILDING SETBACKS			HANDICAP	4	3	
FRONT	110'	164.69'	TOTAL	56	59	
SIDE	20'	46.90'				
REAR	40'	65.66'				

NOT TO SCALE

CAMPGROUND

29 MILE ROAD

VAN DYKE ROAD

M 53 HIGHWAY

SITE

87,171± SQUARE FEET  
2.00± ACRES

REGULAR= 52    HANDICAP= 4  
TOTAL= 56

**ASPHALT BIKEPATH ENCROACHS ON SUBJECT PROPERTY**

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT [WWW.MSC.FEMA.GOV](http://WWW.MSC.FEMA.GOV), AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 26099C0120G, COMMUNITY NUMBER 260447, WHICH BEARS AN EFFECTIVE DATE OF 09/29/06 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM, I HAVE LEARNED THAT THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

○ FOUND IRON	○ <sup>GA</sup> EXISTING CLEAN OUT
FI (FOUND CAPPED IRON),	HVAC.= HEATING VENTILATION, A/C
FCI (FOUND IRON),	SQ. FT., S.F.= SQUARE FEET
SIP (FOUND IRON PIPE)	
SET IRON = S0155923	
● RECORD DISTANCE	① PARKING COUNT
R MEASURED DISTANCE	⌘ EXISTING HYDRANT
----- EXISTING WATERMAIN	Ⓜ EXISTING WELL
----- EXISTING OVERHEAD WIRES	Ⓢ EXISTING SANITARY STRUCTURE
----- EXISTING WIRE FENCE	Ⓢ EXISTING STORM STRUCTURE
— EXISTING VINYL FENCE	Ⓢ EXISTING STORM CATCH BASIN
— EXISTING STORM SEWER	Ⓢ EXISTING MANHOLE (UNKNOWN)
✱ EXISTING UTILITY POLE	
✱ EXISTING LIGHT POLE	EXISTING CONCRETE
✱ EXISTING STREET SIGN	EXISTING ASPHALT
✱ EXISTING UTILITY POLE	EXISTING BUILDING
✱ EXISTING GATE VALVE	Ⓢ GAS METER
✱ GUY WIRE	Ⓢ ELEC. METER

ZONING INFORMATION PROVIDED BY:  
AEI CONSULTANTS  
2500 CAMINO DIABLO  
WALNUT CREEK, CALIFORNIA 94597  
(925) 746-6000  
DATED: MAY 17, 2013  
JOB#13-04-08198

#24-04-15-476-017  
29 & VAN DYKE  
INVESTMENTS LLC  
20379 HALL ROAD.  
MACOMB, MI 48044  
SITE ADDRESS#  
63033 VAN DYKE ROAD

#24-04-15-476-017  
29 & VAN DYKE  
INVESTMENTS LLC  
20379 HALL ROAD.  
MACOMB, MI 48044  
SITE ADDRESS#  
63033 VAN DYKE ROAD

SHEET 1 OF 1

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MACOMB, STATE OF MICHIGAN, AND IS DESCRIBED AS FOLLOWS:

LAND SITUATED IN THE TOWNSHIP OF WASHINGTON, COUNTY OF MACOMB, AND STATE OF MICHIGAN, DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 15, TOWN 4 NORTH, RANGE 12 EAST; THENCE NORTH 89 DEGREES 59 MINUTES 40 SECONDS WEST 84.22 FEET ALONG THE SOUTH LINE OF SECTION 15 AND THE CENTERLINE OF 29 MILE ROAD (33 FEET 1/2 MILE WIDE) TO THE SOUTHWEST CORNER OF SECTION 15; THENCE SOUTH 89 DEGREES 59 MINUTES 40 SECONDS WEST 263.28 FEET; THENCE NORTH 00 DEGREES 11 MINUTES 04 SECONDS EAST 386.29 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 58 SECONDS EAST 327.50 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 04 SECONDS WEST 280.60 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 58 SECONDS WEST 122.90 FEET TO THE CENTERLINE OF VAN DYKE ROAD (33 FEET 1/2 MILE WIDE); THENCE SOUTH 31 DEGREES 41 MINUTES 12 SECONDS WEST 122.90 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF GRAND TRUNK ROAD (100 FEET WIDE) TO THE PLACE OF BEGINNING.

EXCEPTING THEREFORE THAT PART DEEDED TO THE BOARD OF COUNTY ROAD COMMISSIONERS FOR THE COUNTY OF MACOMB, MICHIGAN, IN YEAR 1967, PAGE 100, AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 2 EAST, MERIDIAN 10 WEST; GO SOUTH 89 DEGREES 48 MINUTES 59 SECONDS WEST 46.22 FEET ALONG THE SOUTH LINE OF SECTION 15 AND THE CENTERLINE OF 29 MILE ROAD (33 FEET 1/2 WIDE) TO A POINT BEARING S 89° 48' 59" W DISTANCE 111 FEET 11 INCHES TO AN IRON PIN SETTING; THENCE S 89° 48' 59" W DISTANCE 111 FEET 11 INCHES TO SECOND CORNER WEST 263.28 FEET; THENCE NORTH 00 DEGREES 11 MINUTES 40 SECONDS EAST 60.00 FEET ALONG THE EASTERY LINE TO LAND CONVEYED TO WASHINGTON TOWNSHIP BY DEED RECORDED IN YEAR 1908A, PAGE 736; THENCE SOUTH 89 DEGREES 48 MINUTES 59 SECONDS EAST 60.00 FEET ALONG A SOUTHERLY LINE OF SAID LAND OF WASHINGTON TOWNSHIP; THENCE SOUTH 89 DEGREES 48 MINUTES 59 SECONDS EAST 60.00 FEET ALONG A SOUTHERLY LINE OF SAID LAND OF WASHINGTON TOWNSHIP; THENCE NORTH 00 DEGREE 11 MINUTE 40 SECONDS WEST 60.00 FEET TO A POINT BEARING N 00° 11' 40" W DISTANCE 111 FEET 11 INCHES TO AN IRON PIN SETTING; THENCE N 00° 11' 40" W DISTANCE 111 FEET 11 INCHES TO VAN DYKE ROAD (33 FEET 1/2 WIDE); THENCE SOUTH 31 DEGREES 41 MINUTES 12 SECONDS WEST 122.90 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF GRAND TRUNK WESTERN RAILROAD (100 FEET WIDE) TO THE PLACE OF BEGINNING.

TOGETHER WITH LANDSCAPE BUFFER EASEMENT CREATED IN THAT CERTAIN LANDSCAPE BUFFER EASEMENT AGREEMENT BY AND BETWEEN WASHINGTON TOWNSHIP, A GENERAL LAW TOWNSHIP AND 29 & VAN DYKE INVESTMENTS, L.L.C., A MICHIGAN LIMITED LIABILITY COMPANY, AS RECORDED IN LIBER 19326, PAGE 799.

TOGETHER WITH SEPTIC SYSTEM BUFFER EASEMENT CREATED IN THAT CERTAIN SEPTIC SYSTEM BUFFER EASEMENT AGREEMENT BY AND BETWEEN WASHINGTON TOWNSHIP, A GENERAL LAW TOWNSHIP AND 29 & VAN DYKE INVESTMENTS, L.L.C., A MICHIGAN LIMITED LIABILITY COMPANY, AS RECORDED IN LIBER 19326, PAGE 805.

PARCEL ID: 24-04-15-476-020 ; 24-04-  
STREET ADDRESS: 63033 VAN DYKE, WASHIN

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED  
IN FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT FILE NO.: 07184907  
PERFORMA, WITH AN EFFECTIVE DATE OF FEBRUARY 28, 2013 AT 12:00

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE, RELATED TO UTILITIES, ADJACENT PROPERTIES, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER EXPLANATION IS SPECIFICALLY REFERENCED HEREON.
3. THIS SURVEY MEETS OR EXCEEDS ALL CURRENT STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2011 ALTA/ACSM SURVEY REQUIREMENTS.
4. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO 29 MILE ROAD AND VAN DYKE, BOTH ARE DEDICATED PUBLIC STREETS OR HIGHWAYS.
5. THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
6. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING OR CONSTRUCTION OF BUILDING ADJACENT TO THE SUBJECT PROPERTY.
7. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, PUMP OR SANITARY LANDFILL.
8. THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
9. ZONING INFORMATION NOT PROVIDED TO THE SURVEYOR BY THE TITLE INSURER. INCLUDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.

BEARINGS SHOWN HEREON ARE BASED ON SOUTH LINE OF SECTION 15 PER LEGAL DESCRIPTION (N89°59'40"W) AND THE CENTERLINE OF 29 MILE ROAD

PROJECT NAME  
RITE AID  
(63033 VAN DYKE ROAD)  
MACOMB COUNTY WASHINGTON TWP., MI 48095

TO: MENLO CAPITAL GROUP, LLC; MENLO REALTY INCOME PROPERTIES 28, LLC;  
FIDELITY NATIONAL TITLE INSURANCE COMPANY; AND AEI CONSULTANTS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT 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 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(a), 12, 13, 14, 16, 18, 21 AND 22 OF THE STATE OF MICHIGAN FIELD WORK WAS COMPLETED ON MAY 7, 2013  
DATE OF PLAT OR MAP: MAY 8 2013.



BRADLEY G. REICHERT  
PROFESSIONAL SURVEYOR  
NO. 55923

REGISTERED SURVEYOR: BRADLEY G. REICHERT  
PROFESSIONAL LAND SURVEYOR NO.: 55923  
STATE OF MICHIGAN

DATE	REVISION HISTORY	JOB NUMBER:
6-4-13	ZONING REPORT	13-082
6-20-13	PERFORMA	SCALE: 1" = 30'
		DRAWN BY: B.C.R.
		APPROVED BY: G.H.R.

**REPUBLIC NATIONAL**  
LAND SURVEYORS  
407 WEKIVA SPRINGS ROAD • SUITE #101  
LONGWOOD, FLORIDA, 32709 •  
PHONE: (407) 882-4200 • ALMATOSURVEY@YAHOO.COM • FAX: (407) 882-6761

SURVEYED BY:  
**REICHERT SURVEYING INC.**  
140 FLUMERFELT LANE  
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FAX: (248) 656-7099