

ITEMS CORRESPONDING TO SCHEDULE B-II

1. Covenants, conditions, restrictions and other provisions but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin as contained in instrument recorded in Liber 7368, page 380, and as modified in Liber 9707, page 468. (Document includes the following restrictions:
Maximum Height: "...the municipal zoning ordinance and building codes shall govern the maximum heights of the building but in no case shall the building be higher than 35 ft. above finished ground floor (grade entrance point) of the building."
Setbacks: "...the municipal zoning ordinance and building codes shall govern the front, side and rear setback requirements but in no case shall they be less than 50 ft. front yard and 20 ft. side yards (each side) and 30 ft. rear yard." The setbacks are shown hereon.)
2. Terms and Conditions contained in Mutual Benefit Easement Agreement and Agreement to Participate in Maintenance and/or Repair as disclosed by instrument recorded in Liber 9739, page 71, and Liber 9739, page 76, as to Parcel 1. (Located on the subject property as shown.)
3. Easement for storm sewer in favor of the City of Novi and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 10820, page 646, as to Parcel 1. (The location cannot be determined from the record document.)
4. Detroit Edison Underground Easement (Right of Way) in favor of The Detroit Edison Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 20773, page 465, as to Parcel 1. (Located on the subject property as shown.)
5. Easement(s) and/or Setback Lines, if any, as disclosed by the recorded plat. (Located on the subject property as shown.)

LEGEND OF SYMBOLS & ABBREVIATIONS

- (D) = STORM MANHOLE
 (S) = CATCHBASIN
 (S) = STORM LINE
 (S) = SANITARY MANHOLE
 (S) = SANITARY CLEANOUT
 (S) = SANITARY LINE
 (E) = ELECTRIC MANHOLE
 (U) = UTILITY POLE
 (U) = GUY WIRE
 (O) = OVERHEAD UTILITY LINE
 (U) = UNDERGROUND UTILITY LINE
 (A) = TRANSFORMER
 (A) = AC-UNIT
 (T) = TELEPHONE MANHOLE
 (T) = ROOF DRAIN
 (T) = TELEPHONE PEDESTAL
 (T) = ELECTRIC PEDESTAL
 (T) = ELECTRIC METER
 (T) = LIGHT POLE
 (T) = SIGN
 (T) = MONUMENT SIGN
 (W) = WATER MANHOLE
 (W) = WATER LINE
 (V) = WATER VALVE
 (V) = FIRE HYDRANT
 (V) = MONITORING WELL
 (V) = GAS METER
 (V) = GAS VALVE
 (V) = GAS LINE
 (X) = FENCE LINE
 (X) = CURB AND GUTTER
 (T) = TREE LINE
 (T) = SET IRON & CAP #47969
 (T) = FOUND IRON AS NOTED
 (T) = SECTION CORNER
 (T) = DISTANCE NOT TO SCALE
 (P) = YARDBASIN
 (P) = POST INDICATOR VALVE
 (W) = WALL HYDRANT
 (W) = MAIL BOX
 (W) = SATELLITE DISH
 (R) = ASPHALT
 (M) = CONCRETE
 (R) = RECORDED
 (M) = MEASURED
 N. North
 S. South
 E. East
 W. West
 Degrees
 Feet or Minutes
 Inches or Seconds
 Sq. Square
 Ft. Feet
 Vol. Volume
 Pg. Page
 O.R. Official Record
 Calc. Calculated
 Rec. Record
 R/W Right of Way
 C Centerline

SCALE: 1" = 30'

0' 15' 30' 60'

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 260175, MAP NUMBER 26125C027F WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 29, 2006 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON THE FEMA WEBSITE (HTTP://MSC.FEMA.GOV). WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. AND A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ZONING INFORMATION

The surveyor was not provided with zoning information by the insurer pursuant to Table A Item 6a.

Note: See Notes Corresponding to Schedule B-II for additional height and setback information.

SIGNIFICANT OBSERVATIONS

- A. Fence extends over the South line onto subject property by 1.2', see drawing for detail.
- B. Fence extends over the East line of subject property by 14.4', see drawing for detail.
- C. Block wall extends over the East line of subject property by 0.4', see drawing for detail.
- D. Building extends over the front and side minimum setback lines, see drawing for detail.

NW CORNER
SECTION 24
T1N, R8E

N88°15'16"E 60.00' (R/M)

S02°02'48"E 360.00' (R/M)

MEADOW BROOK ROAD
(93' PUBLIC R.O.W.)

WEST LINE, SECTION 24

W 1/4 CORNER
SECTION 24
T1N, R8E

VINCENTI COURT
(60' PUBLIC R.O.W.)

CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH
C1	441.16' (R/M)	80.00' (R/M)	315°57'23" (R)	S00°00'02"E (R)	60.00' (R/M)
C2	62.88' (R/M)	80.00' (R/M)	315°57'00" (M)	S01°18'36"E (M)	61.28' (M)

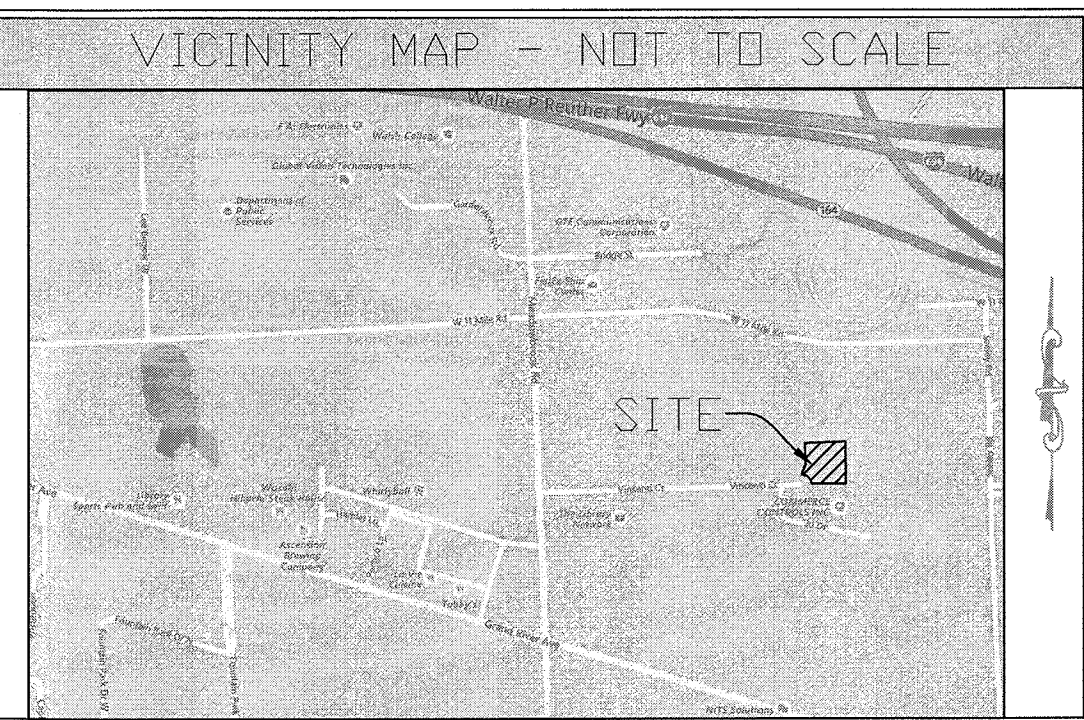
DRESCOSKY, SHARON & KAREN
48489 W. 11 MILE ROAD
22-24-100-016

PARKING SPACE TABLE

TYPE OF SPACE	EXISTING STRIPED SPACES
REGULAR	95
HANDICAP	1
TOTAL	96

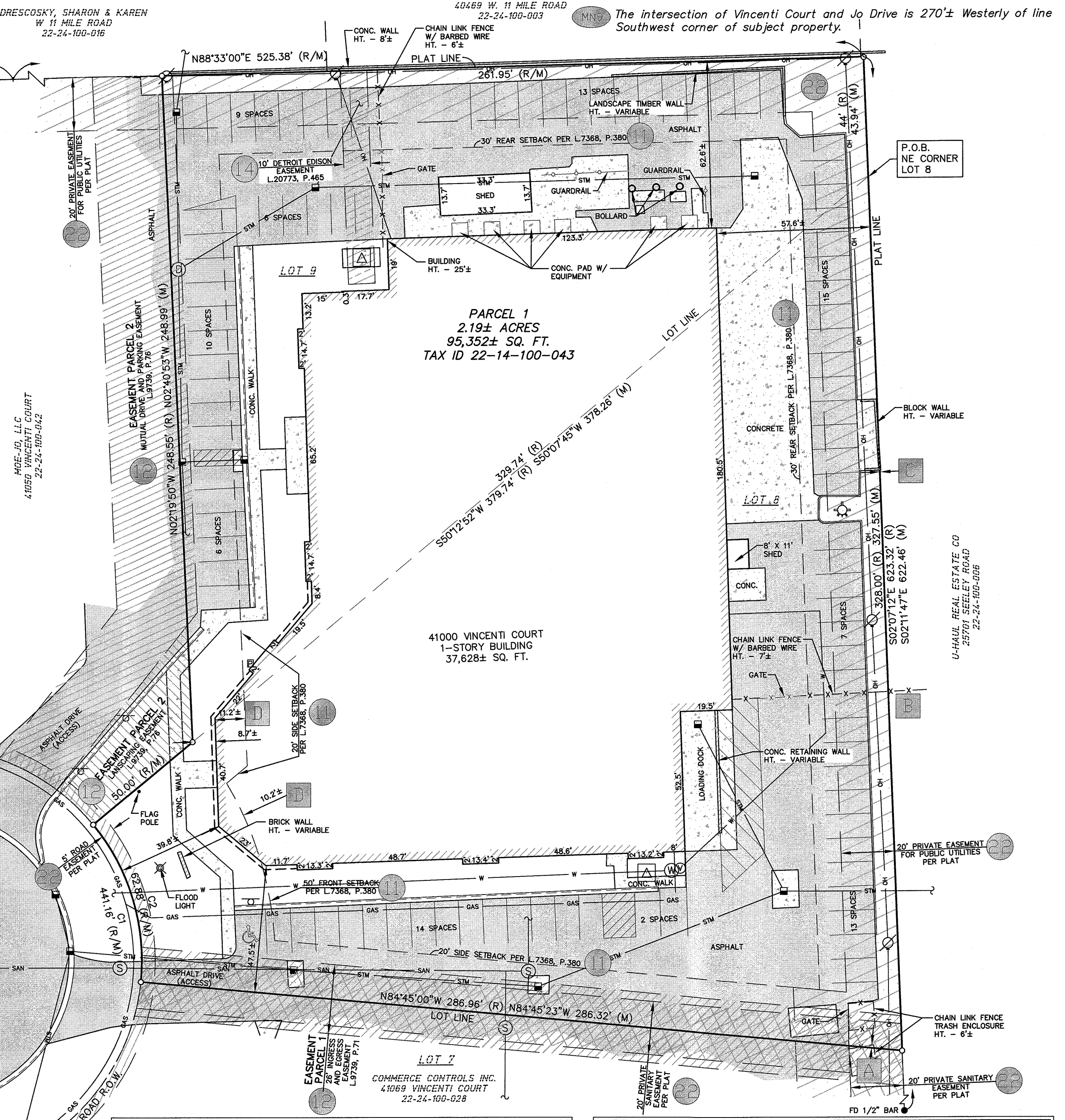
HAZEL, LLC
41069 VINCENTI COURT
22-24-100-042

PROJECT REVISION RECORD



MISCELLANEOUS NOTES

- MN1. Bearings were established by holding a course of S02°02'48"E along the West line of Section 24, per "Vincenti Industrial Park" per Liber 157, Page 31, Oakland County Records.
- MN2. There was no observable evidence of cemeteries / burial grounds on the subject property.
- MN3. There was no evidence of current earth moving work, building construction or building additions observed in the process of conducting the field work.
- MN4. There were no proposed changes in street right of way lines. There is no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the field work.
- MN5. Site address was obtained from record documentation and field observation.
- MN6. Site has direct physical access to Vincenti Court, a public right of way. Site also has indirect access to Vincenti Court through Easement Parcel 1, as recorded in Liber 9739, page 71 and Easement Parcel 2, as recorded in Liber 9739, page 76.
- MN7. Pursuant to Table A Item 18, no wetland delineation was observed in the process of conducting the field work.
- MN8. Pursuant to Table A Item 11, placement of an 811 utility locate request that does not include excavation is a violation of Michigan Public Act 174 of 2013. Utility plan information was obtained through Michigan's Miss Dig Design Ticket program.
- MN9. The intersection of Vincenti Court and Jo Drive is 270± Westerly of line Southwest corner of subject property.



PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
7/31/2017	FIRST DRAFT		
8/3/2017	FIRST DRAFT		
FIELD WORK: JS/JZ	DRAFTED: JML	CHECKED BY: WSF	FB & PG

LEGAL

THE USE OF THIS DOCUMENT'S FORMAT IS STRICTLY PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT AND PERMISSION OF BOCK & CLARK CORP. ©2017 BOCK & CLARK CORP.

NOTE: This survey is for the exclusive use and benefit of the parties indicated and is not intended for future transactions.

RECORD DESCRIPTION

The land referred to is situated in the County of Oakland, City of Novi, State of Michigan, is described as follows:

PARCEL 1:
Lot 8 and part of Lot 9, described as: Commencing at the Northeast corner of said Lot 8 for a point of beginning; thence South 50 degrees 12 minutes 52 seconds West 329.74 feet; thence North 02 degrees 19 minutes 50 seconds West 248.55 feet; thence North 88 degrees 33 minutes 00 seconds East 261.95 feet; thence South 02 degrees 07 minutes 12 seconds East 44.00 feet to the point of beginning, of VINCENTI INDUSTRIAL PARK, according to the plat thereof as recorded in Liber 157 of Plats, pages 31 and 32, Oakland County Records.

EASEMENT PARCEL 1:
Together with a non-exclusive easement as created, limited and defined by Mutual Benefit Easement Agreement and Agreement to Participate in Maintenance and/or repair recorded in Liber 9739, page 71, Oakland County Records.

EASEMENT PARCEL 2:
Together with a non-exclusive easement as created, limited and defined by Mutual Benefit Easement Agreement and Agreement to Participate in Maintenance and/or repair recorded in Liber 9739, page 76, Oakland County Records.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN PARCEL 1 OF THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 784790, DATED JUNE 26, 2017 AT 8:00 A.M.

ALTA/NSPS LAND TITLE SURVEY

for
Vincenti

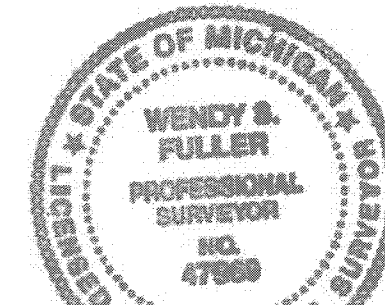
41000 Vincenti Court, Novi, MI 48375

BASED ON PARCEL 1 OF FIRST AMERICAN TITLE INSURANCE
COMMITMENT NO. 784780
BEARING A DATE OF JUNE 26, 2017

Surveyor's Certification

To: Ameritas Life Insurance Corp., its successors and/or assigns as their interests may appear; Vincenti 1000 LLC; BlueMark Capital, LLC; First American Title Insurance Company and Bock & Clark Corporation.

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, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 16, 17, 18 and 20 of Table A thereof. The fieldwork was completed on July 20, 2017.



Wendy S. Fuller
Registration No. 47969
within the State of Michigan
email: fuller@s-g-es.com
Date of Survey: July 31, 2017
Date of Last Revision: August 3, 2017

LSG Engineers & Surveyors
3135 Pine Tree Rd, Suite D
Lansing, MI 48911
Phone: (517) 393-2902
Ref. No. - 1988

Network Project No. 201702568-1

SHEET 1 OF 1

Bock & Clark

SURVEY-ZONING
ENVIRONMENTAL ASSESSMENT

National Coordinators
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