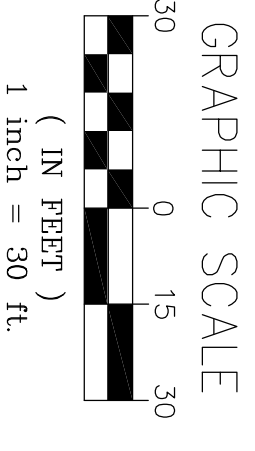
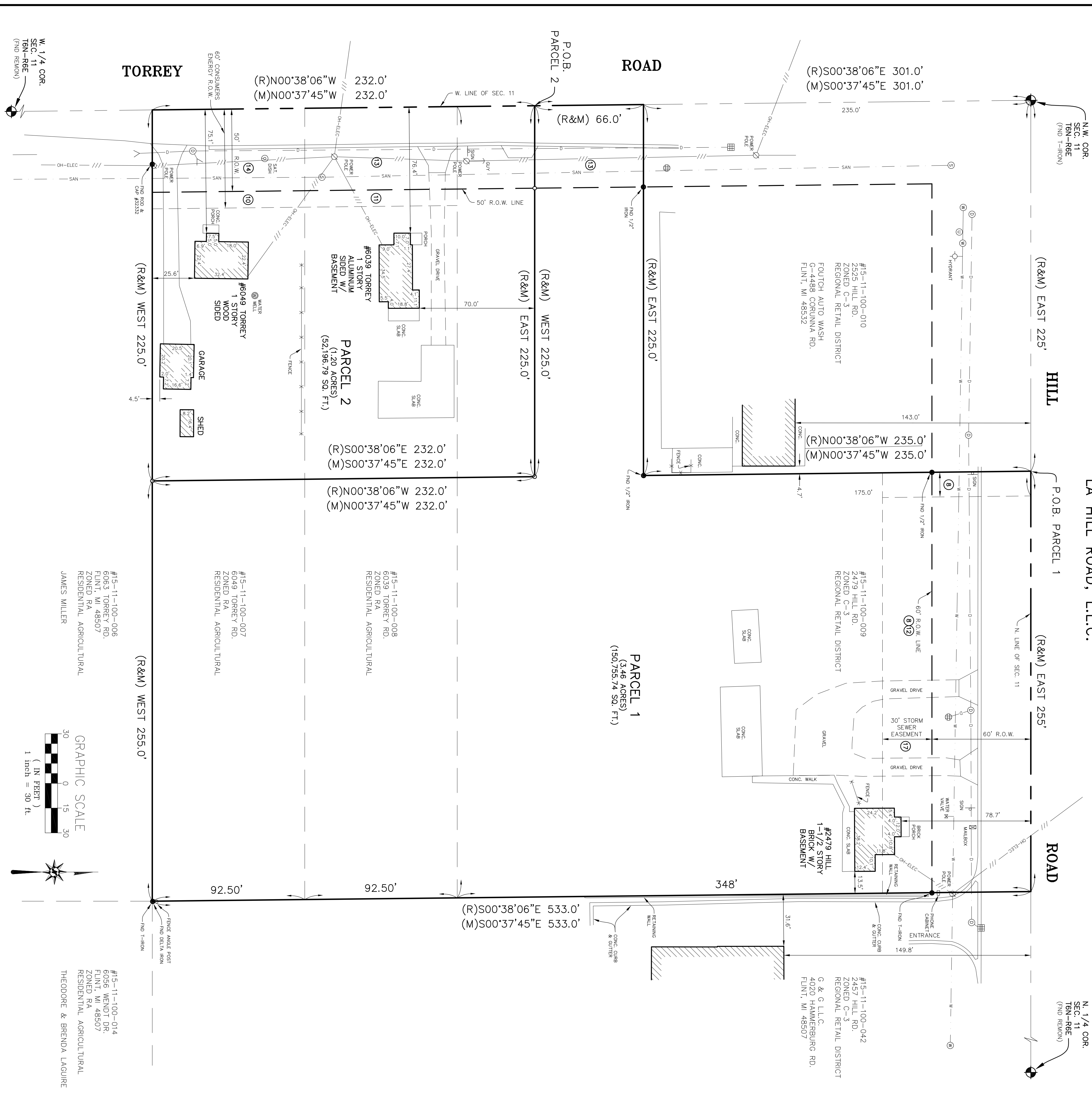


ALTA / ASCM LAND TITLE SURVEY

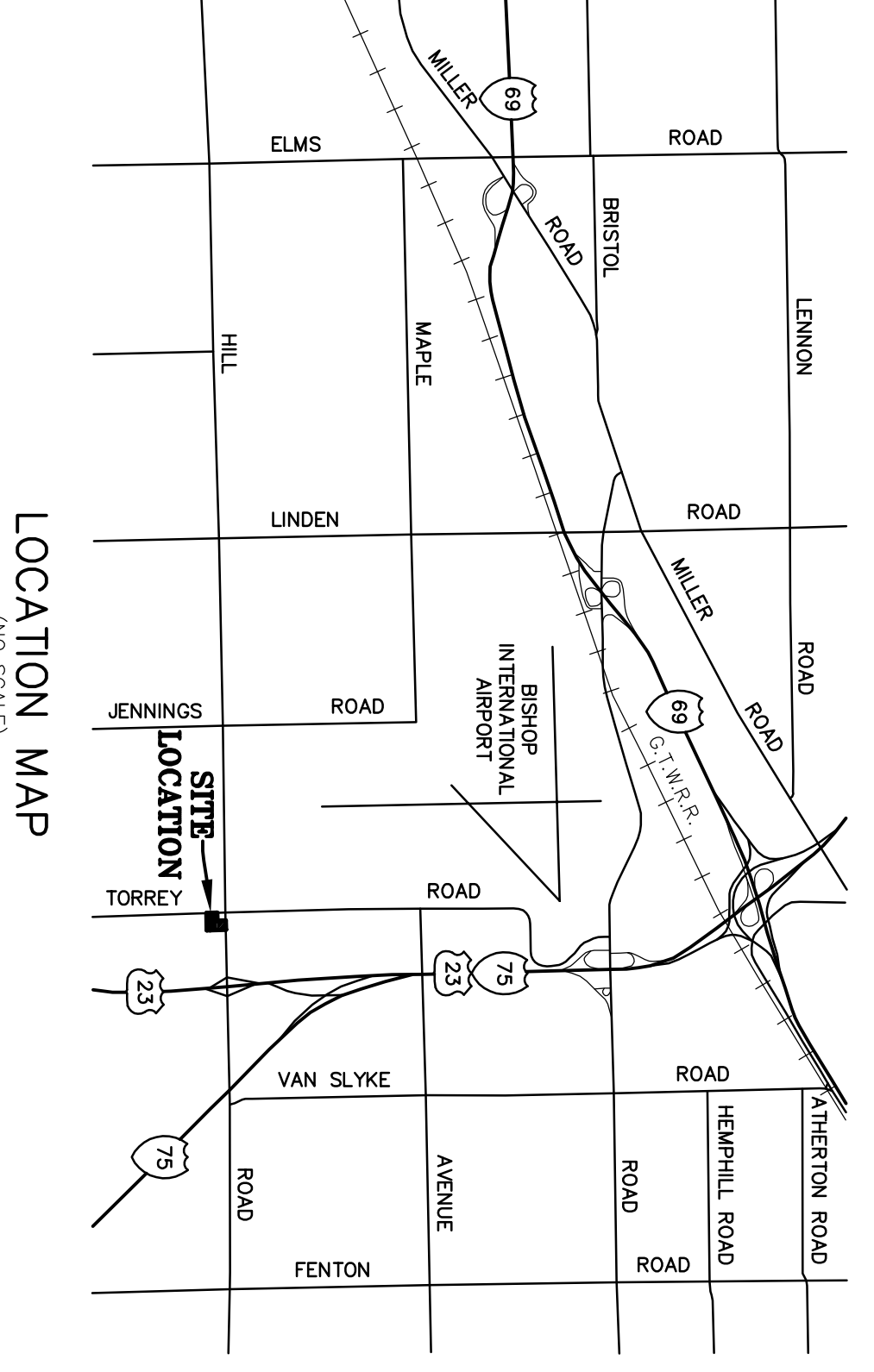
LA HILL ROAD, L.L.C.



SCHEDULE B - SECTION II EXCEPTIONS:

(PER TITLE POLICY PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 696229, EFFECTIVE DATE: 7-7-15 AT 8:00 A.M.)

8. RIGHT OF WAY IN FAVOR OF THE BOARD OF COUNTY ROAD COMMISSIONERS AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN LIBER 1356, PAGE 114. (AS SHOWN)
9. RIGHT OF WAY IN FAVOR OF CONSUMERS POWER COMPANY AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 1492, PAGE 478. (UNABLE TO READ)
10. RIGHT OF WAY IN FAVOR OF CONSUMERS POWER COMPANY AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 1492, PAGE 485. (AS SHOWN)
11. RIGHT OF WAY IN FAVOR OF CONSUMERS POWER COMPANY AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 1492, PAGE 496. (AS SHOWN)
12. RIGHT OF WAY IN FAVOR OF THE BOARD OF COUNTY ROAD COMMISSIONERS AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 1499, PAGE 159. (AS SHOWN)
13. GENERAL EASEMENT AND RIGHT OF WAY FOR SANITARY SEWER IN FAVOR OF COUNTY OF GENESSEE AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 1769, PAGE 171, 172, 173, AND 174. (AS SHOWN)
14. RIGHT OF WAY IN FAVOR OF MICHIGAN BELL TELEPHONE COMPANY AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 1907, PAGE 878. (AS SHOWN)
15. NOTICE TO THE PUBLIC RE: UNRECORDED DRAIN EASEMENTS OR RIGHTS-OF-WAY IN FAVOR OF CONSUMERS POWER COMPANY AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 2018, PAGE 40. (BLANKET EASEMENT)
16. RELEASE OF RIGHT OF WAY IN FAVOR OF GENESSEE COUNTY DRAIN COMMISSIONER AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 2040, PAGE 533 (BLANKET EASEMENT)
17. GENERAL EASEMENT AND RIGHT OF WAY GRANT FOR STORM SEWER CONSTRUCTION AND MAINTENANCE IN FAVOR OF COUNTY OF GENESSEE AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 2539, PAGE 363. (AS SHOWN)
18. GENERAL EASEMENT AND RIGHT OF WAY GRANT FOR STORM SEWER CONSTRUCTION AND MAINTENANCE IN FAVOR OF COUNTY OF GENESSEE AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 2539, PAGE 364. (AS SHOWN)
19. ANY RIGHTS, TITLE INTEREST OR CLAIM THEREOF TO THAT PORTION OF THE LAND TAKEN, USED OR GRANTED FOR STREETS, ROADS OR HIGHWAYS.
20. RIGHTS OF TENANTS, IF ANY UNDER ANY UNRECORDED LEASES. (DOES NOT APPLY TO SURVEY)



LEGAL DESCRIPTION:

PART OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 6 EAST, DESCRIBED AS BEGINS AT THE NORTH LINE OF SECTION 11, A DISTANCE OF 225.0 FEET FROM THE BEGINNING EAST ALONG THE NORTH LINE OF SECTION 11, THENCE CONTINUING EAST ALONG SAID NORTH LINE 225 FEET; THENCE SOUTH 00 DEGREES 28 MINUTES 06 SECONDS EAST (PREVIOUSLY RECORDED AS SOUTH 00 DEGREES 37 MINUTES 30 SECONDS EAST) PARALLEL WITH THE WEST LINE OF SECTION 11 A DISTANCE OF 533.0 FEET; THENCE WEST 225.0 FEET; THENCE NORTH 00 DEGREES 38 MINUTES WEST 66.0 FEET; THENCE WEST 225.0 FEET; THENCE NORTH 00 DEGREES 38 MINUTES 06 SECONDS WEST 232.0 FEET TO THE POINT OF BEGINNING.

PART OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 6 EAST, DESCRIBED AS BEGINS AT 90 DEGREES 38 MINUTES 06 SECONDS EAST (PREVIOUSLY RECORDED AS SOUTH 00 DEGREES 37 MINUTES 30 SECONDS EAST) PARALLEL WITH THE WEST LINE OF SECTION 11 A DISTANCE OF 533.0 FEET; THENCE WEST 225.0 FEET; THENCE NORTH 00 DEGREES 38 MINUTES WEST 66.0 FEET; THENCE WEST 225.0 FEET; THENCE NORTH 00 DEGREES 38 MINUTES 06 SECONDS WEST 232.0 FEET TO THE POINT OF BEGINNING.

THE SOUTH 92.5 FEET OF THE NORTH 440.5 FEET OF THE WEST 480 FEET OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 6 EAST, TAX ITEM NO. 15-11-100-008, COMMONLY KNOWN AS: 6039 TORREY RD., FLINT, MI 48507.

THE WEST 480 FEET OF THE NORTH 348 FEET OF THE NORTHWEST 1/4, EXCEPT THE NORTH 235 FEET OF THE WEST 225 FEET, OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 6 EAST, TAX ITEM NO. 15-11-100-009, COMMONLY KNOWN AS: 2479 HILL RD., FLINT, MI 48507.

THE SOUTH 1/2 & OF THE SOUTH 185 FEET OF THE NORTH 533 FEET OF THE WEST 480 FEET OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 6 EAST, TAX ITEM NO. 15-11-100-007, COMMONLY KNOWN AS: 6049 TORREY RD., FLINT, MI 48507.

SURVEYORS NOTES:

1. DATE OF LAST FIELD WORK: 8-15-15.
2. THERE ARE NO OTHER VISIBLE IMPROVEMENTS OTHER THAN THE SUBSTANTIAL VISIBLE IMPROVEMENTS SHOWN.
3. THERE ARE NO APPARENT PHYSICAL USES OTHER THAN THOSE SHOWN.
4. THIS SURVEY WAS PERFORMED FOR THE PURPOSE SHOWN HEREON AND DOES NOT MAKE ANY REPRESENTATION AS TO THE DELINEATION OF ANY JURISDICTIONAL LINES EXCEPT AS SHOWN OR NOTED HEREON.
5. NO ENVIRONMENTAL ASSESSMENT OR AUDIT WAS PERFORMED ON THE SURVEYED PARCEL BY THIS FIRM.
6. BEARINGS SHOWN HEREON ARE BASED ON LEGAL DESCRIPTION AS PROVIDED EAST AND WEST ALONG THE NORTH LINE OF SECTION 11.
7. THIS SURVEY IS BASED ON INFORMATION PROVIDED IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 696229, EFFECTIVE DATE: 7-7-15 AT 8:00 A.M.
8. TAX PARCEL NO. 15-11-100-008, 15-11-100-009, & 15-11-100-007
9. THE SUBJECT PROPERTY IS LOCATED IN ZONE X AS PER THE FLOOD INSURANCE RATE MAP NUMBER 2604900203D, PANEL NO. 303 OF 475, EFFECTIVE DATE OF SEPTEMBER 25, 2009.

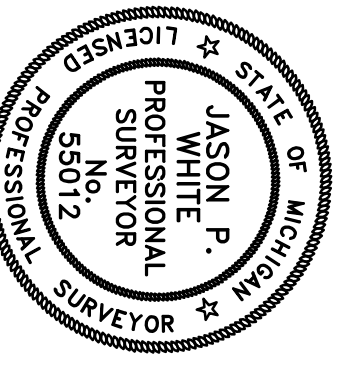
SURVEYORS CERTIFICATE:

TO FRANKLIN TITLE AGENCY, L.L.C., FIRST AMERICAN TITLE INSURANCE COMPANY, LA HILL ROAD, L.L.C., ABC PROPERTY INVESTMENTS, L.L.C., AND BRIDGDA, L.L.C.:

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/ASCM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, & 4 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 8-15-15.

DATE OF PLAT OR MAP: 8-24-15

Jason P. White
 JASON P. WHITE, P.S. NO. 355012
 LICENSED PROFESSIONAL SURVEYOR NO. 35012



- FOUND IRON
- SET IRON
- ⊕ ROUND CATCHBASIN
- ⊕ SQUARE CATCHBASIN
- ⊕ GAS VALVE
- ⊕ FIRE HYDRANT
- ⊕ SANITARY MANHOLE
- ⊕ STORM DRAIN MANHOLE
- ⊕ UTILITY MANHOLE
- ⊕ WATER MANHOLE
- ⊕ WATER VALVE
- ⊕ COT WIRE
- ⊕ WATER WELL
- ⊕ RECORDED
- ⊕ MEASURED
- ⊕ POWER POLE
- ⊕ ELECTRICAL RISER
- ⊕ FINISHED FLOOR ELEV.
- ⊕ SIGN
- ⊕ SPOT ELEVATION
- ⊕ WATER MAIN
- ⊕ WATERED ELECTRIC
- ⊕ FENCE
- ⊕ MEASURED
- ⊕ BENCHMARK
- ⊕ FINISHED FLOOR ELEV.
- SAN
- SPOT ELEVATION
- WATER MAIN
- WATERED ELECTRIC
- FENCE
- MEASURED
- BENCHMARK
- FINISHED FLOOR ELEV.

PREPARED FOR:

LA HILL ROAD, L.L.C.
 #2479 HILL RD., #6039 TORREY RD., #6049 TORREY RD. (NEAR THE NORTHWEST CORNER OF HILL RD. & TORREY RD.) PART OF THE NORTHWEST 1/4 OF SEC. 11, T6N-R6E, GENESSEE CO., MI.

PREPARED BY:

DPS, INC. SURVEYING & ENGINEERING
 3189 MAIN ROAD WATERFORD, MI 48329
 PHONE: (810) 701-9418
 EMAIL: DPSINC14@MSN.COM

DATE: 8-24-15

SCALE: 1" = 30'

JOB NO. 15-01

DATE: 8-24-15

BY: J.P.W.

PAGE: 1 OF 1