

**TITLE REPORT NOTES**

ALL EXCEPTIONS SHOWN OR NOTED ON THIS SURVEY WERE OBTAINED FROM TITLE COMMITMENT/FILE NO. 63-1004895-SVR, DATED AUGUST 30, 2010 ISSUED BY ATTORNEY'S TITLE AGENCY, L.L.C.

GRANTS OF SEWER LINE EASEMENT TO THE CHARTER TOWNSHIP OF COMMERCIAL AS RECORDED IN LIBER 11675, PAGE 611, LIBER 11675, PAGE 615 AND LIBER 11675, PAGE 620, OKLAHOMA COUNTY RECORDS, ARE OFFSITE WITHIN THE ROAD RIGHT OF WAY AND ARE NOT PLOTTED HEREON.

RIGHT OF WAY GRANTED TO THE DETROIT EDISON COMPANY FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF ELECTRICAL LINES AS SET FORTH IN AGREEMENT RECORDED IN LIBER 5 MISCELLANEOUS RECORDS, PAGE 64 AND AS MODIFIED BY THE TERMS AND PROVISIONS OF AGREEMENT RECORDED IN LIBER 4113, PAGE 452, OKLAHOMA COUNTY RECORDS, ARE PLOTTED AND NOTED HEREON.

RIGHT OF WAY GRANTED TO THE DETROIT EDISON COMPANY FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF ELECTRICAL LINES AS RECORDED IN LIBER 5 MISCELLANEOUS RECORDS, PAGE 125, OKLAHOMA COUNTY RECORDS, IS NOTED HEREON.

RELEASES OF RIGHT OF WAY GRANTED TO THE BOARD OF COUNTY ROAD COMMISSIONERS FOR THE COUNTY OF OKLAHOMA AS RECORDED IN LIBER 20 MISCELLANEOUS RECORDS, PAGE 385, LIBER 20 MISCELLANEOUS RECORDS, PAGE 387 AND LIBER 23 MISCELLANEOUS RECORDS, PAGE 327, OKLAHOMA COUNTY RECORDS, ARE OFFSITE WITHIN THE ROAD RIGHT OF WAY AND ARE NOT PLOTTED HEREON.

RIGHT OF WAY GRANTED TO MICHIGAN BELL TELEPHONE COMPANY FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF COMMUNICATIONS FACILITIES AS RECORDED IN LIBER 7700, PAGE 346, OKLAHOMA COUNTY RECORDS, IS OFFSITE WITHIN THE ROAD RIGHT OF WAY AND IS NOT PLOTTED HEREON.

GRANT OF HIGHWAY EASEMENT TO THE CHARTER TOWNSHIP OF COMMERCIAL FOR CONSTRUCTION, INSTALLATION AND MAINTENANCE OF PUBLIC HIGHWAY AND RELATED APPURTENANCES AS RECORDED IN LIBER 36427, PAGE 462, OKLAHOMA COUNTY RECORDS, IS PLOTTED HEREON.

EASEMENTS/RIGHTS OF WAY GRANTED TO THE DETROIT EDISON COMPANY FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF LINES, TOWERS AND EQUIPMENT FOR THE DISTRIBUTION OF ELECTRICITY AS SET FORTH IN AGREEMENT RECORDED IN LIBER 5 MISCELLANEOUS RECORDS, PAGE 64 AND IN LIBER 4113, PAGE 452, OKLAHOMA COUNTY RECORDS, ARE PLOTTED AND NOTED HEREON.

EASEMENT GRANTED TO THE CHARTER TOWNSHIP OF COMMERCIAL FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER MAINS AND OTHER MUNICIPAL PUBLIC SERVICES AS RECORDED IN LIBER 9554, PAGE 317, OKLAHOMA COUNTY RECORDS, IS PLOTTED HEREON.

RIGHT OF WAY GRANTED TO MICHIGAN BELL TELEPHONE COMPANY FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF COMMUNICATIONS FACILITIES AS RECORDED IN LIBER 8010, PAGE 26, OKLAHOMA COUNTY RECORDS, IS PLOTTED HEREON.

GRANT OF HIGHWAY EASEMENT TO THE CHARTER TOWNSHIP OF COMMERCIAL FOR CONSTRUCTION, INSTALLATION AND MAINTENANCE OF PUBLIC HIGHWAY AND RELATED APPURTENANCES AS RECORDED IN LIBER 36427, PAGE 458, OKLAHOMA COUNTY RECORDS, IS PLOTTED HEREON.

**LEGAL DESCRIPTION - GROUND LEASE PARCEL**

A PARCEL OF LAND FOR THE PURPOSES OF A GROUND LEASE BEING A PART OF THE S.W. 1/4 OF SECTION 25, T.2N., R.8E., COMMERCIAL TOWNSHIP, OKLAHOMA COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT DISTANT S.89°41'00"E., 711.32 FEET AND N.02°29'29"E., 412.18 FEET FROM THE S.W. CORNER OF SAID SECTION; THENCE N.02°29'29"E., 160.67 FEET; S.87°30'31"E., 163.33 FEET; THENCE S.02°29'29"W., 20.83 FEET; THENCE S.87°30'31"E., 30.00 FEET; THENCE S.02°29'29"W., 27.59 FEET; THENCE N.87°30'31"E., 16.67 FEET; THENCE N.02°29'29"E., 48.43 FEET; THENCE S.87°30'31"E., 73.33 FEET; THENCE S.02°29'29"W., 9.83 FEET; THENCE S.87°30'31"E., 27.27 FEET; THENCE S.02°29'29"W., 152.50 FEET; THENCE N.87°30'31"E., 27.27 FEET; THENCE S.02°29'29"W., 22.83 FEET; THENCE N.87°30'31"E., 193.33 FEET; THENCE N.02°29'29"E., 24.50 FEET; THENCE N.87°30'31"E., 18.20 FEET; THENCE S.02°29'29"W., 8.19 FEET; THENCE N.87°30'31"E., 47.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 53,185.78 SQUARE FEET OR 1.22 ACRES OF LAND.

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
A1	N02°29'29"E	160.67	A11	S02°29'29"W	152.50
A2	S87°30'31"E	163.33	A12	N87°30'31"W	27.27
A3	S02°29'29"W	20.83	A13	S02°29'29"W	22.83
A4	S87°30'31"E	30.00	A14	N87°30'31"W	193.33
A5	S02°29'29"W	27.59	A15	N02°29'29"E	24.50
A6	S87°30'31"E	16.67	A16	N87°30'31"W	18.20
A7	N02°29'29"E	48.43	A17	S02°29'29"W	8.19
A8	S87°30'31"E	73.33	A18	N87°30'31"W	24.50
A9	S02°29'29"W	9.83	A19	N02°29'29"E	8.19
A10	S87°30'31"E	27.27	A20	N87°30'31"W	47.35

**LEGAL DESCRIPTION - FUTURE BUILD OUT LEASE OPTION**

A PARCEL OF LAND FOR THE PURPOSES OF A GROUND LEASE BEING A PART OF THE S.W. 1/4 OF SECTION 25, T.2N., R.8E., COMMERCIAL TOWNSHIP, OKLAHOMA COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT DISTANT S.89°41'00"E., 1022.15 FEET AND N.02°29'29"E., 152.50 FEET FROM THE S.W. CORNER OF SAID SECTION; THENCE N.02°29'29"E., 152.50 FEET; S.87°30'31"E., 12.73 FEET; THENCE S.02°29'29"W., 34.00 FEET; THENCE S.87°30'31"E., 174.67 FEET; THENCE S.02°29'29"W., 106.87 FEET; THENCE N.87°30'31"W., 174.67 FEET; THENCE S.02°29'29"W., 11.83 FEET; THENCE N.87°30'31"W., 12.73 FEET TO THE POINT OF BEGINNING.

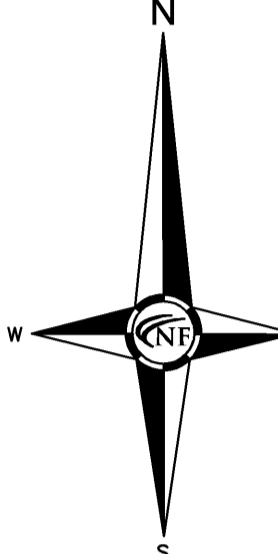
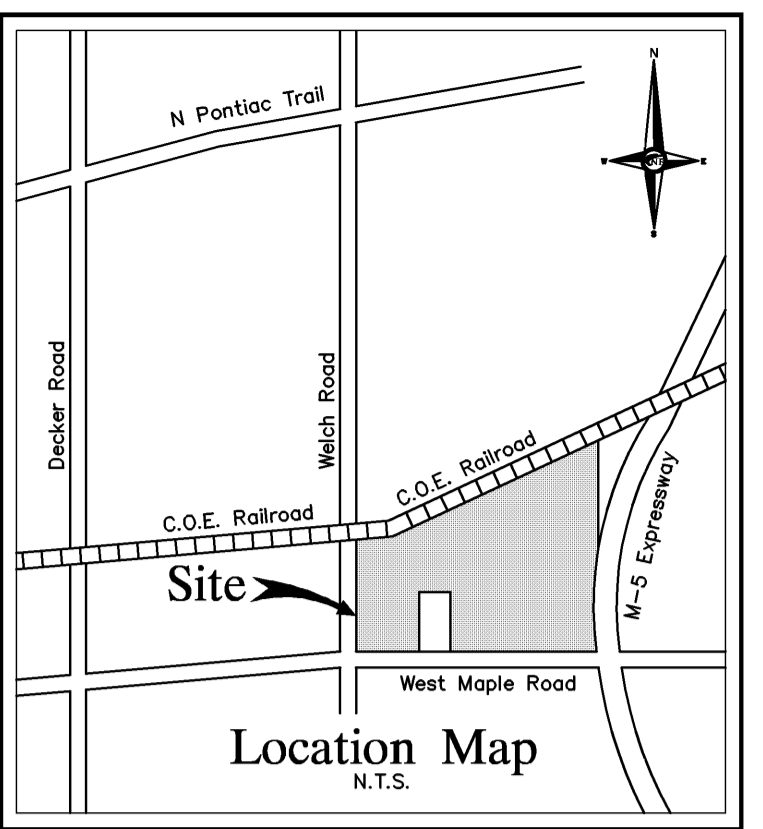
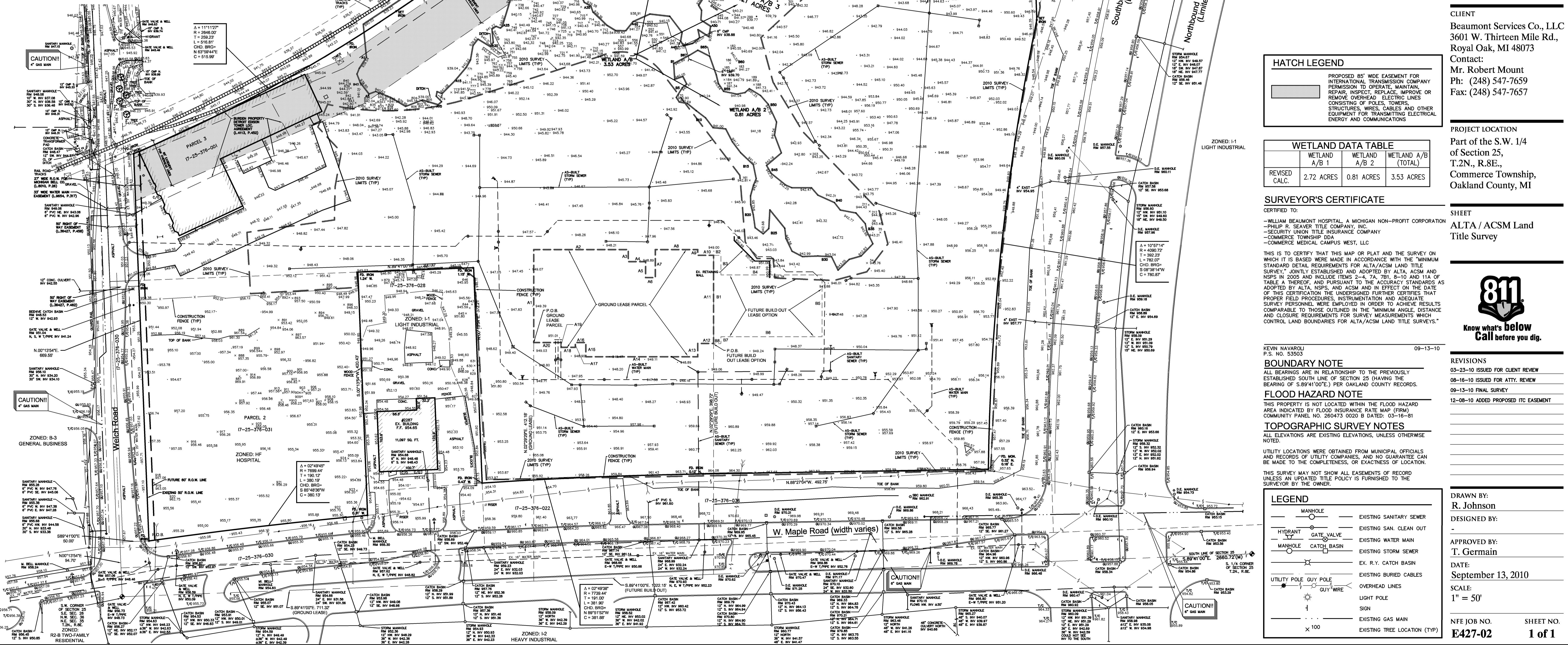
CONTAINING 20,572.31 SQUARE FEET OR 0.47 ACRES OF LAND.

LINE	BEARING	LENGTH
B1	N02°29'29"E	152.50
B2	S87°30'31"E	12.73
B3	S02°29'29"W	34.00
B4	S87°30'31"E	174.67
B5	S02°29'29"W	106.87
B6	N87°30'31"W	174.67
B7	S02°29'29"W	11.83
B8	N87°30'31"W	12.73

**LEGAL DESCRIPTION - PROPERTY**

PART OF THE S.W. 1/4 OF SECTION 25, T.2N., R.8E., COMMERCIAL TOWNSHIP, OKLAHOMA COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT DISTANT N.071°34'4"E., 94.70 FEET AND S.89°41'00"E., 500.00 FEET FROM THE S.W. CORNER OF SAID SECTION; THENCE N.071°34'4"E., 515.34 FEET; THENCE S.87°30'31"E., 292.18 FEET; THENCE N.02°29'29"E., 302.87 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF C.O.E. RAILROAD; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 2646.00 FEET, CHORD BEARS N.60°23'54"E., 183.25 FEET, A DISTANCE OF 183.25 FEET ALONG SAID SOUTHERLY R.O.W. LINE, THENCE CONTINUING ALONG SAID SOUTHERLY R.O.W. LINE N.89°10'0"E., 1306.10 FEET; THENCE S.03°05'08"W., 746.88 FEET TO A POINT ON THE WESTERLY R.O.W. LINE OF M-5 EXPRESSWAY; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 4090.72 FEET, CHORD BEARS S.08°38'4"W., 780.87 FEET, A DISTANCE OF 780.87 FEET ALONG SAID WESTERLY R.O.W. LINE TO A POINT ON THE NORTHERLY R.O.W. LINE OF MAPLE ROAD; THENCE N.82°17'04"W., 492.74 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 7739.44 FEET, CHORD BEARS S.89°15'22"W., 351.88 FEET, A DISTANCE OF 351.88 FEET ALONG SAID NORTHERLY R.O.W. LINE, THENCE N.001°3'54"E., 372.21 FEET; THENCE N.89°41'00"W., 200.00 FEET; THENCE S.001°3'54"W., 420.43 FEET TO A POINT ON THE NORTHERLY R.O.W. LINE OF MAPLE ROAD; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 7699.44 FEET, CHORD BEARS S.85°48'36"W., 380.13 FEET, A DISTANCE OF 380.13 FEET ALONG SAID NORTHERLY R.O.W. LINE TO THE POINT OF BEGINNING.

CONTAINING 1,440,649.13 SQUARE FEET OR 33.07 ACRES OF LAND.



**HATCH LEGEND**

[Symbol]	PROPOSED 8' WIDE EASEMENT FOR INTERNATIONAL TRANSMISSION COMPANY PERMIT TO OPERATE, MAINTAIN, REPAIR, INSPECT, REPLACE, IMPROVE OR REMOVE OVERHEAD ELECTRIC LINES CONSISTING OF POLES, TOWERS, STRUCTURES, WIRES, CABLES AND OTHER EQUIPMENT FOR TRANSMITTING ELECTRICAL ENERGY AND COMMUNICATIONS
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**WETLAND DATA TABLE**

	WETLAND A/B 1	WETLAND A/B 2	WETLAND A/B (TOTAL)
REVISED CALC.	2.72 ACRES	0.81 ACRES	3.53 ACRES

**SURVEYOR'S CERTIFICATE**

CERTIFIED TO:  
 - WILLIAM BEAUMONT HOSPITAL, A MICHIGAN NON-PROFIT CORPORATION  
 - PHILIP R. SEAVER TITLE COMPANY, INC.  
 - SECURITY UNION TITLE INSURANCE COMPANY  
 - COMMERCIAL TOWNSHIP, ILL.  
 - COMMERCIAL MEDICAL CAMPUS WEST, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEY," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 2005 AND INCLUDE ITEMS 2-4, 7A, 7B1, 8-10 AND 11A OF TABLE THEREOF, AND PURSUANT TO THE ACCURACY STANDARDS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION THE UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

KEVIN NAVAROLI  
 P.S. NO. 53503 09-13-10

**BOUNDARY NOTE**

ALL BEARINGS ARE IN RELATIONSHIP TO THE PREVIOUSLY ESTABLISHED SOUTH LINE OF SECTION 25 (HAVING THE BEARING OF S.89°41'00"E.) PER OKLAHOMA COUNTY RECORDS.

**FLOOD HAZARD NOTE**

THIS PROPERTY IS NOT LOCATED WITHIN THE FLOOD HAZARD AREA INDICATED BY FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 260473 0020 B DATED: 03-16-81

**TOPOGRAPHIC SURVEY NOTES**

ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.

UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.

THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER.

**LEGEND**

[Symbol]	MANHOLE	[Symbol]	EXISTING SANITARY SEWER
[Symbol]	HYDRANT	[Symbol]	EXISTING SAN. CLEAN OUT
[Symbol]	MANHOLE	[Symbol]	EXISTING WATER MAIN
[Symbol]	UTILITY POLE GUY POLE	[Symbol]	EXISTING STORM SEWER
[Symbol]	GUY WIRE	[Symbol]	EX. R.Y. CATCH BASIN
[Symbol]	EXISTING BURNED CABLES	[Symbol]	OVERHEAD LINES
[Symbol]	EXISTING GAS MAIN	[Symbol]	LIGHT POLE
[Symbol]	EXISTING TREE LOCATION (TYP)	[Symbol]	SIGN

SCALE: 1" = 50'



**CIVIL ENGINEERS  
 LAND SURVEYORS  
 LAND PLANNERS**

NOWAK & FRAUD ENGINEERS  
 46777 WOODWARD AVE.  
 PONTIAC, MI 48342-5032  
 TEL. (248) 332-7931  
 FAX. (248) 332-8257

PROJECT  
 Beaumont Medical Center  
 - Commerce



CLIENT  
 Beaumont Services Co., LLC  
 3601 W. Thirteen Mile Rd.,  
 Royal Oak, MI 48073  
 Contact:  
 Mr. Robert Mount  
 Ph: (248) 547-7659  
 Fax: (248) 547-7657

PROJECT LOCATION  
 Part of the S.W. 1/4  
 of Section 25,  
 T.2N., R.8E.,  
 Commercial Township,  
 Oakland County, MI

SHEET  
 ALTA / ACSM Land  
 Title Survey

REVISIONS  
 03-23-10 ISSUED FOR CLIENT REVIEW  
 08-16-10 ISSUED FOR ATTY. REVIEW  
 09-13-10 FINAL SURVEY  
 12-08-10 ADDED PROPOSED ITS EASEMENT

DRAWN BY:  
 R. Johnson

DESIGNED BY:  
 -

APPROVED BY:  
 T. Germain

DATE:  
 September 13, 2010

SCALE:  
 1" = 50'

NFE JOB NO. SHEET NO.  
 E427-02 1 of 1