LEGAL DESCRIPTION–UPTOWN SITE:(HAS BEEN UPDATED FROM THAT PROVIDED TO REFLECT CHANGE IN THE SHORE TRAVERSE LINE AND THE ADDITION OF THE NORTHERLY 30 FEET OF LOTS A & B, BLOCK 129, ADDITION OF LOWER SAGINAW)

PART OF BLOCK 111, LOWER SAGINAW, AS PER PLAT THEREOF RECORDED IN LIBER 1, PAGE 4, BAY COUNTY RECORDS, AND PART OF BLOCKS 129, 130, 131, 132, ADDITION OF LOWER SAGINAW, AS PER PLAT THEREOF RECORDED IN LIBER 1, PAGE 8, BAY COUNTY RECORDS, AND PART OF BLOCKS 1, 2 & 169 OF MAP OF THE VILLAGE OF PORTSMOUTH, AS PER PLAT THEREOF RECORDED IN LIBER 1, PAGE 38, BAY COUNTY RECORDS. DESCRIBED AS BEGINNING AT A POINT WHICH IS S06°21'47"W, ALONG THE EASTERLY LINE OF BLOCKS 110 AND 111 OF THE MAP OF LOWER SAGINAW AS PER PLAT THEREOF RECORDED IN LIBER 1, PAGE 4, BAY COUNTY RECORDS, SAID LINE ALSO BEING THE WESTERLY RIGHT OF WAY LINE OF WATER STREET, A DISTANCE OF 732.43 FEET, FROM THE NORTHEAST CORNER OF SAID BLOCK 110; THENCE SOUTHWESTERLY 79.48 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 860.43 FEET, A CENTRAL ANGLE OF 05°17'34" AND A CHORD BEARING AND DISTANCE OF S09°00'35"W 79.46 FEET; THENCE S83°38'56"E 60.80 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF WATER STREET; THENCE N11°20'18"E, ALONG SAID WESTERLY RIGHT OF WAY LINE, 30.11 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 129; THENCE S83°38'56"E, ALONG THE NORTH LINE OF SAID BLOCK 129, 220.27 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 129; THENCE S06°06'49"W 434.98 FEET; THENCE S06°09'34"W 236.17 FEET; THENCE 316.61 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 636.62 FEET, A CENTRAL ANGLE OF 28°29'43" AND A CHORD BEARING AND DISTANCE OF S25°52'46"W 313.36 FEET; THENCE 157.80 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 615.00 FEET A CENTRAL ANGLE OF 14°42'05", AND A CHORD BEARING AND DISTANCE OF S46°53'12"W, 157.37 FEET; THENCE S54°14'22"W 184.70 FEET; THENCE S42°55'49"W, 202.00 FEET; THENCE N88°59'07"W, 200.00 FEET; THENCE S86°04'51"W, 498.44 FEET TO A POINT AT THE SOUTHERLY END OF AN INTERMEDIATE SHORE TRAVERSE SURVEY LINE OF THE SAGINAW RIVER; THENCE ALONG SAID TRAVERSE LINE THE FOLLOWING 5 COURSES: 1) N15°28'50"E, 83.36 FEET 2) N13°37'12"E, 442.13 FEET, 3) N08°40'01"W, 146.40 FEET, 4) N11°20'07"E, 656.15 FEET, 5) N12°27'52"E, 212.40 FEET TO THE NORTHERLY END OF SAID SHORE TRAVERSE LINE; THENCE S83°47'16"E, 760.55 FEET TO THE POINT OF BEGINNING. CONTAINING 33.07 ACRES OF LAND WITHIN THE SHORE TRAVERSE LINE (1,440,731 SQUARE FEET), SUBJECT TO ANY EASEMENTS, RESTRICTIONS OR RIGHTS OF WAY OF RECORD. PARCEL INCLUDES ALL LANDS TO THE WATERS EDGE BETWEEN THE NORTH AND SOUTH LINES EXTENDED LYING WESTERLY OF THE SHORE TRAVERSE LINE.

AND

LOTS 15 AND 16 OF BLOCK 112 OF THE MAP OF LOWER SAGINAW AS RECORDED IN LIBER 1, PAGE 4, BAY COUNTY RECORDS. CONTAINING 0.23 ACRES OF LAND (9996 SQUARE FEET).

NOTES–UPTOWN SITE:

1. THE UTILITIES AND TOPOGRAPHIC FEATURES SHOWN ARE BASED UPON VISIBLE EVIDENCE, FIELD LOCATED SURFACE STRUCTURES AND VARIOUS UTILITY RECORDS. SINCE WEATHER AND PHYSICAL GROUND IMPROVEMENTS ARE UNCONTROLLABLE, WE DO NOT WARRANT THE LOCATION OF UNSEEN TOPOGRAPHICAL FEATURES. SINCE A COMPLETE RECORD OF ALL UTILITIES IS DIFFICULT TO OBTAIN, WE DO NOT WARRANT THE LOCATION OF THE UNDERGROUND PORTION OF THE UTILITIES AS PLOTTED FROM UTILITY RECORDS. CONSEQUENTLY, MISS DIG SHOULD BE CONTACTED PRIOR TO ANY CONSTRUCTION.
   i. UTILITIES SHOWN ARE BASED UPON RECORDS PROVIDED BY THE CITY OF BAY CITY.
   ii. CONSUMERS ENERGY RECORDS INDICATE NO POWER ONSITE OTHER THAN THAT TO THE SUBSTATION AS SHOWN.
   iii. PHONE RECORDS REQUESTED HAVE NOT BEEN RECIEVED.

2. VERTICAL DATUM= NGVD29

3. HORIZONTAL DATUM= BEARINGS REFERENCED TO THE RECORD DESCRIPTION RECORDED IN WARRANTY DEED LIBER 1852, PAGE 410, BAY COUNTY RECORDS

4. FLOOD ZONE AE–FLOOD PLAIN ELEVATION=585.70 FIRM MAP#26017C0175 D, EFFECTIVE DATE: JUNE 18, 1996

5. EXCEPTIONS PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 538199, REVISION G, DATED OCTOBER 7, 2011, 8:00 AM
   i. INTERST OF RIVERSEDGE DEVELOPMENT CORPORATION, INC. A NON–PROFIT CORPORATION, AS EVIDENCED BY MEMORANDUM OF OPTION RECORDED IN LIBER 2560, PAGE 871. LEGAL DESCRIPTION IS INTENDED TO DESCRIBE ENTIRE "UPTOWN PARCEL". THIS ITEM IS LEGAL IN NATURE AND NOT A MATTER OF SURVEYING.
   ii. TERMS AND CONDITIONS CONTAINED IN QUIT CLAIM DEED AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 42, PAGE 634. DETERMINATION OF WHETHER THE REQUIREMENTS CONTAINED IN THIS DOCUMENT WERE MET IS NOT A MATTER OF SURVEYING. QUIT CLAIM DEED IS PLOTTED AS DESCRIBED.
   iii. TERMS AND CONDITIONS CONTAINED IN INDENTURE AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 153, PAGE 479. VACATION OF WATER STREET AND ELEVENTH STREET AND EASEMENT TO THE CITY OF BAY CITY TO MAINTAIN PUBLIC UTILITY RIGHTS AS RECORDED IN LIBER 153, PAGE 479. EASEMENT IS PLOTTED AS DESCRIBED.
   iv. TERMS AND CONDITIONS CONTAINED IN INDENTURE AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 159, PAGE 550, AMENDED BY TERMINATION OF EASEMENT DATED OCTOBER 10, 2011, RECORDED OCTOBER 11, 2011 IN LIBER 2829, PAGE 794. THE ORIGINAL EASEMENT IN LIBER 159, PAGE 550 HAS BEEN TERMINATED AND HAS NOT BEEN PLOTTED.
   v. EASEMENT FOR PUBLIC UTILITIES OVER THAT PORTION OF LAND INCLUDED IN THE VACATED WATER STREET, ELEVENTH STREET AND ALLEYS AS EVIDENCED BY INSTRUMENT RECORDED IN LIBER 321, PAGE 501 THROUGH 509 DATED JANUARY 29, 1943, LIBER 431, PAGE 229 DATED JULY 1, 1953, AND LIBER 607, PAGE 170 DATED FEBRUARY 10, 1969. EASEMENT PLOTTED AS DESCRIBED.
   vi. EASEMENTS, TERMS AND CONDITIONS CONTAINED IN QUITCLAIM DEED AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 888, PAGE 951. EASEMENT TO CONSUMERS POWER COMPANY FOR UTILITIES AS EXISTED JUNE 1980. CLAIM OF INTEREST IN OIL AND GAS EXCEPTED AND RESERVED BY CONSUMERS ENERGY COMPANY OF LOT 1 & LOT "A" OF BLOCK 130 ADDITION TO LOWER SAGINAW, AND LOT 8 OF BLOCK 111 OF LOWER SAGINAW. AS RECORDED IN LIBER 1649, PAGE 152. EASEMENTS PLOTTED AS DESCRIBED.
   ix. EASEMENT FOR GUY STUB POLE, GUY WIRES AND ANCHORS IN FAVOR OF CONSUMERS ENERGY COMPANY AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 1902, PAGE 77. EASEMENT IS PLOTTED AS DESCRIBED.
   x. RIGHTS AND EASEMENTS (IF ANY) IN AND TO ANY AND ALL RAILROAD SWITCHES, SIDETRACKS, SPUR TRACKS AND RIGHTS OF WAY LOCATED UPON PREMISES DESCRIBED HEREIN. VISIBLE EVIDENCE OF RAILROAD TRACKS HAS BEEN SHOWN ON THE DRAWING.
   xi. 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 SAGINAW RIVER, OR LAND CREATED BY FILL OR ARTIFICIAL ACCRETION. WE DID NOT OBSERVE ANY EVIDENCE OF LAND CREATED IN ANY PORTION OF THE BED OF THE SAGINAW RIVER ADJACENT TO THE SITE BY FILL OR ACCRETION DURING THE COURSE OF THE SURVEY.
   xii. 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 SAGINAW RIVER. WE DID NOT OBSERVE ANY PHYSICAL INTERFERENCE WITH RIPARIAN RIGHTS DURING THE COURSE OF THE SURVEY.
   xiii. RIGHTS OF TENANTS, IF ANY, UNDER ANY UNRECORDED LEASES. THIS ITEM IS LEGAL IN NATURE AND NOT A MATTER OF SURVEYING.
   xiv. LIEN FOR OUTSTANDING WATER OR SEWER CHARGES, IF ANY. THIS ITEM IS LEGAL IN NATURE AND NOT A MATTER OF SURVEYING.
   xvi. TAXES ARE EXEMPT. TAX ITEM NO. 160–028–151–001–00
   xviii. TAXES ARE EXEMPT. TAX ITEM NO. 160–028–101–006–00
   xvix. TAXES ARE EXEMPT. TAX ITEM NO. 160–028–101–005–00
   xx. TAXES ARE EXEMPT. TAX ITEM NO. 160–028–134–001–00
   xxi. TAXES ARE EXEMPT. TAX ITEM NO. 160–028–152–001–00
   xxiii. TAXES ARE EXEMPT. TAX ITEM NO. 160–028–134–007–00

6. ZONING INFORMATION–
   BAY CITY
   C–3, CENTRAL BUSINESS DISTRICT
   MINIMUM LOT WIDTH– NONE
   MINIMUM LOT AREA (SQ. FT.)– NONE
   MAXIMUM BUILDING HEIGHT– 100 FT (ANY NUMBER OF STORIES)
   MINIMUM FRONT YARD SETBACK– 0
   MAXIMUM FRONT SETBACK– NONE
   SIDE & REAR SETBACKS–
   A. BUILDINGS, EXCLUDING BOATHOUSES, ERECTED ON LOTS IN THE O–1, C–1 AND C–2 WHICH HAVE FRONTAGE ON THE SAGINAW RIVER SHALL BE SET BACK AT LEAST 25 FEET FROM THE WATER'S EDGE. THIS REGULATION DOES NOT APPLY TO SUCH LOTS IN THE C–3 OR WF ZONING DISTRICTS.
   B. IF BUILDINGS ON BOTH WATERFRONT LOTS ADJOINING A VACANT WATERFRONT LOT ARE SET BACK LESS THAN TWENTY BUT MORE THAN TEN FEET FROM THE WATERS EDGE, THE SETBACK MAY BE REDUCED TO THE AVERAGE SETBACK OF THOSE BUILDINGS. IF ONE OF THOSE LOTS IS VACANT AND THE OTHER OCCUPIED BY A BUILDING WHICH IS SET BACK LESS THAN TWENTY FEET FROM THE WATERS EDGE, THE SETBACK MAY BE REDUCED TO THE AVERAGE SETBACK OF THAT DWELLING AND TWENTY FOOT SETBACK REQUIRED BY THIS SECTION, THOUGH IN NO INSTANCE SHALL THE SETBACK BE LESS THAN TEN FEET.
   C. MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY (MDEQ) FLOOD PLAIN REGULATIONS, ARMY CORPS OF ENGINEERS REGULATIONS AND STANDARDS APPLICABLE TO THE CONSTRUCTION OF BUILDINGS AND ESTABLISHMENT OF USES IN COASTAL ZONE MANAGEMENT AREAS ADMINISTERED BY THE MDEQ LAND AND WATER MANAGEMENT DIVISION AND OTHER STATE AND FEDERAL REGULATIONS MAY REQUIRE GREATER SETBACKS THAN REQUIRED BY THIS SECTION ABOVE. IN SUCH CASES, THOSE AGENCIES' REGULATIONS AND STANDARDS SHALL APPLY.
   D. BUILDINGS ON LOTS ADJOINING ANY RESIDENTIAL ZONING DISTRICT OR RESIDENTIAL USE SHALL PROVIDE A TEN–FOOT SETBACK FROM COMMON LOT LINES SEPARATING SUCH LOTS FROM SUCH ZONING DISTRICTS OR USES. WHEN AN ALLEY SEPARATES A LOT FROM AN ADJOINING RESIDENTIAL ZONING DISTRICT OR RESIDENTIAL USE, SETBACKS ARE NOT REQUIRED.
   MINIMUM FLOOR AREA– NONE
   MAXIMUM LOT COVERAGE– NONE

7. SURVEY NOTES:
   i. UTILITY RECORDS INDICATE A PIPE TUNNEL AND OTHER UNDERGROUND UTILITIES MAY EXIST ACROSS THE PROPERTY AS DEPICTED ON THE DRAWING. UTILITIES SHOWN ARE BASED UPON CADD RECORDS PROVIDED BY THE CITY OF BAY CITY AND FIELD EVIDENCE. UNDERGROUND UTILITIES MAY EXIST THAT WERE NOT DISCLOSED IN THE RECORDS PROVIDED.
   ii. FIELD BOUNDARY SURVEY WORK WAS COMPLETED MARCH 29, 2011. THE WESTERLY BOUNDARY RUNNING ALONG THE SAGINAW RIVER IS SUBJECT TO CHANGE DUE TO NATURAL FLUCTUATION OF THE WATER LEVEL. THIS BOUNDARY LINE HAS BEEN DESCRIBED AND LOCATED WITH REFERENCE TO AN INTERMEDIATE SHORE TRAVERSE LINE RUN ALONG THE EASTERLY TOP OF BANK OF THE SAGINAW RIVER.
   iii. AT THE TIME OF SURVEY WE WERE NOT AWARE OF ANY PLANS TO CHANGE STREET RIGHT OF WAY LINES OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
   v. NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WAS OBSERVED AT THE TIME OF THIS SURVEY.
   v. PARCELS CONTAIN 35.21 ACRES OF GROSS LAND AREA WITHIN THE SHORE TRAVERSE, 31.11 ACRES OF LAND EXCLUSIVE OF LAND LYING WITHIN WETLANDS, FLOOD PLAINS AND ROADWAYS, STREETS, HIGHWAYS, EASEMENTS OR RIGHTS OF WAY. WE WERE NOT AWARE OF ANY EXISTING WETLANDS DETERMINATION AT THE TIME OF THE SURVEY.
   vii. ITEMS REQUESTED UNDER TABLE A ITEM 22:
      1. LOCATE AND DEPICT TRANSMISSION TOWERS AND SUBSTATIONS.
      2. LOCATE AND DEPICT PARTS OF SEA WALL, BROKEN CONCRETE AND OLD DOCK ALONG THE SHORELINE OF THE RIVER.
      3. LOCATE AND DEPICT THE MOUND AT THE SOUTH END OF THE SITE AND THE OLD RAIL–ROAD ABUTMENT ON THE SHORELINE OF THE RIVER.

LEGAL DESCRIPTION–NORTHERN SITE AS SURVEYED:

PART OF BLOCK 110 AND BLOCK 111, MAP OF LOWER SAGINAW, AS PER THE PLAT THEREOF RECORDED IN LIBER 1, PAGE 4, BAY COUNTY RECORDS. DESCRIBED AS BEGINNING AT THE NORTHEASTERLY CORNER OF SAID BLOCK 110; THENCE S06°21'47"W, ALONG THE WESTERLY RIGHT–OF–WAY LINE OF WATER STREET, 581.81 FEET; THENCE N83°39'44"W, ALONG THE SOUTH LINE OF LOT 4 SAID BLOCK 111, 744.20 FEET TO A POINT ON THE INTERMEDIATE SHORE TRAVERSE SURVEY LINE OF THE SAGINAW RIVER; THENCE N12°29'39"E ALONG SAID TRAVERSE LINE, 64.73 FEET; THENCE N15°08'28"E, CONTINUING ALONG SAID TRAVERSE LINE, 543.26 FEET; THENCE S83°42'48"E, PARALLEL WITH THE NORTHERLY LINE OF SAID BLOCK 110, 654.38 FEET; THENCE S06°21'47"W, ALONG THE NORTHEASTERLY EXTENSION OF SAID WESTERLY RIGHT–OF–WAY LINE OF WATER STREET, 20.00 FEET TO THE POINT OF BEGINNING. CONTAINING 9.67 ACRES OF LAND WITHIN THE SHORE TRAVERSE LINE (421,432 SQUARE FEET), SUBJECT TO ANY EASEMENTS, RESTRICTIONS OR RIGHTS OF WAY OF RECORD. PARCEL INCLUDES ALL LANDS EXTENDING WESTERLY FROM THE SHORE TRAVERSE LINE TO THE WATERS EDGE, BETWEEN THE WESTERLY EXTENSION OF THE NORTH AND SOUTH PROPERTY LINES.

NOTES–NORTHERN SITE:

1. THE UTILITIES AND TOPOGRAPHIC FEATURES SHOWN ARE BASED UPON VISIBLE EVIDENCE, FIELD LOCATED SURFACE STRUCTURES AND VARIOUS UTILITY RECORDS. SINCE WEATHER AND PHYSICAL GROUND IMPROVEMENTS ARE UNCONTROLLABLE, WE DO NOT WARRANT THE LOCATION OF UNSEEN TOPOGRAPHICAL FEATURES. SINCE A COMPLETE RECORD OF ALL UTILITIES IS DIFFICULT TO OBTAIN, WE DO NOT WARRANT THE LOCATION OF THE UNDERGROUND PORTION OF THE UTILITIES AS PLOTTED FROM UTILITY RECORDS. CONSEQUENTLY, MISS DIG SHOULD BE CONTACTED PRIOR TO ANY CONSTRUCTION.
   i. UTILITIES SHOWN ARE BASED UPON RECORDS PROVIDED BY THE CITY OF BAY CITY.
   ii. CONSUMERS ENERGY RECORDS INDICATE NO POWER ONSITE OTHER THAN THAT TO THE SUBSTATION AS SHOWN.
   iii. PHONE RECORDS REQUESTED HAVE NOT BEEN RECIEVED.

2. VERTICAL DATUM= NGVD29

3. HORIZONTAL DATUM= BEARINGS REFERENCED TO THE RECORD DESCRIPTION RECORDED IN WARRANTY DEED LIBER 1852, PAGE 410, BAY COUNTY RECORDS

4. FLOOD ZONE AE–FLOOD PLAIN ELEVATION= 585.70 FIRM MAP#26017C0175 D, EFFECTIVE DATE: JUNE 18, 1996

5. EXCEPTIONS PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 538201, REVISION E, DATED OCTOBER 7, 2011, 8:00 AM
   i. EASEMENT IN FAVOR OF EASTERN MICHIGAN POWER COMPANY RECORDED IN LIBER 145, PAGE 209, DECEMBER 1911. EASEMENT AND RIGHT TO MAINTAIN ELECTRIC LINES, CONSISTING OF WIRES AND DISTRIBUTING APPLIANCES FOR THE PURPOSE OF TRANSMITTING DISTRIBUTING AND COMMERCIALLY USING ELECTRICITY. CANNOT BE PLOTTED ON THE SURVEY DRAWING AS IT IS DESCRIBED "LYING WEST OF THE DOCK LINE ACROSS SAID LOTS AS NOW LOCATED AND USED" AND WE CANNOT DETERMINE THE LOCATION OF THE DOCK LINE AS EXISTED IN DECEMBER 1911.
   ii. EASEMENT TO CONSUMERS POWER FOR THE PURPOSE OF ERECTING, LAYING AND MAINTAINING LINES CONSISTING OF POLES, WIRES, CABLES, CONDUITS AND OTHER FIXTURES AND APPURTENANCES FOR THE PURPOSE OF TRANSMITTING AND DISTRIBUTING ELECTRICITY AND OR CONDUCTING A COMMUNICATION BUSINESS ON, OVER, UNDER AND ACROSS LAND AS DESCRIBED AS NEAR AS PRACTICABLE TO THE LINE AS SHOWN. AS RECORDED IN LIBER 428, LIBER 389. EASEMENT IS PLOTTED AS DESCRIBED.
   iv. EASEMENT TO CONSUMERS POWER FOR UTILITY PURPOSES, THE NORTH 17 FEET OF BLOCK 110, PLAT OF LOWER SAGINAW, CITY OF BAY CITY AS RECORDED IN LIBER 485, PAGE 230. EASEMENT IS PLOTTED AS DESCRIBED.
   v. 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 SAGINAW RIVER, OR LAND CREATED BY FILL OR ARTIFICIAL ACCRETION. WE DID NOT OBSERVE ANY EVIDENCE OF LAND CREATED IN ANY PORTION OF THE BED OF THE SAGINAW RIVER ADJACENT TO THE SITE BY FILL OR ACCRETION DURING THE COURSE OF THE SURVEY.
   vi. 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 SAGINAW RIVER. WE DID NOT OBSERVE ANY PHYSICAL INTERFERENCE WITH RIPARIAN RIGHTS DURING THE COURSE OF THE SURVEY.
   vii. RIGHTS OF TENANTS, IF ANY, UNDER ANY UNRECORDED LEASES. THIS ITEM IS LEGAL IN NATURE AND NOT A MATTER OF SURVEYING.
   viii. LIEN FOR OUTSTANDING WATER OR SEWER CHARGES, IF ANY. THIS ITEM IS LEGAL IN NATURE AND NOT A MATTER OF SURVEYING.
   ix. TAXES ARE EXEMPT. TAX ITEM NO. 160–028–101–001–00
   x. TAXES ARE EXEMPT. TAX ITEM NO. 160–028–101–002–00

6. ZONING INFORMATION–
   BAY CITY
   C–3, CENTRAL BUSINESS DISTRICT
   MINIMUM LOT WIDTH– NONE
   MINIMUM LOT AREA (SQ. FT.)– NONE
   MAXIMUM BUILDING HEIGHT– 100 FT (ANY NUMBER OF STORIES)
   MINIMUM FRONT YARD SETBACK– 0
   MAXIMUM FRONT SETBACK– NONE
   SIDE & REAR SETBACKS–
   A. BUILDINGS, EXCLUDING BOATHOUSES, ERECTED ON LOTS IN THE O–1, C–1 AND C–2 WHICH HAVE FRONTAGE ON THE SAGINAW RIVER SHALL BE SET BACK AT LEAST 25 FEET FROM THE WATER'S EDGE. THIS REGULATION DOES NOT APPLY TO SUCH LOTS IN THE C–3 OR WF ZONING DISTRICTS.
   B. IF BUILDINGS ON BOTH WATERFRONT LOTS ADJOINING A VACANT WATERFRONT LOT ARE SET BACK LESS THAN TWENTY BUT MORE THAN TEN FEET FROM THE WATERS EDGE, THE SETBACK MAY BE REDUCED TO THE AVERAGE SETBACK OF THOSE BUILDINGS. IF ONE OF THOSE LOTS IS VACANT AND THE OTHER OCCUPIED BY A BUILDING WHICH IS SET BACK LESS THAN TWENTY FEET FROM THE WATERS EDGE, THE SETBACK MAY BE REDUCED TO THE AVERAGE SETBACK OF THAT DWELLING AND TWENTY FOOT SETBACK REQUIRED BY THIS SECTION, THOUGH IN NO INSTANCE SHALL THE SETBACK BE LESS THAN TEN FEET.
   C. MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY (MDEQ) FLOOD PLAIN REGULATIONS, ARMY CORPS OF ENGINEERS REGULATIONS AND STANDARDS APPLICABLE TO THE CONSTRUCTION OF BUILDINGS AND ESTABLISHMENT OF USES IN COASTAL ZONE MANAGEMENT AREAS ADMINISTERED BY THE MDEQ LAND AND WATER MANAGEMENT DIVISION AND OTHER STATE AND FEDERAL REGULATIONS MAY REQUIRE GREATER SETBACKS THAN REQUIRED BY THIS SECTION ABOVE. IN SUCH CASES, THOSE AGENCIES' REGULATIONS AND STANDARDS SHALL APPLY.
   D. BUILDINGS ON LOTS ADJOINING ANY RESIDENTIAL ZONING DISTRICT OR RESIDENTIAL USE SHALL PROVIDE A TEN–FOOT SETBACK FROM COMMON LOT LINES SEPARATING SUCH LOTS FROM SUCH ZONING DISTRICTS OR USES. WHEN AN ALLEY SEPARATES A LOT FROM AN ADJOINING RESIDENTIAL ZONING DISTRICT OR RESIDENTIAL USE, SETBACKS ARE NOT REQUIRED.
   MINIMUM FLOOR AREA– NONE
   MAXIMUM LOT COVERAGE– NONE

7. SURVEY NOTES:
   i. UTILITY RECORDS INDICATE UNDERGROUND TELEPHONE MAY EXIST ACROSS THE PROPERTY AS DEPICTED ON THE DRAWING. UTILITIES SHOWN ARE BASED UPON CADD RECORDS PROVIDED BY THE CITY OF BAY CITY AND FIELD EVIDENCE. UNDERGROUND UTILITIES MAY EXIST THAT WERE NOT DISCLOSED IN THE RECORDS PROVIDED.
   ii. FIELD BOUNDARY SURVEY WORK WAS COMPLETED MARCH 29, 2011. THE WESTERLY BOUNDARY RUNNING ALONG THE SAGINAW RIVER IS SUBJECT TO CHANGE DUE TO NATURAL FLUCTUATION OF THE WATER LEVEL. THIS BOUNDARY LINE HAS BEEN DESCRIBED AND LOCATED WITH REFERENCE TO AN INTERMEDIATE SHORE TRAVERSE LINE RUN ALONG THE EASTERLY TOP OF BANK OF THE SAGINAW RIVER.
   iii. AT THE TIME OF SURVEY WE WERE NOT AWARE OF ANY PLANS TO CHANGE STREET RIGHT OF WAY LINES OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
   v. NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WAS OBSERVED AT THE TIME OF THIS SURVEY.
   vi. PARCEL CONTAINS 8.57 ACRES OF GROSS LAND AREA WITHIN THE SHORE TRAVERSE, 3.75 ACRES OF LAND EXCLUSIVE OF LAND LYING WITHIN WETLANDS, FLOOD PLAINS AND ROADWAYS, STREETS, HIGHWAYS, EASEMENTS OR RIGHTS OF WAY. WE WERE NOT AWARE OF ANY EXISTING WETLANDS DETERMINATION AT THE TIME OF THE SURVEY.
   vii. ITEMS REQUESTED UNDER TABLE A ITEM 22:
      1. LOCATE AND DEPICT PARKING ISLAND, PAVEMENT & TREE'S ADJACENT TO THE NORTH LINE OF THE PARCEL.

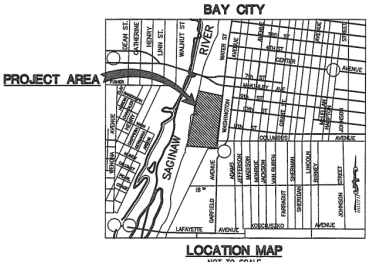
TO THE CITY OF BAY CITY; SSP ASSOCIATES, INC.; WARNER NORCROSS & JUDD LLP; AND FIRST AMERICAN TITLE INSURANCE COMPANY,

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 3, 4, 5, 6A, 6B, 7A, 8, 11b, 13, 14, 16, 17 AND 22 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 29, 2011.

JONATHAN RICK, PS #55562
1-31-12
DATE

STATE OF MICHIGAN
JONATHAN RICK
PROFESSIONAL SURVEYOR
No. 55562
LICENSED PROFESSIONAL SURVEYOR

3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
FOR THE LOCATION OF UNDERGROUND FACILITIES



LOCATION MAP
NOT TO SCALE

PREPARED FOR
CITY OF BAY CITY
UPTOWN & NORTHERN SITES
ALTA/ACSM LAND TITLE SURVEY

ROWE PROFESSIONAL SERVICES COMPANY
127 S. Main Street
Mt. Pleasant, MI 48858
O: (989) 772-2138
F: (989) 773-7757
www.rowepsc.com

PLAN DATE: MAY 11, 2011
PROJECT MGR: JHR
REVIEWER: JHR
SCALE: 1"=100'
E-MAIL: JRICK@ROWEPSC.COM

SHT# 2 OF 2
JOB No: 11M0021
REV: 10-05-11 10-11-11 10-14-11 11-2-11 12-20-11 1-12-12 1-23-12

PLOTTED: 1/26/2012 10:44 AM R:\cdd\Proj\11M0021\dwg\11M0021-SV-Combined-REV 10-6-11.dwg