NOTES:

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 AS OF APRIL 29, 2011.

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, DATED MARCH 17, 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 THE CITY OF BAY CITY TO MAINTAIN, REPAIR, REBUILD OR EXTEND PUBLIC SEWERS AS CONSTRUCTED DECEMBER 1922. AS RECORDED IN LIBER 155, PAGE 471. EASEMENT IS PLOTTED AS DESCRIBED.
   - iii. 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 AND LIBER 428, PAGE 389. EASEMENT IS PLOTTED AS DESCRIBED.
   - v. TERMS AND CONDITIONS CONTAINED IN PROPOSED AMENDMENT TO THE BAY CITY MASTER PLAN FOR THE COLUMBUS AVENUE RIVERFRONT AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 1416, PAGE 47. AFFECTS THE ENTIRE PARCEL.
   - vi. 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.
   - vii. 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.
   - viii. RIGHTS OF TENANTS, IF ANY, UNDER ANY UNRECORDED LEASES. THIS ITEM IS LEGAL IN NATURE AND NOT A MATTER OF SURVEYING.
   - ix. LIEN FOR OUTSTANDING WATER OR SEWER CHARGES, IF ANY. THIS ITEM IS LEGAL IN NATURE AND NOT A MATTER OF SURVEYING.

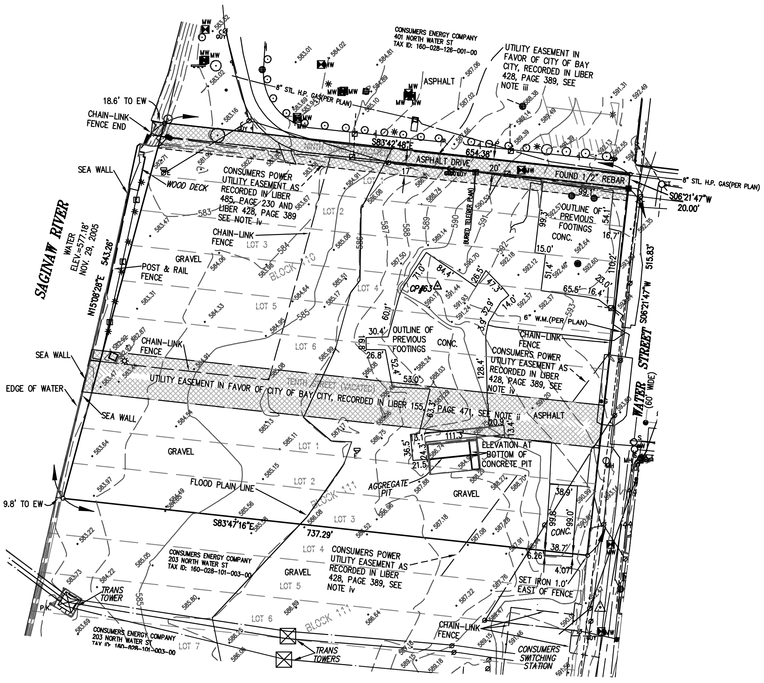
6. ZONING INFORMATION–
   - BAY CITY
   - C–3, CENTRAL BUSINESS DISTRICT
   - MINIMUM LOT WIDTH– NONE
   - MINIMUM LOT AREA (SQ. FT.)– NONE
   - MAXIMUM BUILDING HEIGHT– 100 FT (ANY NUMBER OF STORIES)
   - MINIMUM FRONT YARD SETBACK– 0
   - MAXIMUM FRONT SETBACK– NONE
   - SIDE & REAR SETBACKS–
     - 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

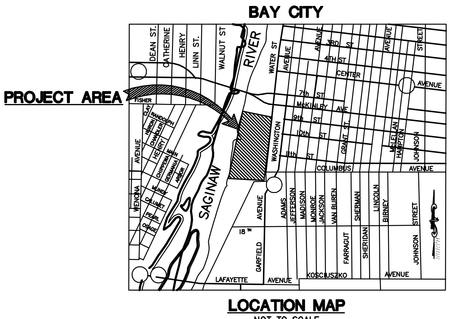
7. SURVEY NOTES:
   - i. UTILITY RECORDS INDICATE UNDERGROUND UTILITIES MAY EXIST ACROSS THE PROPERTY. UNDERGROUND EASEMENTS MAY EXIST THAT WERE NOT DISCLOSED IN THE TITLE COMMITMENT OR RECORD DOCUMENTS PROVIDED.
   - ii. FIELD BOUNDARY SURVEY WORK WAS COMPLETED MARCH 29, 2011. THE WESTERLY BOUNDARY 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.
   - iv. THE CONTOURS ON THIS MAP WERE GENERATED BY GROUND SURVEY AT ONE FOOT INTERVALS, BASED ON FEMA BENCHMARKS RM138 AND RM140 FOUND ON THE FIRM MAP.
   - 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.

N

0 100 200

1 inch = 100 ft.




BAY CITY
PROJECT AREA
SAGINAW
RIVER
WALNUT ST
LINN ST
HENRY
CATHERINE
SEAN ST.
WATER ST
MIDDLE
ADAMS
JEFFERSON
JACKSON
VAN BUREN
SHERMAN
LINCOLN
BIRNEY
JOHNSON
STREET
GARFIELD
LAFAYETTE
KOSCIUSZKO
AVENUE
COLUMBUS
WASHINGTON
MICHIGAN
CENTER
HIGHLAND
PARK
THE PINES
CEMETERY
OAKLAWN
CONCORD
UNIVERSITY
GRAND
ALLEN
BIRCH
SEYMOUR
SHIELDS
ELM
ELLIS
ELDRIDGE
ELLIOTT
ELLIS
ELDRIDGE
ELLIOTT
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