011-203-013-0302

ALTA/ACSM LAND TITLE SURVEY

PART OF THE SOUTHEAST 1/4 OF SECTION 3, T22N, R4W, ROSCOMMON TOWNSHIP, ROSCOMMON COUNTY, MICHIGAN

SEE SHEET 2 FOR UTILITY, CURB, PAVEMENT AND SURFACE IMPROVEMENTS

LEGAL DESCRIPTION OF REAL PROPERTY

Township of Roscommon, Roscommon County, Michigan:

Parcel A: Commencing at the SE corner of Section 3, T22N, R4W, thence N1°35'W 742.27 feet; thence N83°24'W 349.22 feet; thence Northeasterly along centerline of Hwy M-55 and the arc of a 3819.72 foot radius curve to the right 238.92 feet, the long chord of which bears N81°32'56"W 238.78 feet for a place of beginning; thence continuing along said centerline and the arc of a 3819.72 foot radius curve to the right 434.82 feet; the long chord of which bears N56°38'47"W 434.40 feet; thence N36°43'27"E 468.27 feet; thence N1°35'W 100.0 feet; thence S89°40'E (recorded as S89°49'E) 340.05 feet; thence S1°35'E 341.43 feet; thence S33°34'08"W 457.00 feet to the place of beginning, being a part of the SE 1/4 of Section 3, T22N, R4W.

Parcel B: Commencing at the SE corner of Section 3, T22N, R4W, thence N1°35'W 742.27 feet; thence N83°24'W 285.2 feet for a place of beginning; thence continuing N83°24'W along the centerline of Hwy M-55, 84.02 feet, thence Northeasterly along said centerline and the arc of a 3819.72 foot radius curve to the right 238.92 feet, the long chord of which bears N81°32'56"W 238.78 feet; thence N33°34'08"E 457.00 feet; thence S1°35'E 322.45 feet to the place of beginning, being a part of the SE 1/4 of Section 3, T22N, R4W.

Parcel C: A part of the SE 1/4 of Section 3, T22N, R4W, commencing at the SE corner of said Section 3 and running thence N1°35'W on Section line 810.8 feet to the point of beginning; thence N83°24'W along the Northerly right of way line of M-55, 285.2 feet; thence N1°35'W 250.0 feet; thence N88°25'E 233.0 feet to the East line of said Section 3; thence S1°35'E 378.8 feet to the point of beginning.

Parcel D: Commencing at the SE corner of Section 3, thence N1°35'W 1187.20 feet for a point of beginning, thence N1°35'W 538.8 feet; thence West 232.95 feet; thence S1°35'E 543.6 feet; thence N88°25'E 233 feet to the point of beginning, being part of the SE 1/4 of Section 3, T22N, R4W.

Parcels E and F: Commencing at the East 1/4 post of Section 3, T22N, R4W, thence running South on Section line 825 feet, thence West along the South line of Woodlawn Ave., 573 feet to the place of beginning; thence South 100 feet; thence West 100 feet; thence North 100 feet; thence East 100 feet to the place of beginning, being a part of the SE 1/4 of Section 3, T22N, R4W.

Parcel G: Being a part of the SE 1/4 of Section 3, T22N, R4W, commencing at the E 1/4 corner of said Section 3, thence N89°44'53"W 985.17 feet, thence S1°35'25"E to the Southerly right-of-way line of Byron Ave. (Plat of Houghton Lake Park) 25.0 feet for a place of beginning; thence continuing S1°35'25"E (same line as recorded in the survey recorded in Liber 340, Pages 542-3, as S1°08'E) 850.12 feet; thence S41°03'54"W along Woodlawn Ave. (next 2 courses) 84.09 feet; thence S89°46'41"E 207.86 feet (recorded as 208.0 feet); thence S1°35'45"E 100.0 feet; thence S89°43'24"E 250.0 feet, thence S36°43'27"W along survey recorded in Liber 355, pages 516-7, 468.39 feet (recorded as 468.27 feet); thence Northwesterly along the centerline of Highway M-55 and the arc of a 3819.72 foot radius curve to the right 1229.2 feet; the long chord of which bears N44°04'20"E 1223.9 feet; thence N23°54'08"E along the centerline of "Old" Golf Course Boulevard (next 3 courses) 70.39 feet (recorded as N23°45"E 70.1 feet) to the Northerly right-of-way of Highway M-55; thence N29°55'40"E 157.82 feet (recorded as N29° 00"E 157.2 feet); thence N37°49'08"E 375.33 feet (recorded as N37°44"E 374.7 feet) to the Southerly right-of-way of Byron Ave; thence S89°46'41"E along said Right-of-Way 349.78 feet to the place of beginning; said parcel containing 18.48 acres, more or less.

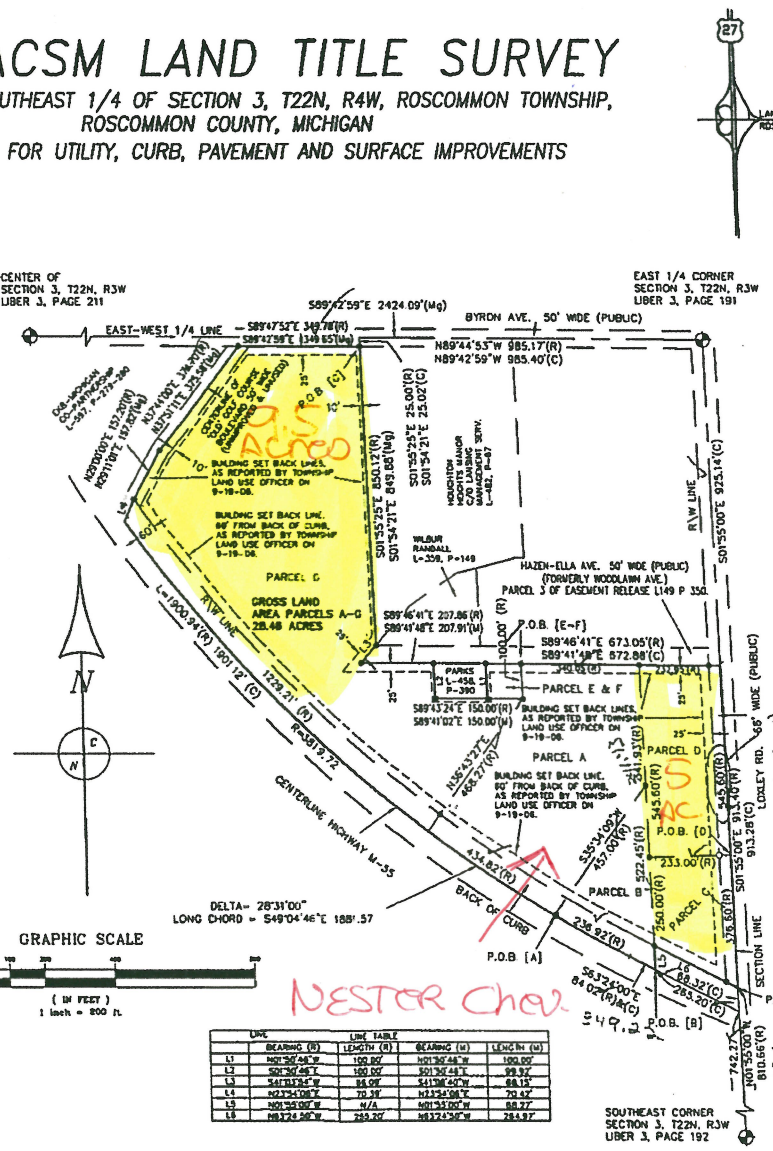
To Pearl Holdings, L.L.C., a Michigan limited liability company, CMAC Bank, CMAC, Transnation Title Insurance Company and Houghton Lake Title & Escrow Agency

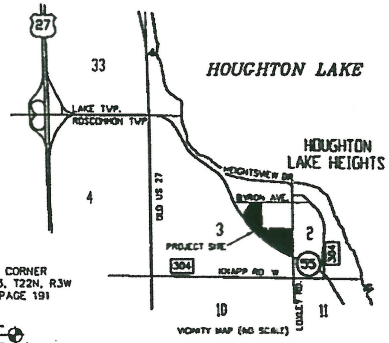
This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2003, and includes Items 2, 3, 4, 6, 8, 9, 10, 11a & 11b of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Michigan, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Date: _____

Signed: _____
Rupert A. Cavanagh PS, President
Michigan No. 48857

NOTE: THE OUTER PERIMETER OF THE COLLECTIVE DESCRIPTIONS (A-C), AS MEASURED, HAVE BEEN CHECKED BY CLOSURE, AND VERIFY THE POSITIONAL ACCURACY OF THE BOUNDARY CORNERS AS SHOWN.





LEGEND

ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF

(R) = RECORDED
(C) = COMPUTED
(M) = MEASURED
(Mg) = MEASURED WITH GPS
● = 1/2" RE-ROD FOUND
○ = 1/2" X 18" RE-ROD SET

NOTES:

BEARING DATA ORIGINATES FROM A SURVEY RECORDED IN LIBER 355, PAGES 516-517, ROSCOMMON COUNTY RECORDS.

THE EASEMENT FOR HIGHWAY PURPOSES RECORDED IN LIBER 159, PAGE 487-489 DOES NOT AFFECT THIS PROPERTY. PARCELS 2 AND 3 OF THE HIGHWAY EASEMENT RECORDED IN LIBER 149, PAGE 350 RELEASE DOES NOT AFFECT THIS PROPERTY

NOTE: GOLF COURSE BOULEVARD AS SHOWN HEREON IS AS SHOWN ON A 1947 SURVEY BY GEORGE D. HENNING R.L.S. IT IS BELIEVED THAT IT MAY HAVE BEEN VACATED, HOWEVER AT THIS TIME NO INFORMATION HAS BEEN PROVIDED AS PROOF. IF DOCUMENTATION IS SUPPLIED AT A LATER DATE THIS SURVEY WILL BE UPDATED.

ROSCOMMON COUNTY DOES NOT PARTICIPATE IN THE FLOOD INSURANCE PROGRAM. THE LEGAL ELEVATION OF HOUGHTON LAKE IN 1138.2 ABOVE MEAN SEA LEVEL N.G.V. DATUM. THE M.D.N.R. HAS ESTABLISHED A 100 YEAR FLOOD PLAIN FOR HOUGHTON LAKE AT ELEVATION 1140.0 N.G.V. ALL THE SUBJECT PROPERTY IN THIS SURVEY LIES ABOVE THE 100 YEAR FLOOD PLAIN UNLESS NOTED ON THE DRAWING.

THIS SURVEY REFERENCED TO TITLE COMMITMENT NOS: 2006-386, 2006-386A AND 2006-396B:

THIS SURVEY AMENDED 10/08/06 TO CHANGE THE NAMES IN THE CERTIFICATION AND ADD THE TITLE COMMITMENT NUMBERS.

536.8

LINE TABLE

LINE	BEARING (R)	LENGTH (R)	BEARING (M)	LENGTH (M)
L1	N01°30'46"W	100.00'	N01°30'46"W	100.00'
L2	S01°30'46"E	100.00'	S01°30'46"E	99.97'
L3	S41°03'54"W	84.09'	S41°08'40"W	88.15'
L4	N23°54'08"E	70.39'	N23°54'08"E	70.42'
L5	N01°35'00"W	N/A	N01°35'00"W	88.27'
L6	N83°24'30"W	285.20'	N83°24'30"W	284.97'

NESTER Chev.

549.1

810.6

NORTH CENTRAL SURVEY INC.

Land Surveying and Mapping
Development Planning

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211 W. West Branch Rd. Suite 101
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SHEET 1 OF 2