

1 TITLE DESCRIPTION

Land in the Township of West Bloomfield, Oakland County, MI, described as follows:

Lot 1, Maple-Farmington Professional Park Subdivision, according to the plat thereof as recorded in Liber 172 of Plats, on Page 32 and 33 of Oakland County Records.

The land shown in this survey is the same as that described in First American Title Insurance Company, Commitment # NCS-1304017-CHAR, dated March 23, 2026 at 08:00 AM.

2 TITLE INFORMATION

The Title Description and Schedule B items herein are from First American Title Insurance Company, Commitment # NCS-1304017-CHAR, dated March 23, 2026 at 08:00 AM.

8 ZONING INFORMATION

SITE RESTRICTION: JOB#25-06-0271
ZONE - OR-1, OFFICE RETAIL DATE: JUNE 25, 2025

SETBACKS

MIN. FRONT - 25'
MIN. SIDE - 10'
MIN. REAR - 20'
MAX. HEIGHT - 37'; 3 STORIES
MIN. LOT AREA - 4,000 SQ FT
MIN. LOT WIDTH - NO REQUIREMENT
MIN. LOT DEPTH - NO REQUIREMENT
MAX. GROSS FLOOR AREA - NO REQUIREMENT
MAX. COVERAGE - NONE SPECIFIED
Banks - 1 space / 150 square feet of usable gross leasable area (6.7 spaces / 1,000 square feet of GLA)

Zoning information was provided by First American Commercial Due Diligence Service (FACDS) - 405.378.5800
"Zoning information to be provided by insurer per ALTA Standards pursuant to Table A item 6b."

4 SURVEYOR CERTIFICATION

To First American Title Insurance Company; FA Commercial Due Diligence Services Co. and Bank of America, National Association:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 19 and 20(a) (Graphically depict in relation to the subject tract or property any offsite easements or servitudes benefitting the surveyed property and disclosed in Record Documents provided to the surveyor as part of the Schedule "A") of Table A thereof.

The fieldwork was completed on July 8, 2025.

Date of Plat or Map:

Jay M. Schwandt, PS, JD
Michigan Registration No. 47974
surveyor@firstam.com

6 CEMETERY

There is no visible evidence of cemeteries on the subject property at the time of survey.

7 POSSIBLE ENCROACHMENTS

THERE WERE NONE OBSERVED AT TIME OF SURVEY.

5 FLOOD INFORMATION

By graphic plotting only, this property is located in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 26125C0492F, which bears an effective date of September 29, 2006 and is NOT in a special flood hazard area. No field surveying was performed to determine this Zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

Zone "X" denotes areas outside the 500 year flood plain.
NOTE: SUBJECT PROPERTY WAS NOT FOUND TO HAVE A LETTER OF MAP CHANGE (LOMC) OR LETTER OF MAP AMENDMENT (LOMA) IN EFFECT AS OF THE DATE OF THIS SURVEY.

3 SCHEDULE 'B' ITEMS

NOTES CORRESPONDING TO SCHEDULE "B":

- Easement granted to County of Oakland to lay, construct, and maintain Water Main as recited in Easement recorded in **Liber 5653 on Page 685**. As affected by Quit Claim Conveyance of Easements, Right-of-Way and Water System Facilities and Improvements in favor of Charter Township of West Bloomfield, a Michigan Municipal Corporation recorded June 10, 2014 in **Liber 47110, Page 1**. **AFFECTS AS SHOWN HEREON.**
- Easement granted to Township of West Bloomfield to construct, operate and maintain sanitary sewer across and through the land as recited in **Liber 6627, Page 760** and in **Liber 6628, Page 810**. **AFFECTS AS SHOWN HEREON.**
- The terms, provisions and easement(s) contained in the document entitled "Declaration of Taking" recorded August 7, 2006 as **Liber 37942, Page 870** of Official Records. **AFFECTS AS SHOWN HEREON.**
- Building and use restrictions and other terms covenants and conditions, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604 (c), disclosed by instrument recorded in **Liber 38645, Page 685** and **Liber 39807, Page 483**. **AFFECTS AS SHOWN HEREON.**
- Easement(s), Restrictions and/or Setback Lines, if any, as disclosed by the plat entitled Maple Farmington Professional Park Subdivision, as recorded in **Liber 172 of Plats, on Page 32 and 33** of Oakland County Records, Michigan. **AFFECTS AS SHOWN HEREON.**

13 LAND AREA

50,650 square feet or 1.163 Acres

14 BUILDING AREA

5,599 square feet

15 BUILDING HEIGHT

Height: 14 feet or 1 Story

12 PARKING INFORMATION

41 Standard Spaces
2 Disabled Spaces
43 Total Parking Spaces

10 BASIS OF BEARINGS

The bearing S.89°51'52"W. being the southerly line of Section 28, was used as the Basis of Bearing for this survey. Said Southerly line of Section 28, being shown on said map as S.89°51'52"W. - 60.00'.

11 SURVEYOR'S NOTES

- No observable evidence of earth moving work, building construction or building additions within recent months.
- No observable evidence of changes in street right of way lines completed, and available from the controlling jurisdiction and no observable evidence of recent street or sidewalk construction or repairs.
- Property has direct physical access to Farmington Rd, a duly dedicated public right of way.
- All statements within the certification, and other references located elsewhere herein, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments are based solely on above ground, visible evidence, unless another source of information is specifically referenced herein.

Key to CDS ALTA Survey

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2 TITLE INFORMATION

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18 ALTA/NSPS Land Title Survey

This survey prepared in accordance with the "2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" (Effective February 23, 2021)

This Work Coordinated By:
FA Commercial Due Diligence Services Co.

CDS
COMMERCIAL
DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Office: 405-253-2444
website: www.firstamcdfs.com
Toll Free: 888.322.7371

Drwn By: TMS

Surveyor
Ref.No: 25333A

Aprvd By: JMS

Field Date:
JULY 8, 2025

Scale:
1" = 20'

Date: 07/15/25

Revision: COMMENTS

Date: 05/05/2026

Revision: TITLE

Date: 07/13/26

Revision: TITLE

Date:

Revision:

Prepared For:

Bank of America, National Association

Property ID - MI8-048

20 PROJECT ADDRESS

6120 W. MAPLE RD
WEST BLOOMFIELD, MI

Project Name:

BOA MI8-048

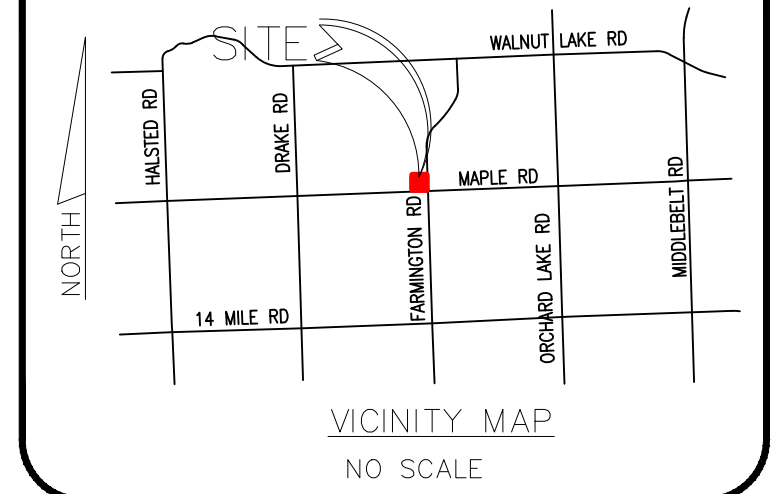
CDS Project Number:

25-06-0271

Approved CDS Surveyor

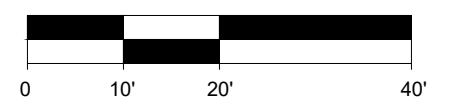
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16 VICINITY MAP



SCALE : 1" = 20'

17 NORTH ARROW / SCALE



18 ALTA/NSPS Land Title Survey

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Drawn By:	TMS	Date:	07/15/25
Surveyor		Revision:	COMMENTS
Ref.No:	25333A	Date:	05/05/2026
Aprvd By:		Revision:	TITLE
	JMS	Date:	
Field Date:		Revision:	
	JULY 8, 2025	Date:	
Scale:		Revision:	
	1"=20'		

Prepared For:
SITE NAME

Title No: _____
Site No: _____ Property No: _____

20 PROJECT ADDRESS

6120 W. MAPLE RD
WEST BLOOMFIELD, MI

Project Name:
BOA MI8-048
CDS Project Number:
25-06-0271

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9 | LEGEND

FOUND 1" PIPE		FIRE HYDRANT	
FOUND 5/8" IRON		SANITARY MANHOLE	
POINT FOR CORNER		STORM CATCH BASIN (SQUARE)	
SECTION CORNER		STORM CATCH BASIN (ROUND)	
POWER POLE		STORM SEWER MANHOLE	
FLAG POLE		OVERHEAD ELECTRIC	
LIGHT POLE		BUILDING LINE	
ELECTRIC TRANSFORMER BOX		FENCE	
ELECTRIC MANHOLE		BUILDING SETBACK LINE	
GAS METER		EASEMENT LINE	
TELEPHONE PEDESTAL		PROPERTY LINE	
ELECTRIC METER		POINT OF COMMENCEMENT	P.O.C.
WATER VALVE		POINT OF BEGINNING	P.O.B.

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Sheet 2 of 2

This survey coordinated, but not performed, by Commercial Due Diligence Services. Survey obtained from and certified to by a land surveyor licensed in the state property is located

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Approved CDS Surveyor

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