

### LEGAL DESCRIPTION

A parcel of land in the NE 1/4 of Section 3, T.3N., R.10E., City of Auburn Hills, Oakland County, Michigan, more particularly described as follows: Commencing at the East 1/4 corner of said Section 3, T.3N., R.10E.; thence along the East line of said Section 3, N 00° 18' 48" E, 43.00 feet to a point on the Northernly right of way line of Harmon Road; thence continuing along the East line of said Section 3, N 00° 18' 48" E, 694.46 feet to the point of beginning; thence S 89° 59' 10" W, 616.52 feet; thence S 00° 17' 37" N, 194.15 feet; thence 188.93 feet along the arc of a curve to the right, said curve having a radius of 450.00 feet, a central angle of 24° 03' 22", and a chord bearing and distance of S 12° 19' 14" W, 187.55 feet; thence S 24° 20' 54" W, 77.54 feet to a point on the Northernly right of way line of Harmon Road; thence along said Northernly right of way line N 65° 39' 01" W, 35.00 feet; thence N 24° 20' 54" E, 77.54 feet; thence 174.24 feet along the arc of a curve to the left, said curve having a radius of 450.00 feet, a central angle of 24° 03' 22", and a chord bearing and distance of N 12° 19' 14" E, 172.96 feet; thence N 00° 17' 36" E, 92.03 feet; thence 55.58 feet along the arc of a curve to the left, said curve having a radius of 70.00 feet, a central angle of 45° 34' 23", and a chord bearing and distance of N 22° 29' 34" W, 54.22 feet to a point of reverse curve; thence 201.31 feet along the arc of a curve to the right, said curve having a radius of 80.00 feet, a central angle of 144° 10' 55", and a chord bearing and distance of N 26° 46' 42" E, 152.25 feet; thence N 09° 54' 02" E, 493.87 feet; thence N 84° 54' 10" E, 621.87 feet to a point on the East line of said Section 3; thence along the East line of said Section 3 S 00° 18' 48" W, 493.84 feet to the point of beginning.

Excepting therefrom the following described right-of-way: Commencing at the East 1/4 corner of said Section 3, T.3N., R.10E.; thence along the East line of said Section 3, N 00° 18' 48" E, 43.00 feet to a point on the Northernly right-of-way line of Harmon Road; thence continuing along the East line of said Section 3, N 00° 18' 48" E, 694.46 feet; thence S 89° 59' 10" W, 616.52 feet to the point of beginning; thence S 89° 59' 10" W, 60.00 feet; thence S 00° 17' 37" N, 194.15 feet; thence 188.93 feet along the arc of a curve to the right, said curve having a radius of 450.00 feet, a central angle of 24° 03' 22" and a chord bearing and distance of S 12° 19' 14" W, 187.55 feet; thence S 24° 20' 54" W, 77.54 feet to a point on the Northernly right-of-way line of Harmon Road; thence along the said Northernly right-of-way line N 65° 39' 01" W, 35.00 feet; thence N 24° 20' 54" E, 77.54 feet; thence 174.24 feet along the arc of a curve to the left, said curve having a radius of 450.00 feet, a central angle of 24° 03' 22" and a chord bearing and distance of N 12° 19' 14" E, 172.96 feet; thence N 00° 17' 36" E, 92.03 feet; thence 55.58 feet along the arc of a curve to the left, said curve having a radius of 70.00 feet, a central angle of 45° 34' 23" and a chord bearing and distance of N 22° 29' 34" W, 54.22 feet to a point of reverse curve; thence 201.31 feet along the arc of a curve to the right, said curve having a radius of 80.00 feet, a central angle of 144° 10' 55" and a chord bearing and distance of N 26° 46' 42" E, 152.25 feet; thence N 09° 54' 02" E, 493.87 feet, a central angle of 81° 05' 08" and a chord bearing and distance of S 40° 33' 21" E, 104.00 feet to the point of beginning.

### PARKING STATISTICS

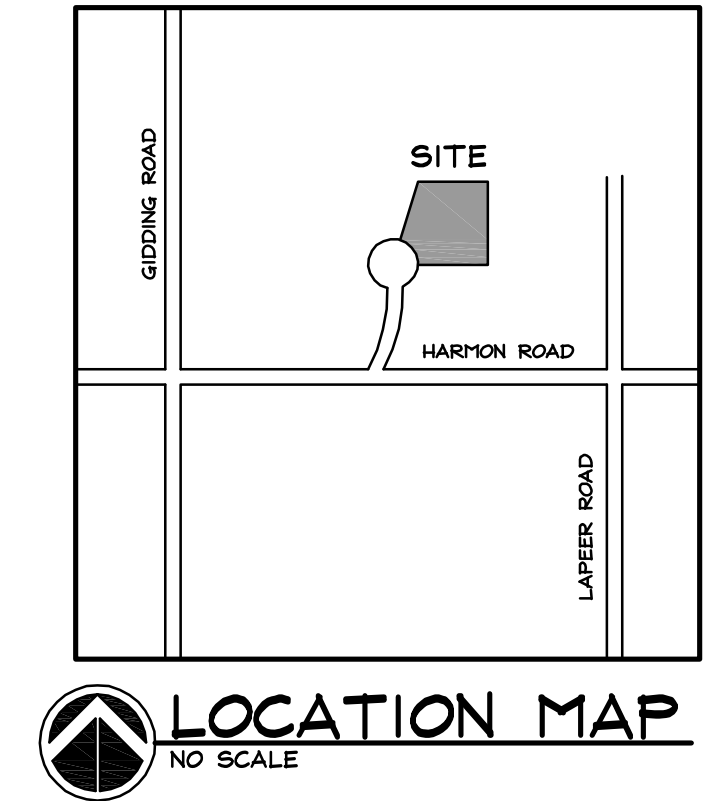
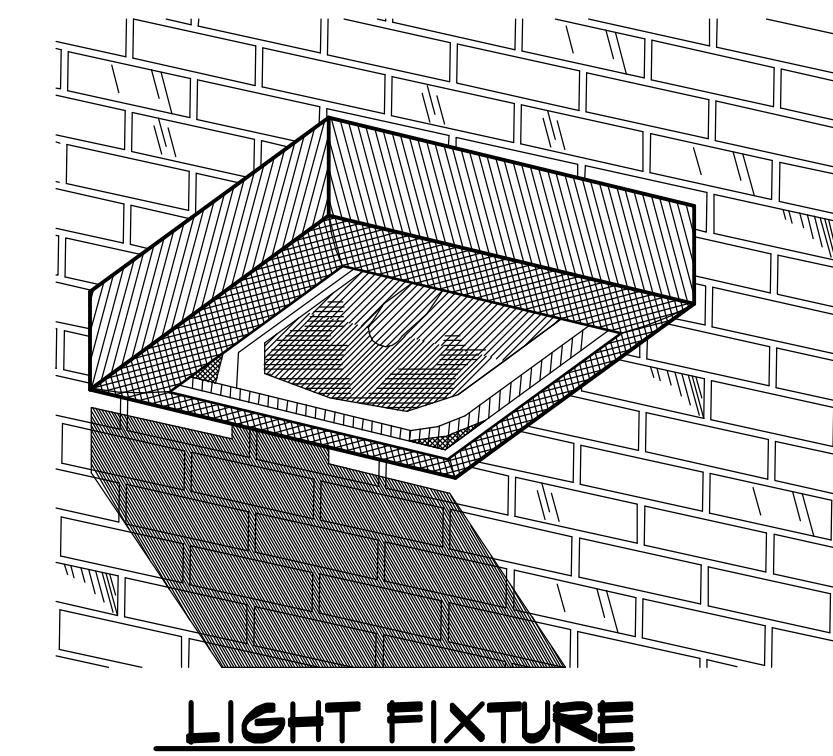
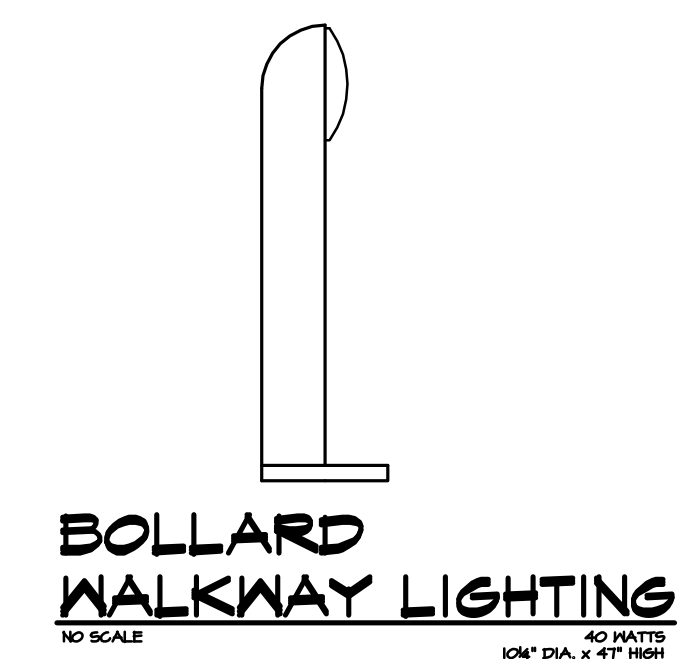
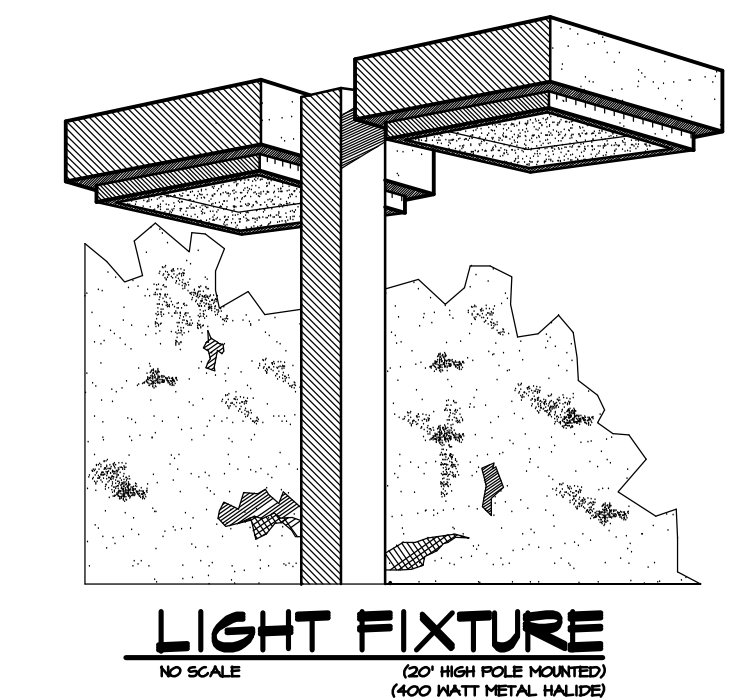
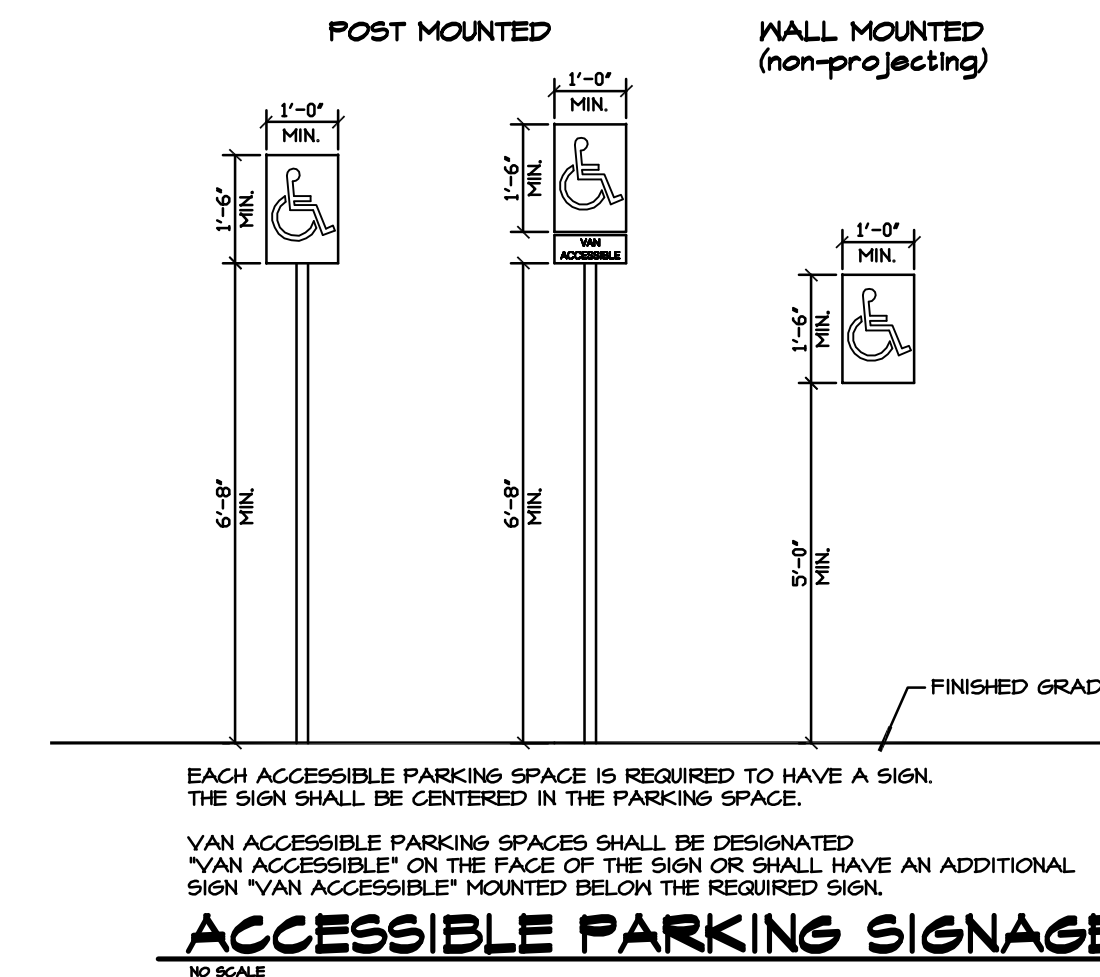
PROPOSED BUILDING 120,584 S.F.

SHOP: 86,336 G.S.F.  
86,336 x 80% (U.F.A.) / 550 = 126 CARS

WAREHOUSE: 9,600 G.S.F.  
9,600 x 80% (U.F.A.) / 1700 = 5 CARS

TWO STORY OFFICE: 24,648 G.S.F.  
24,648 x 80% (U.F.A.) / 200 = 99 CARS

TOTAL PARKING REQUIRED: 230 CARS  
TOTAL PARKING PROVIDED: 239 CARS  
(7) BARRIER FREE SPACES INCLUDED



## SCHEMATIC SITE PLAN

ALLEGRA DEVELOPMENT  
PROPOSED INDUSTRIAL BUILDING  
LUELLA LANE INDUSTRIAL  
AUBURN HILLS, MICHIGAN

ISSUE	DATE
SCHEMATIC	01-05-04
REVIEW	5/5/04
REVISED	5/18/04

DRAWN BY: SL  
CHECKED BY:  
JOB NO: 04-6841  
SHEET NUMBER:

AS-101

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