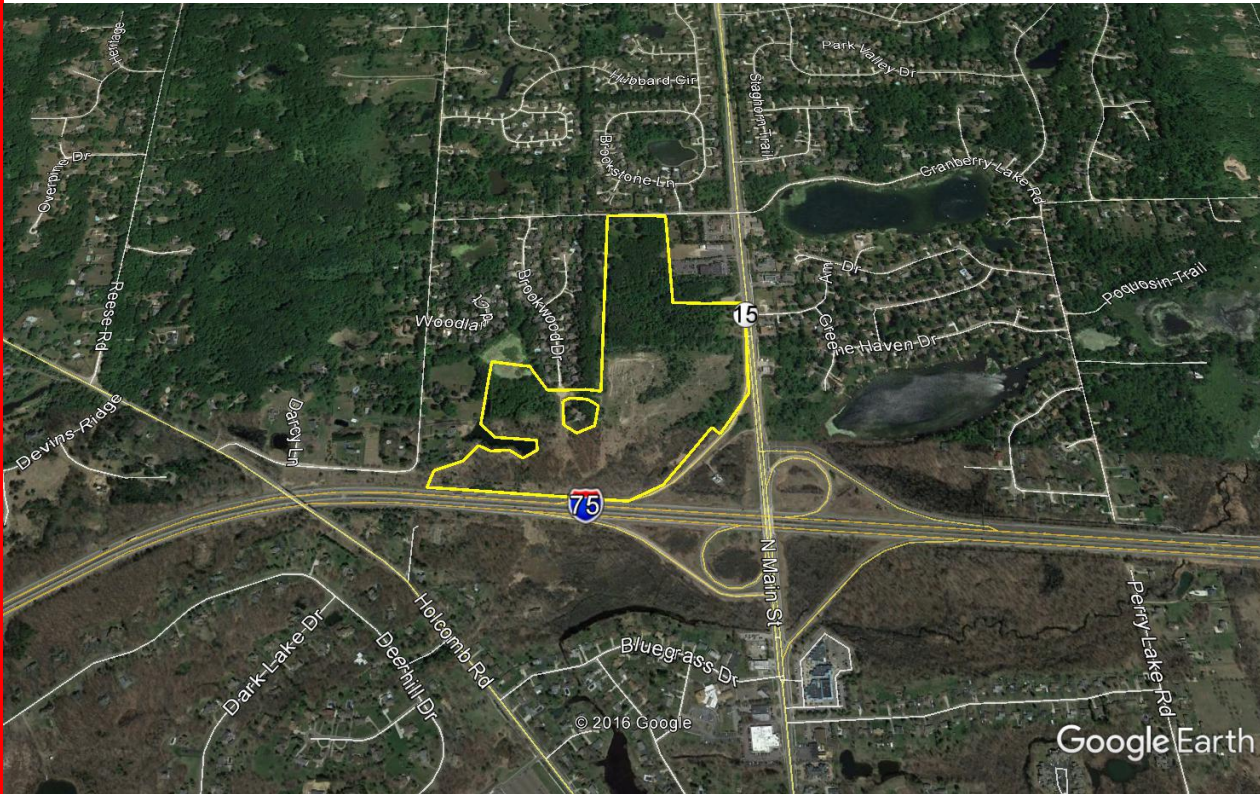


LAND FOR SALE



**NWQ M-15 and I-75
Independence Twp.**

www.beaumont-land.com

**Insite**
COMMERCIAL

1111 W. Oakley Park Road
Suite 220

Commerce, Michigan 48390

(248) 359-9000 – Detroit Office

(616) 241-2200 – Grand Rapids Office

www.insitecommercial.com

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NWQ M-15 and I-75 Independence Township, MI

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| TRAFFIC COUNTS | page 14 |



PROPERTY SUMMARY

Location: NWQ M-15 and I-75
Independence Township, MI

Parcel ID #'s: 08-17-300-006, 08-17-300-007, 08-17-300-008, 08-17-300-015,
08-17-300-016, 08-17-300-017, 08-17-300-018, 08-17-300-059

Total Land Size: +/- 63 Acres (60.48 net buildable)

Price: Contact Randy Thomas 248-359-9000

Utilities: All available

Zoning: OS-2 Office Service 2 & R1-A Residential

School District: Clarkston Community Schools

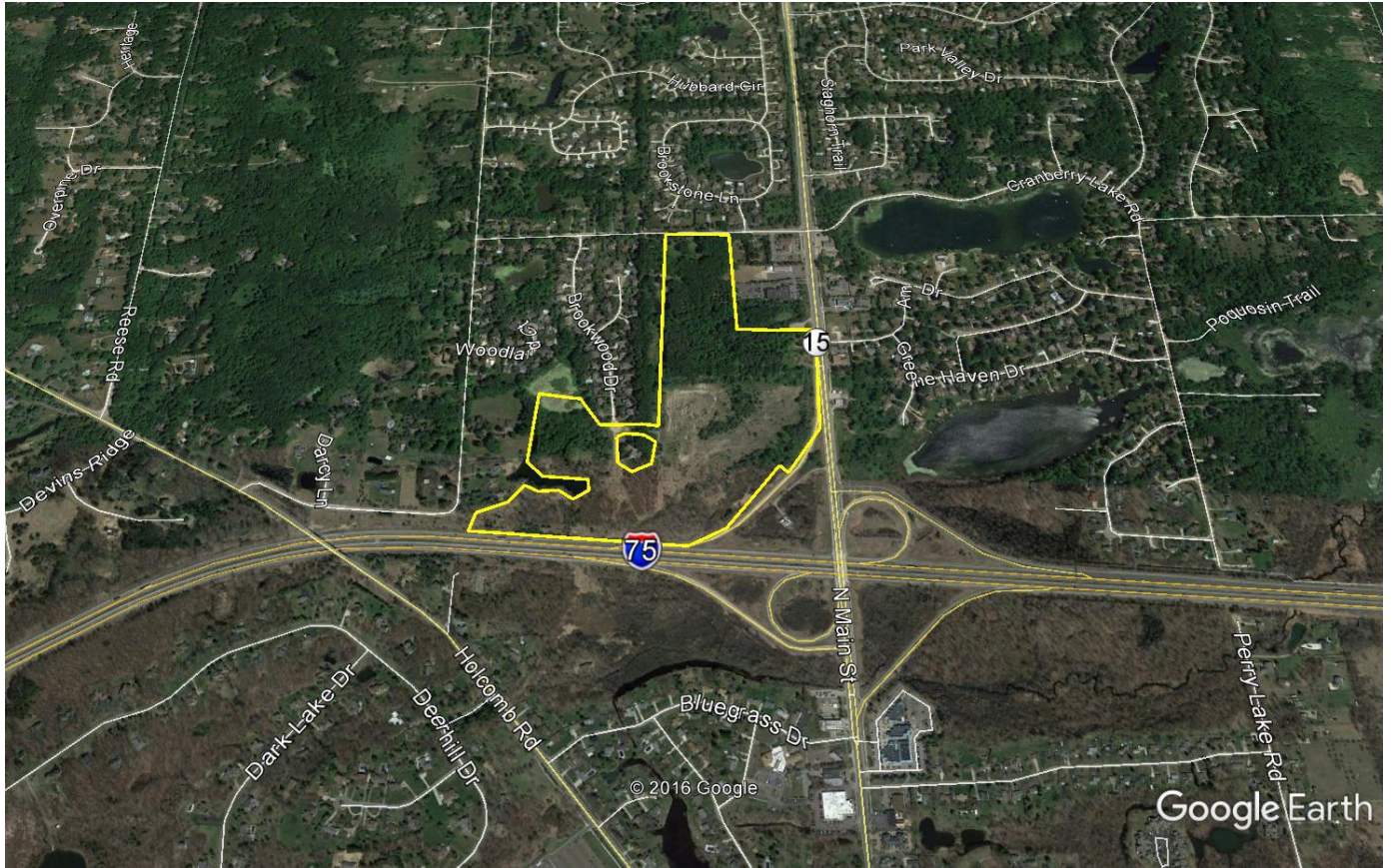
Demographics within

a 5 mile radius: Population: 66,472 Persons
Households: 24,812 Homes
Avg. Household Income: \$91,908 Annually
Traffic Counts: 28,000 VPD on M-15 &
65,000 VPD on I-75

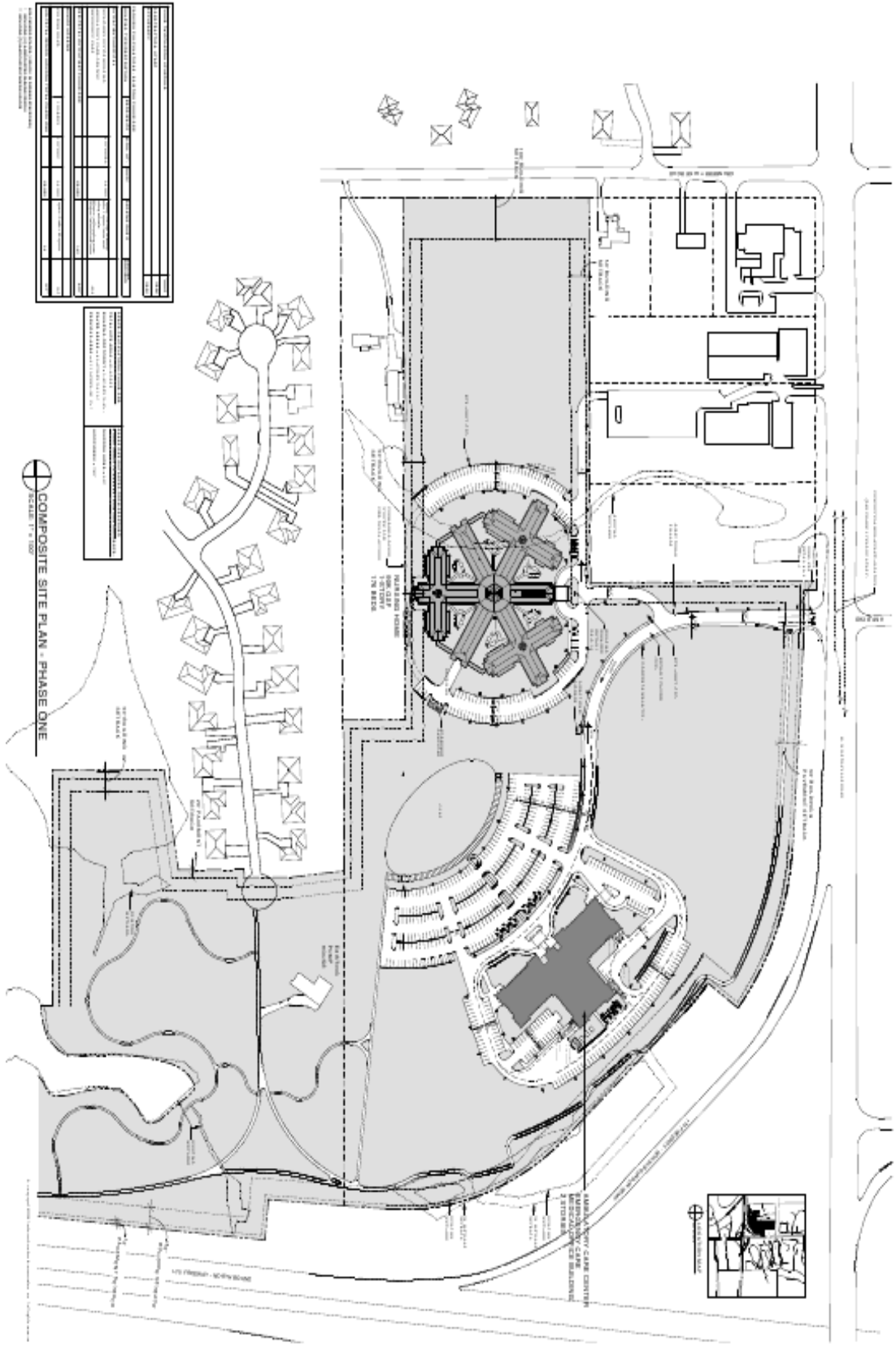
Comments: 63 (60.48 net buildable) Acre track located at the northwest quadrant of I-75 and M-15 in Independence Twp. Available for corporate, residential, multiple family or mixed use development. Great highway visibility, located in Automation Alley. WWW.BEAUMONT-LAND.COM

For Information Contact:
Randy Thomas
248-359-9000





SITE PLAN



| NO. | DESCRIPTION | DATE | BY | APP'D |
|-----|-----------------------|----------|-----|-------|
| 1 | PRELIMINARY SITE PLAN | 08/14/14 | ... | ... |
| 2 | ... | ... | ... | ... |
| 3 | ... | ... | ... | ... |
| 4 | ... | ... | ... | ... |
| 5 | ... | ... | ... | ... |
| 6 | ... | ... | ... | ... |
| 7 | ... | ... | ... | ... |
| 8 | ... | ... | ... | ... |
| 9 | ... | ... | ... | ... |
| 10 | ... | ... | ... | ... |

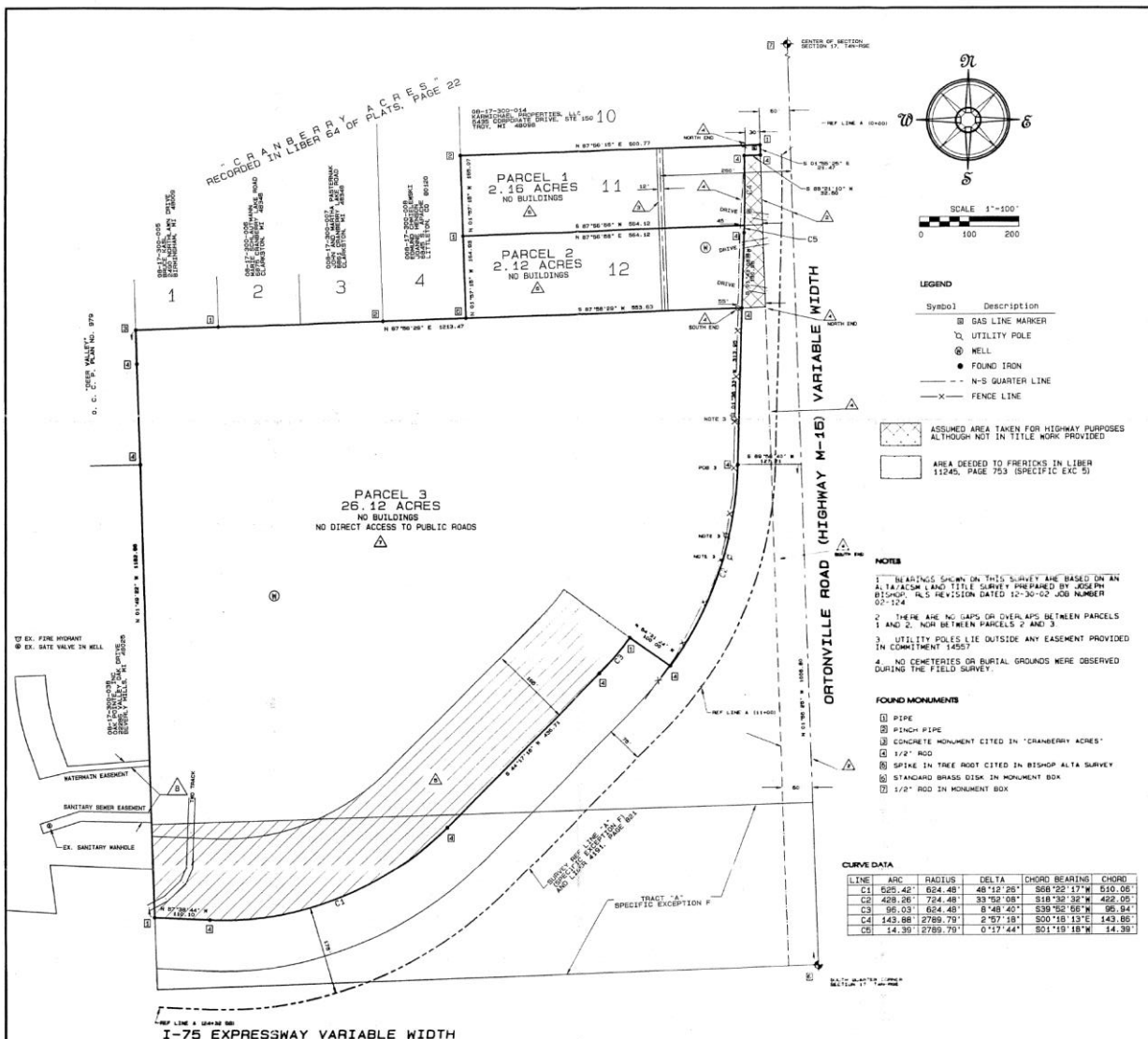
COMPOSITE SITE PLAN - PHASE ONE

| |
|--------|
| A-1.1A |
| 2808 |

composite site plan - phase ONE

Beaumont Hospital
Life Care Campus
1 not approved for use. To see why, visit [gis.com](http://www.gis.com)

a division of **landis & associates, inc.**
 architects & planners
CONCEPTS FOR THE LIFE CARE CAMPUS, PHASE ONE, BEAUMONT HOSPITAL



CERTIFICATION

To: William Beaumont Hospital, a Michigan Non-profit Corporation
 W/16 - 1775 Independence LLC
 Metropolitan Title Company
 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 "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, ACSM, and NSPS in 1998, and includes items 1, 3, 4, 6, 10, 11a, and 16 of Table A thereof.

Pursuant to the Accuracy Standards as adopted by ALTA, ACSM, and NSPS and in effect on the date of this certification, the undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Uncertainties.

This is to further certify that this survey correctly shows or indicates:

- (1) the boundaries lines and acreage of the land as indicated hereon
- (2) the location and dimensions of all matters of record affecting the land according to the legal descriptions of such easements and other matters set forth in that certain Commitment for Title Insurance (160972014) from Metropolitan Title Company
- (3) the location of all buildings, structures and other appurtenant improvements, if any, situated on said land
- (4) except as shown on the survey, there are no encroachments onto said land by buildings, structures, or other appurtenant improvements on said land onto adjoining lands.

The undersigned further certifies that no portion of the land lies within a Federally identified Floodplain per Community Panel 260475 00080, dated May 16, 1983.

William J. Angus, Jr.
 Registration No. 44287
 Dated: 17 Dec 2014

LEGAL DESCRIPTIONS

PARCEL 1
 THAT CERTAIN TRACT BEING THE SOUTHWEST CORNER OF SAID LOT, THENCE ALONG THE WEST LINE OF SAID LOT, N 87°56'08" E 154.12 FEET TO THE POINT OF BEGINNING, THENCE ALONG THE SOUTH LINE OF SAID LOT, S 87°56'08" E 154.12 FEET TO THE POINT OF BEGINNING, CONTAINING 2.16 ACRES OF LAND, MORE OR LESS.

PARCEL 2
 THAT CERTAIN TRACT BEING THE SOUTHWEST CORNER OF SAID LOT, THENCE ALONG THE WEST LINE OF SAID LOT, N 87°56'08" E 154.12 FEET TO THE POINT OF BEGINNING, THENCE ALONG THE SOUTH LINE OF SAID LOT, S 87°56'08" E 154.12 FEET TO THE POINT OF BEGINNING, CONTAINING 2.12 ACRES OF LAND, MORE OR LESS.

PARCEL 3
 THAT PART OF THE SOUTHWEST QUARTER OF SECTION 17, T49N06, R16W02, INDEPENDENCE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION, THENCE ALONG THE NORTH-SOUTH LINE OF SAID SECTION, N 87°56'08" E 154.12 FEET TO THE POINT OF BEGINNING, THENCE ALONG THE EAST-WEST LINE OF SAID SECTION, E 0°00'00" S 100.00 FEET TO THE POINT OF BEGINNING, CONTAINING 26.12 ACRES OF LAND, MORE OR LESS.

- SPECIFIC EXCEPTIONS**
- METROPOLITAN TITLE COMPANY 14057 2014 DATED DECEMBER 18, 2004
- 1. RELEASE OF RIGHT OF WAY TO STATE HIGHWAY COMMISSIONER IN LIBER 2094, PAGE 506 AND LIBER 2548, PAGE 510 (SHOW)
 - 2. EASEMENT PERMIT TO THE DETROIT EDISON COMPANY AND MICHIGAN BELL TELEPHONE COMPANY IN LIBER 2874, PAGE 347 (SHOW)
 - 3. EASEMENT PERMIT TO THE DETROIT EDISON COMPANY IN LIBER 3164, PAGE 488 AND LIBER 3144, PAGE 489 AND LIBER 4194, PAGE 622 (NO WIDTH SPECIFIED) (SHOW)
 - 4. DEEDED TO FREDRICKS FROM MICHIGAN DEPT. OF TRANSPORTATION IN LIBER 11245, PAGE 753 (SHOW)
 - 5. DEED RESTRICTIONS IN LIBER 2872, PAGE 658 AND LIBER 3072, PAGE 378 AS TO
 - 6. DEED RESTRICTIONS IN LIBER 2872, PAGE 658 AND LIBER 3072, PAGE 378 AS TO
 - 7. NO DIRECT VEHICULAR ACCESS TO I-75 AND I-75 HIGHWAY INTERSECTION IN LIBER 1186, PAGE 753, PAGE 753 AND LIBER 2181, PAGE 424 AND LIBER 2181, PAGE 424 (AS TO
 - 8. TERMS AND CONDITIONS CONTAINED IN SANITARY SEWER AND WATERMAIN EASEMENT AGREEMENT IN LIBER 3358, PAGE 388 (SHOW)

STATE OF MICHIGAN
DEPARTMENT OF TREASURY
DIVISION OF LAND AND WATER

ALTA/ACSM LAND TITLE SURVEY

PROJ. NO. 1304 S.W. ANGUS DEVELOPMENT COMPANY
32150 TELLUMWAY AVENUE, 3RD FLOOR
BIRMINGHAM, MI 48205

W. J. ANGUS AND ASSOCIATES
 SURVEYING, CONSULTING AND MAPPING SERVICES
 611 N. LAUREL STREET
 TROY, MI 48064
 TEL: 484-613-1300

SHEET
1
OF
1



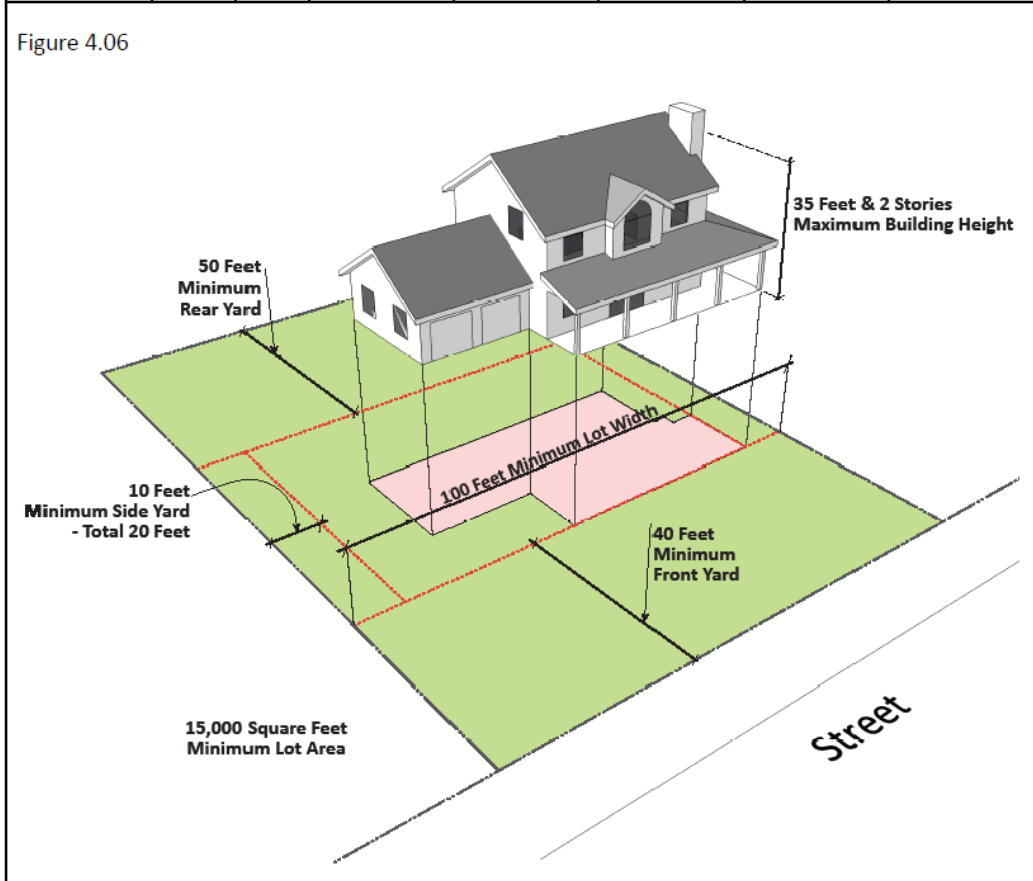
SECTION 4.06 R-1A SINGLE-FAMILY RESIDENTIAL

- A. **Intent.** The R-1A single-family residential district is intended to encourage a suitable environment for families. To this end, uses are limited to single-family dwellings, together with certain other uses such as schools, parks, and playgrounds, which provide a neighborhood environment. In keeping with the intent, development is regulated to a moderate density. Commercial and other uses, tending to be incompatible with the intent are prohibited.
- B. **Permitted Principal Uses.** Permitted principal uses in the R-1A, single-family residential district, shall be as follows:
1. Single-family residence.
 2. State licensed residential facilities, restricted to the following: adult foster care family home and foster family home.
 3. Child family day care homes.
 4. An **accessory use** customarily incidental to the permitted principal use, subject to the standards set forth in [Section 5.06](#).
- C. **Special Land Uses.** The following **special land uses** shall be permitted in the R-1A single-family residential district, subject to the requirements and standards of [Article 7.0 Special Land Uses](#), and any of the applicable requirements and standards of this Ordinance.
1. Places of worship, subject to the standards set forth in [Section 8.13](#).
 2. Public or private schools, subject to the standards set forth in [Section 8.14](#).
 3. Noncommercial recreation uses such as parks, playgrounds, ball fields, athletic fields and community centers.
 4. Municipal, state, or federal uses, public library, public museum, public utility building, telephone exchange, transformer station and substation, fire station, gas regulator station.
 5. **Home occupations.**
 6. Functional equivalent family: additional persons, subject to the standards set forth in [Section 8.08](#).
 7. Child group day care homes, subject to the standards set forth in [Section 8.04](#).
 8. Child day care centers, subject to the standards set forth in [Section 8.04](#).
 9. Adult family day care homes, subject to the standards set forth in [Section 8.04](#).



D. **Area, Height, Bulk, and Placement Requirements.** Area, height, bulk and placement requirements for the R-1A single-family residential district shall be as follows:

| Minimum Yard Setback in Feet (per lot) | | | Minimum Lot Size | | | | |
|--|------------|-------|------------------|---------------------------------------|------------|---------------------|------------------------|
| Front Yard | Side Yards | | Rear Yard | Maximum Building and Structure Height | | Minimum Land Area | |
| | Least | Total | | In Feet | In Stories | Area in Square Feet | Width in Feet |
| 40 | 10 | 20 | 50 | 35 | 2 | 15,000 | 100 ^{1&2} |



¹ The width and depth of lots at the highest and widest point of same shall conform to a width-to-depth ratio of one to four (1:4) maximum allowed by the State of Michigan Land Division Act (MCL 560.101 et. seq.).

² Width-to-depth ratios shall apply to all parcels of land and/or lots in platted subdivisions created after the effective date of this Ordinance; said regulation shall not apply to parcels of land and/or lots in platted subdivisions created prior to the effective date of this Ordinance.

SECTION 4.16 OS-2 OFFICE SERVICE TWO

- A. **Intent.** The OS-2 office service two district is intended to provide location uses, which primarily include office and technical uses, and business and personal services uses, which are dependent on and supportive of an office environment. The OS-2 office service two district is intended for larger sites than the OS-1 office service one district and where there may not be a need to provide for a compatible transitional use between commercial and residential areas and/or between thoroughfares and residential areas.

The OS-2 office service two district is not intended to permit commercial retail uses that generate a large traffic volume. A limited range of business and service uses are permitted for the benefit of official personnel, tenants and visitors; provided that offices and technical uses remain the predominant use within the district.

The district shall be characterized by uses that:

1. Generally operate during normal business hours;
 2. Produce a low volume of traffic;
 3. May require some service areas along with storage facilities; and
 4. Are located in buildings that are architecturally compatible with the surrounding area.
- B. **Permitted Principal Uses.** Permitted principal uses in the OS-2, office service two district, shall be as follows:
1. Any principal permitted use in the [OS-1 Office Service One District](#).
 2. Laundry and dry cleaning customer outlets; provided dry cleaning or laundry plants serving more than one customer outlet shall be prohibited.
 3. Private service clubs, fraternal organizations and lodge halls.
 4. Pharmacies, including stores selling or renting durable medical equipment.
 5. Data processing and computer centers including the servicing and maintenance of electronic data processing equipment.
- C. **Special Land Uses.** The following [special land uses](#) shall be permitted in the OS-2 office service two district subject to the requirements and standards of [Article 7.0 Special Land Uses](#) and any of the applicable requirements and standards of the Ordinance.
1. Sit-down restaurants serving food and beverages. Consistent with the intent of this district to allow uses which produce a low volume of traffic, the uses authorized under



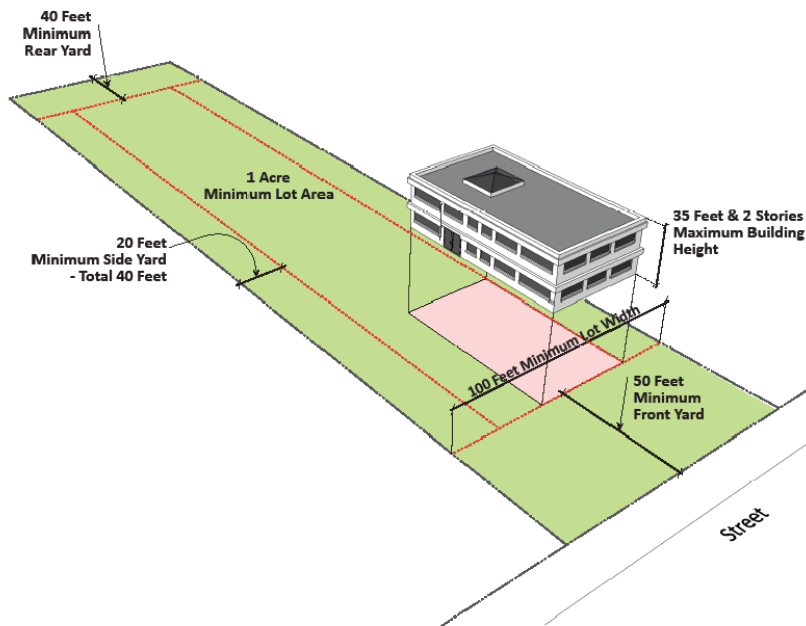
this subsection shall not include those which permit food and beverages to be served on the premises in motor vehicles, sold at a drive-through window, and uses which otherwise have a carryout service as a material part of the business.

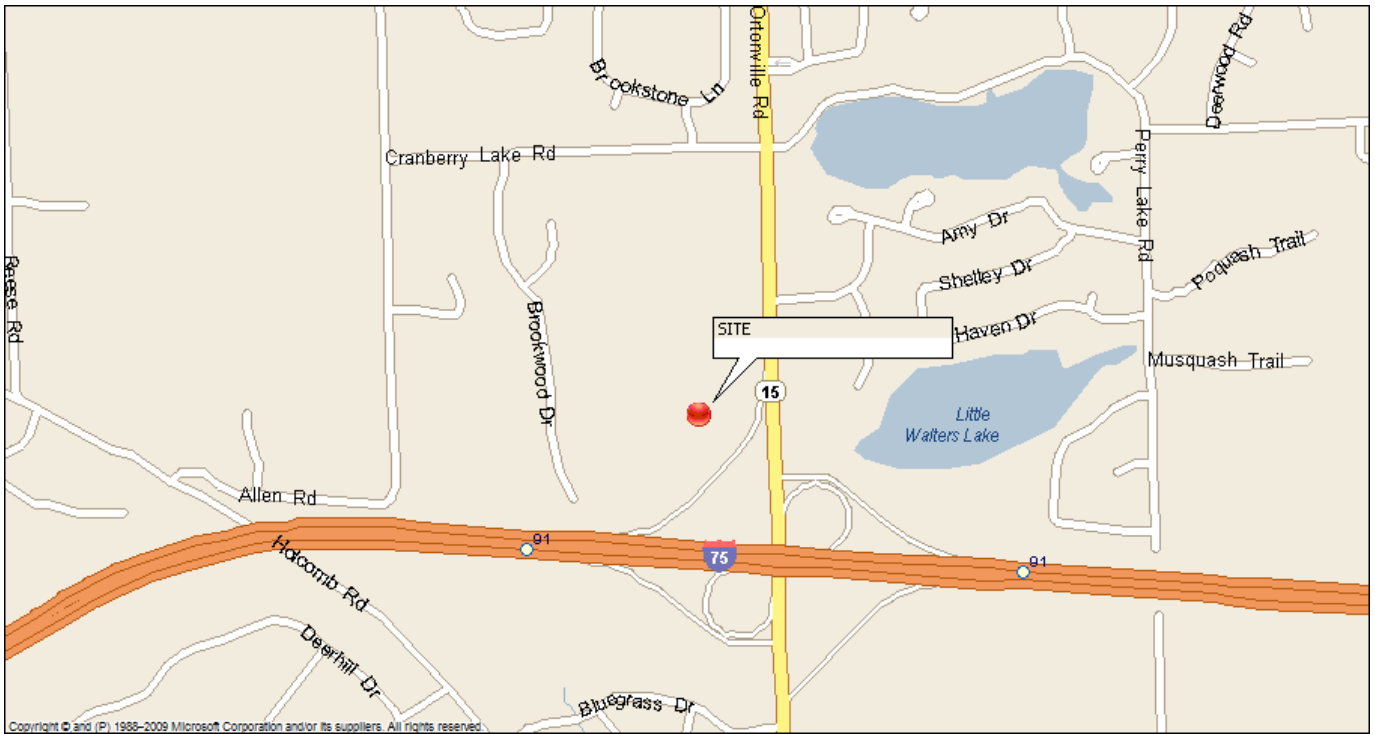
2. Research and design centers where said centers are intended for the development of pilot or experimental products, together with related office buildings for such research facilities where said offices are designed to accommodate executive, administrative, professional, accounting, engineering, architectural, and support personnel.
3. General or specialty hospitals and convalescent or nursing homes.
4. Motels and residence hotels providing temporary lodging.
5. Places of worship, subject to the standards set forth in [Section 8.13](#).
6. Housing for the elderly, subject to the special development standards and site design requirements set forth in [Section 8.16](#).
7. State license residential facilities restricted to the following: adult foster care large group home and adult foster care congregate facility.

D. **Area, Height, Bulk, and Placement Requirements.** Area, height, bulk, and placement requirements for the OS-2 office service two district shall be as follows:

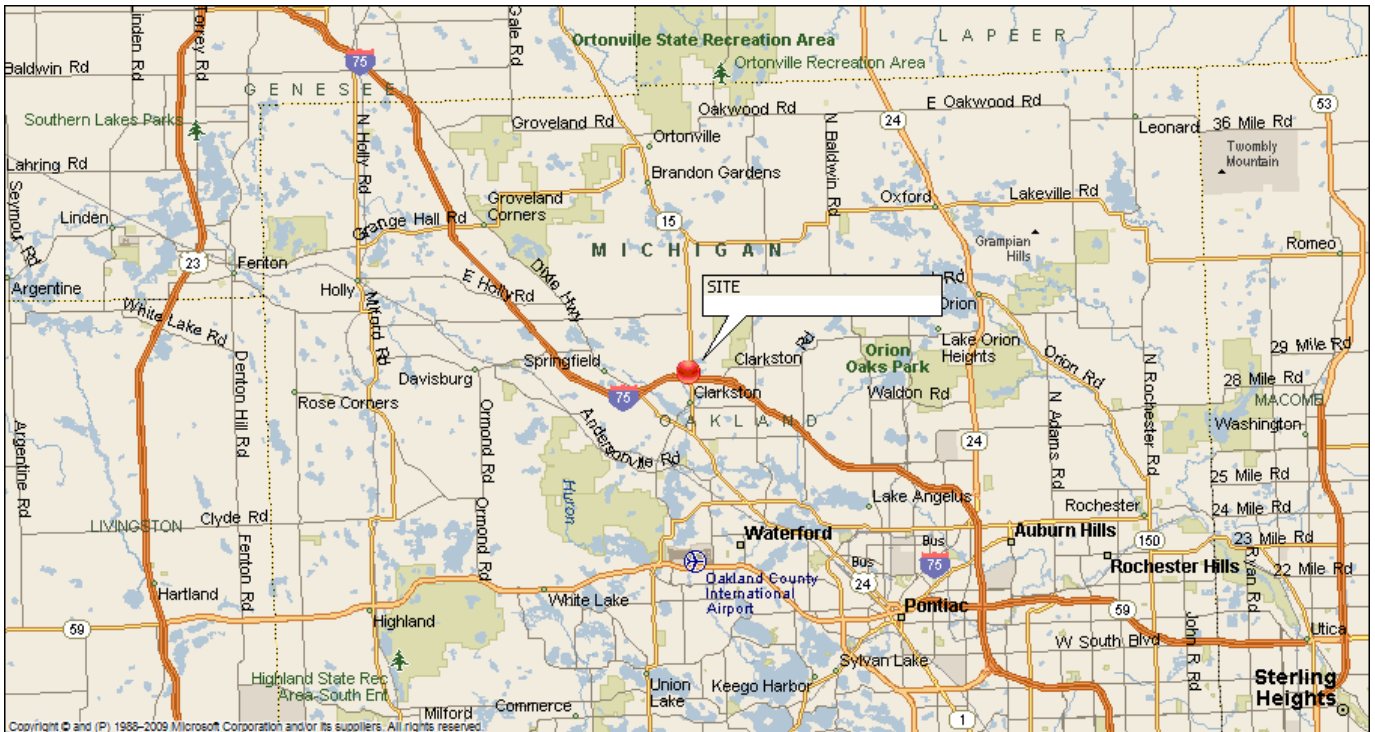
| Minimum Yard Setback in Feet (per lot) | | | | Minimum Lot Size | | | |
|--|------------|-------|-----------|---------------------------------------|------------|-------------------|---------------|
| Front Yard | Side Yards | | Rear Yard | Maximum Building and Structure Height | | Minimum Land Area | |
| | Least | Total | | In Feet | In Stories | Area in Acres | Width in Feet |
| 50 | 20 | 40 | 40 | 35 | 2 | 1 | 100 |

Figure 4.16





Local Map



Regional Map

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Executive Summary

M-15 and I-75
Rings: 1, 3, 5 mile radii

Prepared by Randall Thomas
Latitude: 42.749415
Longitude: -83.421261

| | 1 mile | 3 miles | 5 miles |
|------------------------|--------|---------|---------|
| Population | | | |
| 2000 Population | 2,944 | 22,180 | 64,491 |
| 2010 Population | 3,028 | 22,982 | 67,172 |
| 2013 Population | 3,066 | 22,991 | 66,472 |
| 2018 Population | 3,155 | 23,363 | 66,800 |
| 2000-2010 Annual Rate | 0.28% | 0.36% | 0.41% |
| 2010-2013 Annual Rate | 0.38% | 0.01% | -0.32% |
| 2013-2018 Annual Rate | 0.57% | 0.32% | 0.10% |
| 2013 Male Population | 49.9% | 49.4% | 49.6% |
| 2013 Female Population | 50.1% | 50.6% | 50.4% |
| 2013 Median Age | 45.5 | 43.2 | 41.4 |

In the identified area, the current year population is 66,472. In 2010, the Census count in the area was 67,172. The rate of change since 2010 was -0.32% annually. The five-year projection for the population in the area is 66,800 representing a change of 0.10% annually from 2013 to 2018. Currently, the population is 49.6% male and 50.4% female.

Median Age

The median age in this area is 41.4, compared to U.S. median age of 37.3.

Race and Ethnicity

| | | | |
|--|-------|-------|-------|
| 2013 White Alone | 95.6% | 93.3% | 93.0% |
| 2013 Black Alone | 1.4% | 2.0% | 1.9% |
| 2013 American Indian/Alaska Native Alone | 0.2% | 0.3% | 0.4% |
| 2013 Asian Alone | 0.8% | 1.6% | 1.3% |
| 2013 Pacific Islander Alone | 0.0% | 0.0% | 0.0% |
| 2013 Other Race | 0.4% | 1.0% | 1.3% |
| 2013 Two or More Races | 1.5% | 1.9% | 2.1% |
| 2013 Hispanic Origin (Any Race) | 3.2% | 3.9% | 4.8% |

Persons of Hispanic origin represent 4.8% of the population in the identified area compared to 17.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 21.4 in the identified area, compared to 62.1 for the U.S. as a whole.

Households

| | | | |
|-----------------------------|-------|-------|--------|
| 2000 Households | 1,078 | 8,094 | 23,416 |
| 2010 Households | 1,139 | 8,719 | 24,952 |
| 2013 Total Households | 1,163 | 8,776 | 24,812 |
| 2018 Total Households | 1,204 | 8,955 | 24,994 |
| 2000-2010 Annual Rate | 0.56% | 0.75% | 0.64% |
| 2010-2013 Annual Rate | 0.64% | 0.20% | -0.17% |
| 2013-2018 Annual Rate | 0.69% | 0.40% | 0.15% |
| 2013 Average Household Size | 2.63 | 2.61 | 2.67 |

The household count in this area has changed from 24,952 in 2010 to 24,812 in the current year, a change of -0.17% annually. The five-year projection of households is 24,994, a change of 0.15% annually from the current year total. Average household size is currently 2.67, compared to 2.68 in the year 2010. The number of families in the current year is 18,619 in the specified area.





Executive Summary

M-15 and I-75
Rings: 1, 3, 5 mile radii

Prepared by Randall Thomas
Latitude: 42.749415
Longitude: -83.421261

| | 1 mile | 3 miles | 5 miles |
|---------------------------------|-----------|-----------|-----------|
| Median Household Income | | | |
| 2013 Median Household Income | \$94,061 | \$76,598 | \$67,873 |
| 2018 Median Household Income | \$106,197 | \$91,834 | \$82,094 |
| 2013-2018 Annual Rate | 2.46% | 3.69% | 3.88% |
| Average Household Income | | | |
| 2013 Average Household Income | \$123,320 | \$104,291 | \$91,908 |
| 2018 Average Household Income | \$143,703 | \$121,276 | \$106,795 |
| 2013-2018 Annual Rate | 3.11% | 3.06% | 3.05% |
| Per Capita Income | | | |
| 2013 Per Capita Income | \$46,234 | \$39,594 | \$34,297 |
| 2018 Per Capita Income | \$54,113 | \$46,232 | \$39,938 |
| 2013-2018 Annual Rate | 3.20% | 3.15% | 3.09% |

Households by Income

Current median household income is \$67,873 in the area, compared to \$51,314 for all U.S. households. Median household income is projected to be \$82,094 in five years, compared to \$59,580 for all U.S. households

Current average household income is \$91,908 in this area, compared to \$71,842 for all U.S. households. Average household income is projected to be \$106,795 in five years, compared to \$83,667 for all U.S. households

Current per capita income is \$34,297 in the area, compared to the U.S. per capita income of \$27,567. The per capita income is projected to be \$39,938 in five years, compared to \$32,073 for all U.S. households

Housing

| | | | |
|------------------------------------|-------|-------|--------|
| 2000 Total Housing Units | 1,114 | 8,327 | 24,429 |
| 2000 Owner Occupied Housing Units | 988 | 6,743 | 20,363 |
| 2000 Owner Occupied Housing Units | 89 | 1,350 | 3,053 |
| 2000 Vacant Housing Units | 37 | 234 | 1,013 |
| 2010 Total Housing Units | 1,193 | 9,186 | 26,668 |
| 2010 Owner Occupied Housing Units | 1,031 | 7,252 | 21,214 |
| 2010 Renter Occupied Housing Units | 108 | 1,467 | 3,738 |
| 2010 Vacant Housing Units | 54 | 467 | 1,716 |
| 2013 Total Housing Units | 1,195 | 9,204 | 26,647 |
| 2013 Owner Occupied Housing Units | 1,047 | 7,256 | 21,021 |
| 2013 Renter Occupied Housing Units | 116 | 1,520 | 3,791 |
| 2013 Vacant Housing Units | 32 | 428 | 1,835 |
| 2018 Total Housing Units | 1,217 | 9,276 | 26,719 |
| 2018 Owner Occupied Housing Units | 1,086 | 7,430 | 21,323 |
| 2018 Renter Occupied Housing Units | 118 | 1,525 | 3,671 |
| 2018 Vacant Housing Units | 13 | 321 | 1,725 |

Currently, 78.9% of the 26,647 housing units in the area are owner occupied; 14.2%, renter occupied; and 6.9% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 26,668 housing units in the area - 79.5% owner occupied, 14.0% renter occupied, and 6.4% vacant. The annual rate of change in housing units since 2010 is -0.04%. Median home value in the area is \$176,714, compared to a median home value of \$177,257 for the U.S. In five years, median value is projected to change by 3.68% annually to \$211,710.





Traffic Count Map - Close Up

M-15 and I-75
Ring: 1, 3, 5 Miles

Prepared by Randall Thomas
Latitude: 42.749415
Longitude: -83.421261



OFFICE | INDUSTRIAL | RETAIL | LAND | INVESTMENT | TENANT REPRESENTATION | CORPORATE SERVICES | PROPERTY MANAGEMENT | AVIATION SERVICES

