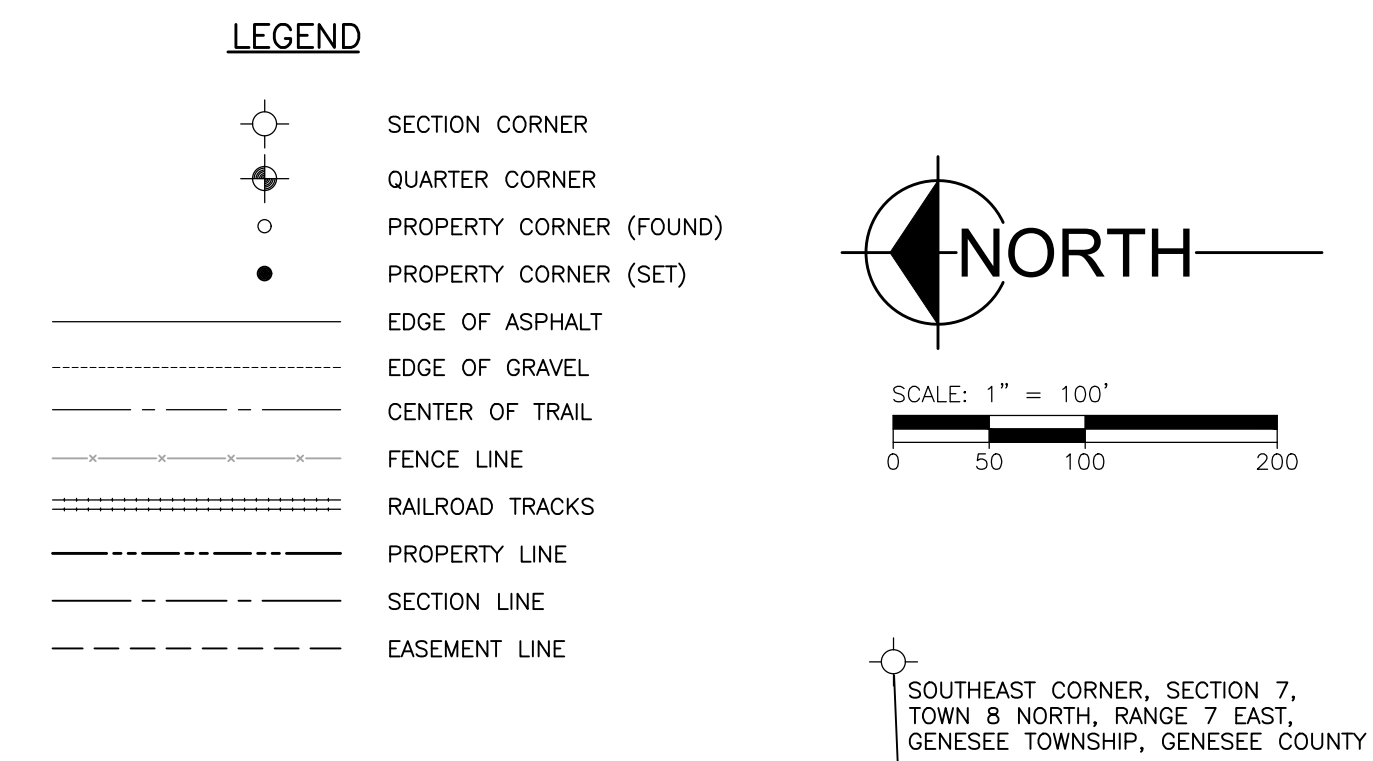


ALTA / NSPS LAND TITLE SURVEY
PART OF SECTION 7, TOWN 8 NORTH, RANGE 7 EAST,
CITY OF MOUNT MORRIS AND GENESEE TOWNSHIP, GENESEE COUNTY, MICHIGAN



PARCEL DESCRIPTION AS FURNISHED:
(PER INFORMATIONAL TITLE REPORT ORDER NUMBER C000128561-2 BY AMROCK COMMERCIAL, EFFECTIVE JANUARY 27, 2025 AT 8:00 AM)
LAND SITUATED IN THE TOWNSHIP OF GENESEE, IN THE COUNTY OF GENESEE, STATE OF MICHIGAN IS DESCRIBED AS FOLLOWS:

PARCEL A:
A PARCEL OF LAND IN THE SOUTHEAST 1/4, IN THE SOUTHWEST FRACTIONAL 1/4, IN THE NORTHWEST FRACTIONAL 1/4 (NOW CITY OF MOUNT MORRIS) AND IN THE NORTHEAST 1/4 OF SECTION 7, TOWN 8 NORTH, RANGE 7 EAST, GENESEE TOWNSHIP, GENESEE COUNTY, STATE OF MICHIGAN, MORE PARTICULARLY DESCRIBED BY DARRELL HUGHES, MICHIGAN REGISTERED LAND SURVEYOR NO. 19834, AS BEGINNING AT A POINT, SAID POINT BEING THE INTERSECTION OF THE EASTERLY LINE OF THE CSX RAILROAD (100 FEET WIDE) WITH THE NORTH AND SOUTH 1/4 LINE OF SECTION 7, SAID POINT BEING DISTANT NORTH 04 DEGREES 08 MINUTES 51 SECONDS EAST, 2056.87 FEET, ALONG THE NORTH AND SOUTH 1/4 LINE, FROM THE SOUTH 1/4 CORNER OF SECTION 7, PROCEEDING THENCE FROM SAID POINT OF BEGINNING, THE FOLLOWING TWO COURSES, ALONG THE EASTERLY LINE OF THE CSX RAILROAD: NORTH 13 DEGREES 06 MINUTES 05 SECONDS WEST, 782.49 FEET, TO A POINT OF CURVE; THENCE SOUTH 04 DEGREES 04 MINUTES 51 SECONDS EAST, 30.30 FEET, ALONG THE NORTH AND SOUTH 1/4 LINE OF SECTION 7; THENCE NORTH 04 DEGREES 04 MINUTES 51 SECONDS EAST, 30.30 FEET, ALONG THE NORTH AND SOUTH 1/4 LINE OF SECTION 7; THENCE SOUTH 86 DEGREES 06 MINUTES 05 SECONDS EAST, 1332.66 FEET, ALONG THE NORTH LINE OF THE SOUTH 1/8 ACRES (SO-CALLED) OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7 (AS OCCUPIED AND MONUMENTED); THENCE SOUTH 03 DEGREES 58 MINUTES 24 SECONDS WEST, 668.89 FEET, ALONG THE EAST 1/8 LINE OF SECTION 7 TO THE EAST AND WEST 1/4 LINE OF SECTION 7; THENCE SOUTH 04 DEGREES 05 MINUTES 50 SECONDS WEST, 1333.58 FEET, ALONG THE EAST 1/8 LINE OF SECTION 7 TO THE SOUTH 1/8 LINE OF SECTION 7; THENCE NORTH 86 DEGREES 42 MINUTES 01 SECONDS WEST, 1100.06 FEET, ALONG THE SOUTH 1/8 LINE OF SECTION 7, TO THE EASTERLY LINE OF THE CSX RAILROAD; THENCE NORTH 13 DEGREES 06 MINUTES 05 SECONDS WEST, 754.98 FEET, ALONG SAID RAILROAD LINE TO THE POINT OF BEGINNING.

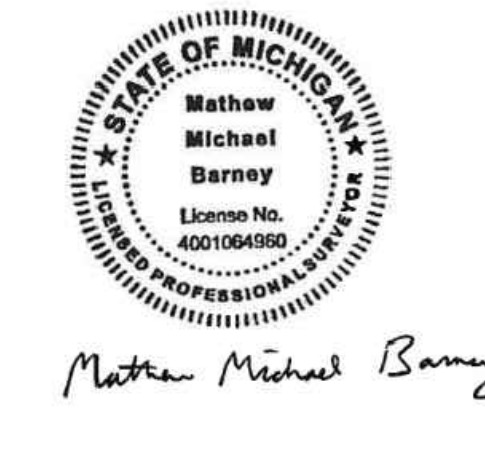
PARCEL B:
A PARCEL OF LAND IN THE SOUTHEAST 1/4, IN THE SOUTHWEST FRACTIONAL 1/4, IN THE NORTHWEST FRACTIONAL 1/4 (NOW CITY OF MOUNT MORRIS) AND IN THE NORTHEAST 1/4 OF SECTION 7, TOWN 8 NORTH, RANGE 7 EAST, GENESEE TOWNSHIP, GENESEE COUNTY, STATE OF MICHIGAN, MORE PARTICULARLY DESCRIBED BY DARRELL HUGHES, MICHIGAN REGISTERED LAND SURVEYOR NO. 19834, AS BEGINNING AT A POINT, SAID POINT BEING THE INTERSECTION OF THE EASTERLY LINE OF CSX RAILROAD (100 FEET WIDE) WITH THE SOUTH LINE OF SECTION 7 AND CENTERLINE OF STANLEY ROAD, SAID POINT BEING DISTANT SOUTH 86 DEGREES 39 MINUTES 27 SECONDS EAST, 667.47 FEET, ALONG THE SOUTH LINE OF SECTION 7 AND CENTERLINE OF STANLEY ROAD, FROM THE SOUTH 1/4 CORNER OF SECTION 7; PROCEEDING THENCE FROM SAID POINT OF BEGINNING ALONG THE EASTERLY LINE OF CSX RAILROAD, THE FOLLOWING TWO COURSES: 629.90 FEET ALONG THE ARC OF A 5600.41 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 06 DEGREES 20 MINUTES 33 SECONDS, WHOSE CHORD MEASURES 629.58 FEET AND BEARS NORTH 16 DEGREES 16 MINUTES 21 SECONDS WEST, TO A POINT OF TANGENCY FOR SAID ARC; THENCE NORTH 13 DEGREES 06 MINUTES 05 SECONDS WEST, 633.53 FEET; THENCE LEAVING SAID RAILROAD, SOUTH 86 DEGREES 42 MINUTES 01 SECONDS WEST, 735.54 FEET, PARALLEL WITH THE SOUTH 1/8 LINE OF SECTION 7 AND ALONG THE SOUTHERLY LINE OF CONSUMER ENERGY'S FEE STRIP (132 FEET WIDE); THENCE SOUTH 04 DEGREES 24 MINUTES 56 SECONDS WEST, 1201.43 FEET, ALONG THE EASTERLY LINE OF THE WEST 30 ACRES OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7 (AS MONUMENTED); THENCE NORTH 86 DEGREES 39 MINUTES 27 SECONDS WEST, 322.36 FEET, ALONG THE SOUTH LINE OF SECTION 7 AND THE CENTERLINE OF STANLEY ROAD TO THE POINT OF BEGINNING.

PARCEL C:
A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF SECTION 7, TOWN 8 NORTH, RANGE 7 EAST, GENESEE TOWNSHIP, GENESEE COUNTY, STATE OF MICHIGAN, MORE PARTICULARLY DESCRIBED BY DARRELL HUGHES, MICHIGAN REGISTERED LAND SURVEYOR NO. 19834, AS BEGINNING AT A POINT, SAID POINT BEING THE INTERSECTION OF THE EASTERLY LINE OF CSX RAILROAD (100 FEET WIDE) WITH THE SOUTH LINE OF SECTION 7 AND CENTERLINE OF STANLEY ROAD, SAID POINT BEING DISTANT SOUTH 86 DEGREES 39 MINUTES 27 SECONDS EAST, 667.47 FEET, ALONG THE SOUTH LINE OF SECTION 7 AND CENTERLINE OF STANLEY ROAD, FROM THE SOUTH 1/4 CORNER OF SECTION 7; PROCEEDING THENCE FROM SAID POINT OF BEGINNING ALONG THE EASTERLY LINE OF CSX RAILROAD, THE FOLLOWING TWO COURSES: 629.90 FEET ALONG THE ARC OF A 5600.41 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 06 DEGREES 20 MINUTES 33 SECONDS, WHOSE CHORD MEASURES 629.58 FEET AND BEARS NORTH 16 DEGREES 16 MINUTES 21 SECONDS WEST, TO A POINT OF TANGENCY FOR SAID ARC; THENCE NORTH 13 DEGREES 06 MINUTES 05 SECONDS WEST, 633.53 FEET; THENCE LEAVING SAID RAILROAD, SOUTH 86 DEGREES 42 MINUTES 01 SECONDS WEST, 735.54 FEET, PARALLEL WITH THE SOUTH 1/8 LINE OF SECTION 7 AND ALONG THE SOUTHERLY LINE OF CONSUMER ENERGY'S FEE STRIP (132 FEET WIDE); THENCE SOUTH 04 DEGREES 24 MINUTES 56 SECONDS WEST, 1201.43 FEET, ALONG THE EASTERLY LINE OF THE WEST 30 ACRES OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7 (AS MONUMENTED); THENCE NORTH 86 DEGREES 39 MINUTES 27 SECONDS WEST, 322.36 FEET, ALONG THE SOUTH LINE OF SECTION 7 AND THE CENTERLINE OF STANLEY ROAD TO THE POINT OF BEGINNING.

- SCHEDULE B EXCEPTIONS:**
- MORTGAGE AS RECORDED IN INSTRUMENT NUMBER 200910010065296 AFFECTS SURVEYED PARCELS - NOT A SURVEY MATTER
 - ASSIGNMENT OF LEASES AND RENTS, AS RECORDED IN INSTRUMENT NUMBER 200910010065297 AFFECTS SURVEYED PARCELS - NOT A SURVEY MATTER
 - RESERVATION IN WARRANTY DEED, AS RECORDED IN LIBER 492, PAGE 541 IS ADJACENT TO SURVEYED PARCEL A - SHOWN FOR REFERENCE
 - RIGHT-OF-WAY TO CONSUMERS POWER COMPANY, AS RECORDED IN LIBER 677, PAGE 332 AFFECTS SURVEYED PARCEL C - SHOWN
 - RIGHT-OF-WAY TO CONSUMERS POWER COMPANY, AS RECORDED IN LIBER 842, PAGE 436 DOES NOT AFFECT SURVEYED PARCELS - NOT SHOWN
 - RIGHTS CONTAINED IN QUIT CLAIM DEEDS, AS RECORDED IN LIBER 842, PAGE 440 DOES NOT AFFECT SURVEYED PARCELS - NOT SHOWN
 - RIGHT-OF-WAY TO CONSUMERS POWER COMPANY, AS RECORDED IN LIBER 1138, PAGE 253 DOES NOT AFFECT SURVEYED PARCELS - NOT SHOWN
 - BOUNDARY LINE AGREEMENT, AS RECORDED IN LIBER 1348, PAGE 350 DOES NOT AFFECT SURVEYED PARCELS - SHOWN FOR REFERENCE
 - RIGHT-OF-WAY TO COUNTY OF GENESEE, AS RECORDED IN LIBER 1418, PAGE 522 AFFECTS SURVEYED PARCEL C - SHOWN
 - RIGHT-OF-WAY TO COUNTY OF GENESEE, AS RECORDED IN LIBER 1432, PAGE 154 AFFECTS SURVEYED PARCEL C - SHOWN
 - 25 FOOT WIDE EASEMENT TO BUCKEYE PIPELINE COMPANY, AS RECORDED IN LIBER 1437, PAGE 559 & LIBER 1437, PAGE 563 AFFECTS SURVEYED PARCELS - SHOWN
 - 25 FOOT WIDE EASEMENT TO BUCKEYE PIPELINE COMPANY, AS RECORDED IN LIBER 1437, PAGE 561 AFFECTS SURVEYED PARCEL A - SHOWN
 - 15 FOOT WIDE EASEMENT TO BUCKEYE PIPELINE COMPANY, AS RECORDED IN LIBER 1439, PAGE 74 AFFECTS SURVEYED PARCEL A - SHOWN
 - RIGHTS CONTAINED IN QUIT CLAIM DEEDS, AS RECORDED IN LIBER 1503, PAGE 355, LIBER 1503, PAGE 357 & LIBER 1503, PAGE 358 DOES NOT AFFECT SURVEYED PARCELS - NOT A SURVEY MATTER
 - 69 FOOT WIDE EASEMENT TO CONSUMERS POWER COMPANY, AS RECORDED IN LIBER 1640, PAGE 478 AFFECTS SURVEYED PARCEL C - SHOWN
 - 10 FOOT WIDE EASEMENT & RIGHT-OF-WAY FOR SANITARY SEWER TO COUNTY OF GENESEE, AS RECORDED IN LIBER 1684, PAGE 605 DOES NOT AFFECT SURVEYED PARCELS - NOT SHOWN
 - 12 FOOT WIDE STORM DRAINAGE DITCH EASEMENT TO COUNTY DRAIN COMMISSIONER OF COUNTY OF GENESEE, AS RECORDED IN LIBER 1970, PAGE 1 AFFECTS SURVEYED PARCELS - SHOWN
 - RIGHT-OF-WAY TO COUNTY OF GENESEE AS RECORDED IN LIBER 2016, PAGE 796; LIBER 2016, PAGE 800 & LIBER 2016, PAGE 787 AFFECTS SURVEYED PARCEL A - SHOWN
 - RIGHT-OF-WAY TO COUNTY DRAIN COMMISSIONER OF COUNTY OF GENESEE, AS RECORDED IN LIBER 2057, PAGE 887 DOES NOT AFFECT SURVEYED PARCELS - NOT SHOWN
 - 100 FOOT WIDE RIGHT-OF-WAY TO COUNTY DRAIN COMMISSIONER OF COUNTY OF GENESEE, AS RECORDED IN LIBER 2077, PAGE 675 AFFECTS SURVEYED PARCEL A - SHOWN
 - 100 FOOT WIDE RIGHT-OF-WAY TO COUNTY DRAIN COMMISSIONER OF COUNTY OF GENESEE, AS RECORDED IN LIBER 2077, PAGE 677 AFFECTS SURVEYED PARCEL C - SHOWN
 - PERPETUAL EASEMENT AGREEMENT BETWEEN CSX TRANSPORTATION & CONSUMERS POWER COMPANY, AS RECORDED IN LIBER 3357, PAGE 233 DOES NOT AFFECT SURVEYED PARCELS - NOT SHOWN
 - CONSERVATION EASEMENT TO MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY, AS RECORDED IN INSTRUMENT NO. 2004032003390 AFFECTS SURVEYED PARCEL A - SHOWN
 - NOTICE OF SUPPLEMENTAL FINAL ORDER & JUDGMENT, BEING A 16.5 FOOT WIDE AT&T EASEMENT, AS RECORDED IN INSTRUMENT NO. 200707160057176 DOES NOT AFFECT SURVEYED PARCELS - NOT SHOWN

- SURVEYOR'S NOTES:**
- THIS SURVEY IS CERTIFIED ONLY TO THE PARTIES LISTED IN THE CERTIFICATION AS OF THE DATE OF THE CERTIFICATION. CERTIFICATION IS NOT TRANSFERABLE TO PARTIES NOT LISTED.
 - THIS SURVEY IS NOT CERTIFIED WITHOUT THE SIGNATURE AND SEAL OF THE SURVEYOR.
 - THIS SURVEY DOES NOT REPRESENT A COMPLETE, INDEPENDENT TITLE SEARCH BY THE SURVEYOR. PARCEL DESCRIPTIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD, RESTRICTIONS, AND OTHER MATTERS AFFECTING TITLE WERE OBTAINED FROM INFORMATIONAL TITLE REPORT ORDER NUMBER C000128561-2 BY AMROCK COMMERCIAL, EFFECTIVE JANUARY 27, 2025 AT 8:00 AM.
 - BASIS OF BEARING: SOUTH LINE OF SECTION 7, ALSO BEING THE CENTERLINE OF STANLEY ROAD, PER QUIT CLAIM DEED, DOCUMENT NUMBER 201106140051806, GENESEE COUNTY RECORDS.
 - UNLESS OTHERWISE NOTED, ALL PROPERTY CORNERS SHOWN AS SET ARE 1/2" X 18" REBAR WITH YELLOW PLASTIC CAP STAMPED "P. BARROW". PROPERTY CORNERS SHOWN AS FOUND ARE 1/2" IRONS WITH PS 46682 CAPS UNLESS OTHERWISE NOTED.
 - NO BUILDINGS WERE OBSERVED ON SURVEYED PARCEL.
 - UTILITIES SHOWN HEREON ARE BASED ON VISIBLE ABOVE GROUND STRUCTURES AND UTILITY PLANS RECEIVED FROM A MISS DIG REQUEST. NO UTILITY TRACING EQUIPMENT WAS USED OR EXCAVATIONS MADE WITHOUT EXCAVATION. THE EXACT LOCATION OF UNDERGROUND UTILITIES CANNOT BE ACCURATELY, RELIABLY, AND COMPLETELY DETERMINED. SURVEYOR MAKES NO REPRESENTATION THAT UTILITIES SHOWN HEREON ARE A COMPLETE COMPILATION OF ALL UTILITIES ON THE SURVEYED PARCEL BEFORE ANY EXCAVATIONS BEGIN. MISS DIG SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY LOCATIONS.
 - PER TABLE A, ITEM 3: SURVEYED PARCEL LIES IN ZONE X (AREA OF MINIMAL FLOOD HAZARD) PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 26049C0181D, EFFECTIVE DATE OF 09/25/2009.
 - PER TABLE A, ITEM 4: SURVEYED PARCEL A CONTAINS: 65.40 ACRES PARCEL NO. 25-57-07-100-018 CONTAINS 0.83 ACRES PARCEL NO. 25-57-07-100-012 CONTAINS 3.67 ACRES PARCEL NO. 25-11-07-200-035 CONTAINS 60.90 ACRES SURVEYED PARCEL C CONTAINS: 14.92 ACRES, INCLUDING STANLEY ROAD RIGHT-OF-WAY 14.67 ACRES, EXCLUDING STANLEY ROAD RIGHT-OF-WAY
 - PER TABLE A, ITEM 13: ADJOINING OWNER NAMES, ADDRESSES, AND PARCEL NUMBERS WERE OBTAINED FROM GENESEE COUNTY GIS.
 - PARCEL A HAS NO ACCESS TO PUBLIC RIGHT-OF-WAY.

CERTIFICATION:
TO RACER PROPERTIES LLC; REVITALIZING AUTO COMMUNITIES ENVIRONMENTAL RESPONSE TRUST; AND AMROCK, LLC.
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, 5, 7(A), 8, 11(A), 11(B), 13, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN DECEMBER 2025.
DATED: FEBRUARY 11, 2026 UPDATED MARCH 26, 2026



fishbeck
Engineers | Architects | Scientists | Constructors

ALTA/NSPS Land Title Survey
Genesee County, Michigan
Vacant East Stanley Road
Genesee Township, MI 48458

REVISIONS

Drawn By	MLNITENGALE
Designer	MBARNEY
Reviewer	RPOWERS
Manager	TBARTOL

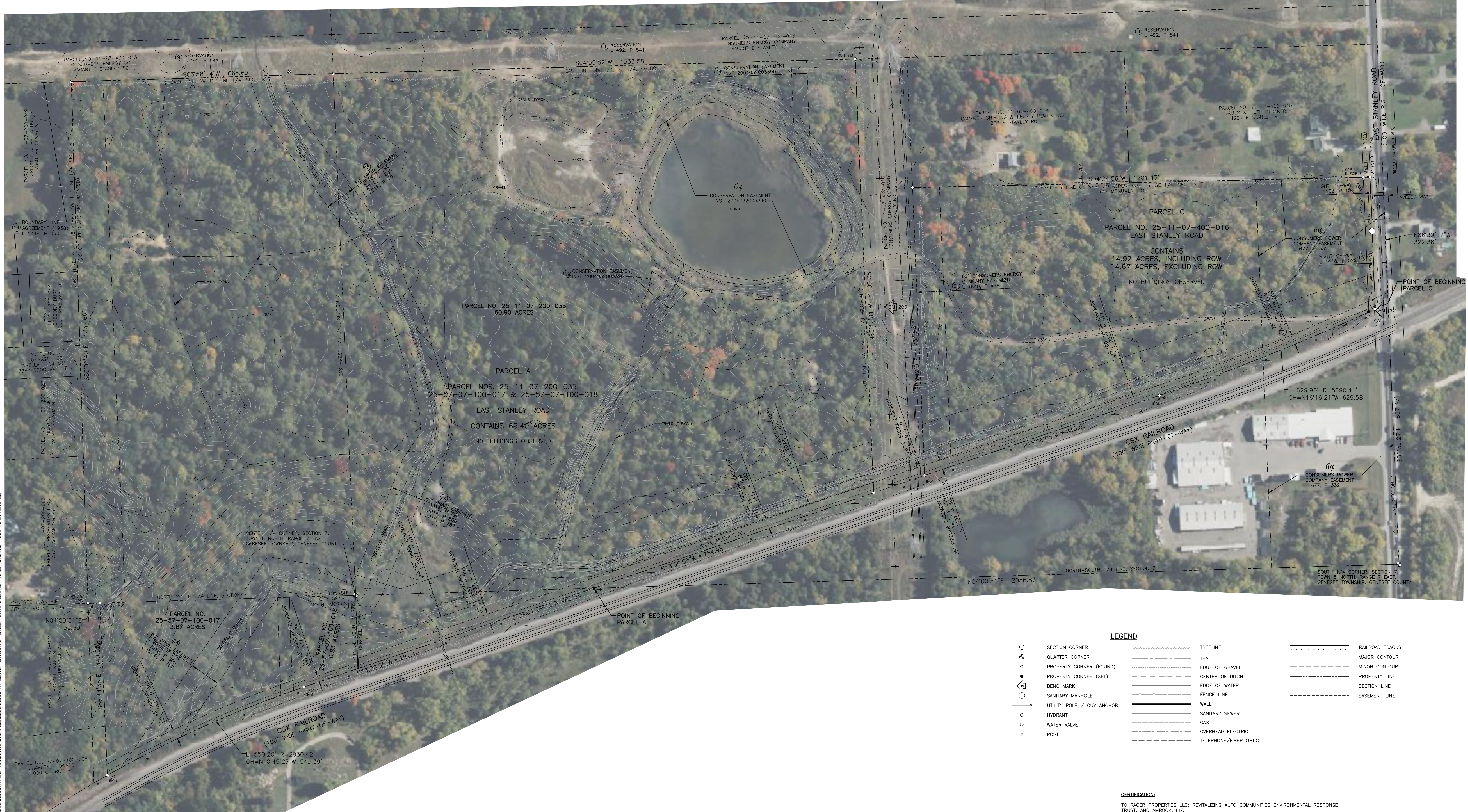
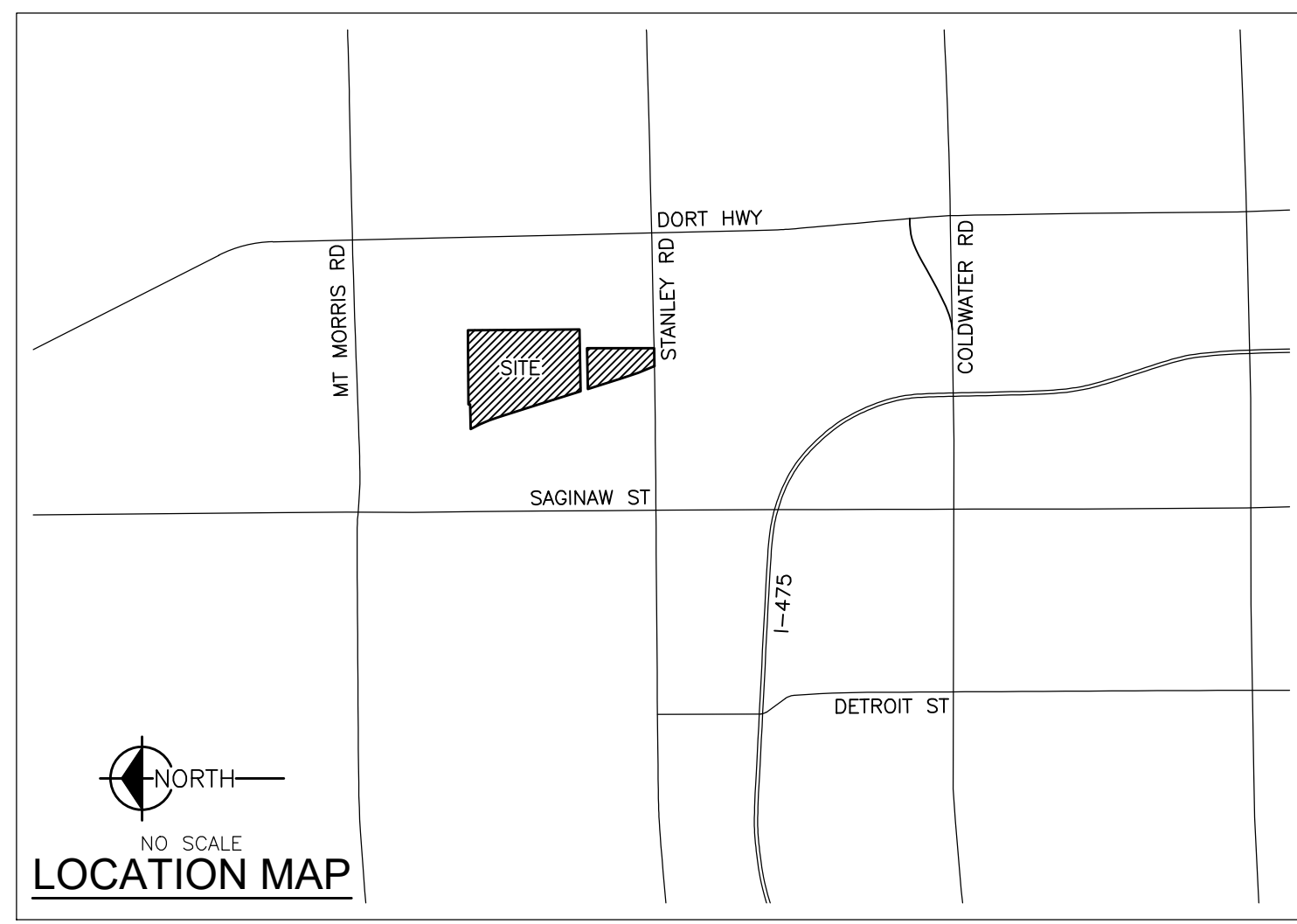
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PROJECT NO.
2501089

SHEET NO.
1 of 2

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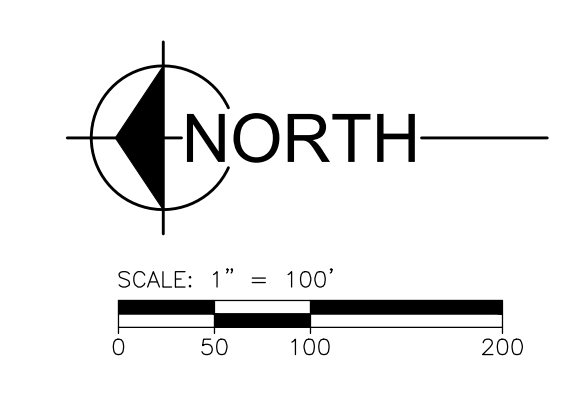
ALTA / NSPS LAND TITLE SURVEY
 PART OF SECTION 7, TOWN 8 NORTH, RANGE 7 EAST,
 CITY OF MOUNT MORRIS AND GENESEE TOWNSHIP, GENESEE COUNTY, MICHIGAN



LEGEND

	SECTION CORNER		TREELINE		RAILROAD TRACKS
	QUARTER CORNER		TRAIL		MAJOR CONTOUR
	PROPERTY CORNER (FOUND)		EDGE OF GRAVEL		MINOR CONTOUR
	PROPERTY CORNER (SET)		CENTER OF DITCH		PROPERTY LINE
	BENCHMARK		EDGE OF WATER		SECTION LINE
	SANITARY MANHOLE		FENCE LINE		EASEMENT LINE
	UTILITY POLE / GUY ANCHOR		WALL		
	HYDRANT		SANITARY SEWER		
	WATER VALVE		GAS		
	POST		OVERHEAD ELECTRIC		
			TELEPHONE/FIBER OPTIC		

CERTIFICATION:
 TO RACER PROPERTIES LLC; REVITALIZING AUTO COMMUNITIES ENVIRONMENTAL RESPONSE TRUST; AND AMROCK, LLC:
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 DATED: FEBRUARY 11, 2026 UPDATED MARCH 26, 2026



UTILITIES PER MISS DIG DESIGN TICKET RESPONSES:
 123.NET - NO RESPONSE
 AT&T FIBER OPTICS - NO FACILITIES ON SITE
 AT&T TELEPHONE - AS SHOWN
 BUCKEYE PARTNERS LP - SHOWN APPROXIMATELY
 COGENET COMMUNICATIONS - NO RESPONSE
 COMCAST CABLE TV - NO FACILITIES ON SITE
 CONSUMERS ENERGY ELECTRIC - NO FACILITIES ON SITE
 CONSUMERS ENERGY GAS - NO RESPONSE
 GENESEE COUNTY DRAIN COMMISSIONER WATER & SEWER - AS SHOWN
 GENESEE TOWNSHIP WATER - NO RESPONSE
 GENESEE TOWNSHIP SEWER - NO RESPONSE
 MT MORRIS CITY WATER - NO RESPONSE
 MT MORRIS CITY SEWER - NO RESPONSE
 MT MORRIS CITY STORM - NO RESPONSE
 TERRADEXX - NO RESPONSE

BENCHMARKS:
 (NAVD 85, GPS DERIVED)
 BENCHMARK 200 ELEVATION: 802.82
 FOUND COTTON SPINDLE IN EAST SIDE OF UTILITY POLE IN POWER CORRIDOR, 1ST POLE WEST OF ACCESS DRIVE
 BENCHMARK 201 ELEVATION: 791.25
 FOUND COTTON SPINDLE ON SOUTHWEST SIDE OF UTILITY POLE, NORTH SIDE OF STANLEY ROAD, 50 FEET EAST OF CSX RAILROAD CROSSING

MATHEW MICHAEL BARNEY, PS
 MICHIGAN PROFESSIONAL SURVEYOR NO. 4001064960
 MBARNEY@FISHBECK.COM
 SUITE 220
 FARMINGTON HILLS, MI 48334
 248.324.2090 PHONE



ALTA/NSPS Land Title Survey
 Genesee County, Michigan
 Vacant East Stanley Road
 Genesee Township, MI 48458

REVISIONS

Drawn By MLNITENGAL
 Designer MBARNEY
 Reviewer RPOWERS
 Manager TBARTOL

Hard copy is intended to be 30"x42" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

PROJECT NO. 2501089
 SHEET NO.

2 of 2

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PLOT INFO: Z:\2025\2501089\ALTA\GENESEE INDUSTRIAL LAND SURVEY\2501089-GENESEE INDUSTRIAL DWS LAYOUT UTILITIES DATE: 3/26/2026 TIME: 7:22:26 AM USER: MLNITENGAL