SCHEDULE B–II (EXCEPTIONS)

ALTA Commitment for Title Insurance
Chicago Title Insurance Company
Commitment No.: GLT2000260
Commitment Date: June 15, 2020

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I––Requirements are met.
[SURVEYOR'S COMMENTS: STANDARD TITLE EXCEPTION.]

2. Rights or claims of parties in possession not shown by the Public Records.
[SURVEYOR'S COMMENTS: STANDARD TITLE EXCEPTION.]

3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete survey of the Land.
[SURVEYOR'S COMMENTS: STANDARD TITLE EXCEPTION.]

4. Easements or claims of easements not shown by the Public Records and existing water, mineral, oil and exploration rights.
[SURVEYOR'S COMMENTS: STANDARD TITLE EXCEPTION.]

5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
[SURVEYOR'S COMMENTS: STANDARD TITLE EXCEPTION.]

6. Building and use restrictions not appearing in the record chain of title.
[SURVEYOR'S COMMENTS: STANDARD TITLE EXCEPTION.]

7. Taxes and/or assessments which become a lien or become due and payable subsequent to the effective date herein.
[SURVEYOR'S COMMENTS: STANDARD TITLE EXCEPTION.]

8. No liability is assumed by the Company for tax increase occasioned by retroactive revaluation or change in land usage.
[SURVEYOR'S COMMENTS: STANDARD TITLE EXCEPTION.]

9. Rights of the public to any portion of the Land lying within the bounds of any street, road, alley or highway.
[SURVEYOR'S COMMENTS: STANDARD TITLE EXCEPTION.]

10. Easements for gasoline pipeline in the instrument recorded in Liber 324, Page 617 and Liber 354, Page 78.
[SURVEYOR'S COMMENTS: CROSSES THE SURVEYED PROPERTY AS PLOTTED AND SHOWN ON THE SURVEY MAP.]

11. Easement for driveway purposes vested in General Motors Corporation by instrument recorded in Liber 813, Page 734.
[SURVEYOR'S COMMENTS: AS PLOTTED AND SHOWN ON THE SURVEY MAP.]

12. Easement for utilities purposes and rights incidental thereto, as granted to Consumers Power Company (now known as Consumers Energy) as recorded in Liber 1492, Page 1158.
[SURVEYOR'S COMMENTS: ITEM 6 OF THE TABLE IN APPENDIX A, CPCO FILE NUMBER #597–UG–52, IS CONSISTENT WITH THE PIPELINE EASEMENT REFERENCED HEREIN AS EXCEPTION 10 LIBER 324, PAGE 617 AND LIBER 354, PAGE 78; THE LOCATION OF THIS EASEMENT AREA IS ARE PLOTTED AND SHOWN ON THE SURVEY MAP.]

13. Terms, covenants, and conditions of Notice of Approved Environmental Remediation as recorded in Liber 2888, Page 557.
[SURVEYOR'S COMMENTS: ENCOMPASSED WITHIN THE SURVEYED PROPERTY AND IS LOCATED AS PLOTTED AND SHOWN ON THE SURVEY MAP.]

14. Terms, covenants, and conditions of Notice Regarding Statutory Obligations Applicable to Property as recorded in Liber 2889, Page 731.
[SURVEYOR'S COMMENTS: THE PROPERTY DESCRIBED IN EXHIBIT A INCLUDES THE SURVEYED PROPERTY; HOWEVER, THE TERMS, COVENANTS, AND CONDITIONS DESCRIBED THEREIN ARE NOT PLOTTABLE LAND SURVEY ITEMS AND CANNOT BE PLOTTED NOR SHOWN ON THE SURVEY MAP.]

15. Terms, covenants, and conditions of Board of Water and Light Steam Main License Agreement as recorded in Liber 2936, Page 931.
[SURVEYOR'S COMMENTS: THE LICENSE AREA DEFINED IN ATTACHMENT "B" IS ENCOMPASSED WITHIN THE SURVEYED PROPERTY AND IS LOCATED AS PLOTTED AND SHOWN ON THE SURVEY MAP.]

16. Terms, covenants, and conditions of Declaration of Restrictive Covenant as recorded in Instrument No. 2013–046136.
[SURVEYOR'S COMMENTS: THE PROPERTY DESCRIBED IN EXHIBIT 1 INCLUDES THE SURVEYED PROPERTY; HOWEVER, THE TERMS, COVENANTS, AND CONDITIONS DESCRIBED THEREIN ARE NOT PLOTTABLE LAND SURVEY ITEMS AND CANNOT BE PLOTTED NOR SHOWN ON THE SURVEY MAP.]

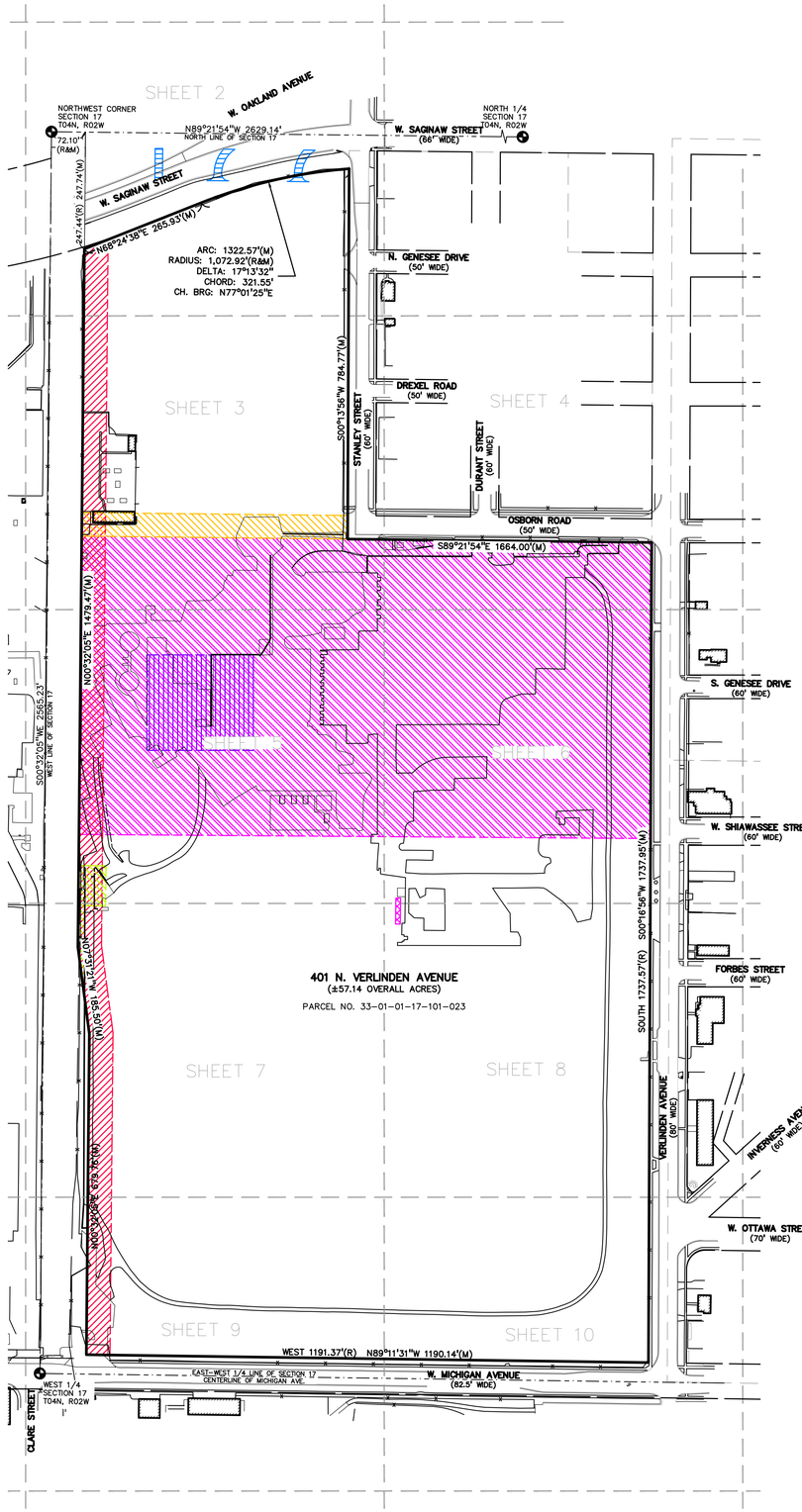
17. Terms, covenants, and conditions of Environmental Easement Agreement as recorded in Instrument No. 2017–030748.
[SURVEYOR'S COMMENTS: THE PROPERTY DESCRIBED THEREIN DOES NOT INCLUDED THE SURVEYED PROPERTY.]

18. Terms, covenants, and conditions of Easement Agreement for Overhead and Underground Electric Facilities as recorded in Instrument No. 2017–031824.
[SURVEYOR'S COMMENTS: THE PROPERTY DESCRIBED IN EXHIBIT A, LANSING PLANT 6, INCLUDES THE SURVEYED PROPERTY; THE EASEMENT AREA 4 DEFINED IN EXHIBIT "B" IS ENCOMPASSED WITHIN THE SURVEYED PROPERTY AND IS LOCATED AS PLOTTED AND SHOWN ON THE SURVEY MAP.]

19. Terms, covenants, and conditions of Amended and Restated Declaration of Restrictive Covenant as recorded in Instrument No. 2018–017967 (the 2013 Restrictive Covenant is recorded in Instrument No. 2013–046134).
[SURVEYOR'S COMMENTS: THE PROPERTY DESCRIBED IN EXHIBIT 1 INCLUDES THE SURVEYED PROPERTY; THE APPROXIMATE LOCATIONS OF THE EXPOSURE BARRIER AND INFILTRATION MANAGEMENT AREA ARE PLOTTED AND SHOWN ON THE SURVEY MAP.

NOTE: THE PROPERTY DESCRIBED IN THE 2013 RESTRICTIVE COVENANT RECORDED IN INSTRUMENT NO. 2013–046134 DOES NOT INCLUDED THE SURVEYED PROPERTY.]

20. Terms, covenants, and conditions contained in the Deeds recorded in Liber 3424, Page 232 and in Instrument No. 2014–007567.
[SURVEYOR'S COMMENTS: THE PROPERTY DESCRIBED IN EXHIBIT 1 INCLUDES THE SURVEYED PROPERTY; HOWEVER, THE TERMS, COVENANTS, AND CONDITIONS DESCRIBED THEREIN ARE NOT PLOTTABLE LAND SURVEY ITEMS AND CANNOT BE PLOTTED NOR SHOWN ON THE SURVEY MAP.]



SCHEDULE A – EXHIBIT A – PROPERTY DESCRIPTION

ALTA Commitment for Title Insurance
Chicago Title Insurance Company
Commitment No.: GLT2000260
Commitment Date: June 15, 2020

Land situated in the City of Lansing, County of Ingham, State of Michigan, and described as:
Commencing at the Southwest corner of Verlinden Avenue and Osborn Road; thence South 1,737.57 feet to the North line of Michigan Avenue; thence West 1,191.37 feet to the East line LM Railroad Right–of–Way; thence Northerly to a point on the South line of Saginaw Street relocated, lying 72.10 feet East and 247.44 feet South of the Northwest corner of Section 17; thence Northeasterly along Right–of–Way to the West line of Stanley Street; thence South to the South line of Osborn Road; thence East to the point of beginning; EXCEPT a parcel described as commencing at the Northwest corner of Section 17; thence South 89 degrees 55 minutes 20 seconds East 218.60 feet on the North line of said Section 17; thence South 00 degrees 26 minutes 38 seconds East 100.00 feet to the point of beginning; running thence South 00 degrees 26 minutes 38 seconds East 87.05 feet; thence North 67 degrees 52 minutes 03 seconds East 106.37 feet to a point of curvature; thence Northeasterly 150.09 feet on the arc of a 1,072.92 foot radius curve to the right whose chord bears North 71 degrees 52 minutes 30 seconds East 149.93 feet to a point lying 100.00 feet South of the North line of said Section 17; thence North 89 degrees 55 minutes 20 seconds West 241.69 feet to the point of beginning, Town 4 North, Range 2 West, City of Lansing, Ingham County, Michigan.

SURVEYOR'S NOTES

Table A Items

2. The subject property is identified as consisting of:

   Ingham County Tax Parcel No.:
   33–01–01–17–101–023
   401 North Verlinden Avenue, Lansing, MI 48915

3. By graphic plotting, the subject parcel is in "Zone X" (Areas determined to be outside of 0.2% annual chance floodplain) per FEMA Flood Insurance Rate Map Numbers 26065C0127D, Effective Date of August 16, 2011

4. The surveyed property covers approximately 56.99 acres of land

8. Substantial features observed in the process of conducting the fieldwork are shown on the survey map and are depicted as observed

11. Underground utilities obtained via a Miss Dig Design Ticket submission and observed in the process of conducting the fieldwork are shown on the survey map and are depicted hereon. Due to site restrictions we were not able to open and inventory subsurface utility structures.

13. Names of adjoining land owners are shown and noted on the survey map

15. Site mapping was completed using conventional aerial mapping, photography was acquired on March 16, 2020. Due to State of Michigan "Stay Home, Stay Safe" Executive Orders the mapping has not been field verified.

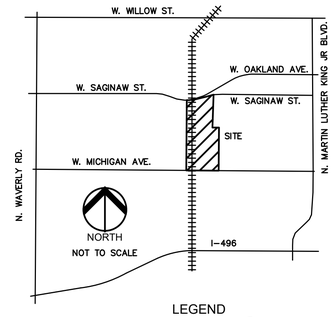
SURVEYOR'S CERTIFICATE

To: Chicago Title Insurance Company
NorthPoint Development, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 8, 11, 13, and 15 of Table A thereof. The fieldwork was completed on July 16, 2020.

Christopher T. Beland, P.S.
Michigan Professional Surveyor No. 4001049106
Agent for Professional Engineering Associates, Inc.

Date:



LEGEND

IRON FOUND, IRON SET, NAIL FOUND, NAIL & CAP SET, BRASS PLUG SET, MONUMENT FOUND, MONUMENT SET, SEC. CORNER FOUND, R RECORDED, M MEASURED, C CALCULATED

EXISTING

ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
UNDERGROUND CABLE TV, CATV PEDESTAL
TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
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CONTOUR LINE
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GUARD RAIL
STREET LIGHT
SIGN
CONCRETE
ASPHALT
GRAVEL SHOULDER
WETLAND

REFERENCE DRAWINGS

WATER MAIN
- CITY OF LANSING ENGINEERING DEPT. FILE 4317, PROJECT NO. PS 3501, SURVEYED BY KATES, RICHARDSON & ROBERTSON, DATED 4/15/95
- DEPARTMENT OF PUBLIC SERVICE, WEST SIDE INTERCEPTOR REHABILITATION AND REPAIR, MCNAMEE, PORTER & SEELEY, INC., FILE NO. 5247, DATED 09/03/98

SANITARY SEWER
- CITY OF LANSING WASTEWATER SYSTEM IMPROVEMENTS, C-262705-02, FILE NO. 4652, CONTRACT 82-5-9, SHEET 4 OF 5, DATED DEC. 1983
- DEPARTMENT OF PUBLIC SERVICE, PROJECT NO. PS 35056, FILE NO. 5687, SHEET 22 OF 50, CONSTRUCTION RECORD DATE 12/02/98
- DEPARTMENT OF PUBLIC SERVICE, PROJECT NO. PS 35056, FILE NO. 5691, SHEET 26 OF 50, CONSTRUCTION RECORD DATE 12/02/98
- DEPARTMENT OF PUBLIC SERVICE, PROJECT NO. PS 35056, FILE NO. 5692, SHEET 27 OF 50, CONSTRUCTION RECORD DATE 12/02/98
- DEPARTMENT OF PUBLIC SERVICE, PROJECT NO. PS 35056, FILE NO. 5693, SHEET 28 OF 50, CONSTRUCTION RECORD DATE 12/02/98

STORM SEWER
- CITY OF LANSING ENGINEERING DEPT. FILE NO. 1663, DATED 1/14/21, REV. 2/21/95
- CITY OF LANSING ENGINEERING DEPT. FILE NO. 1664, DATED 1/14/21, REV. 2/21/95
- CITY OF LANSING ENGINEERING DEPT. PLAN & PROFILE OF SEWER, FILE 1703
- CITY OF LANSING ENGINEERING DEPT. PLAN & PROFILE OF SEWER, FILE 1867, BOOK 185, PG. 43, DATED 7/24/24
- CITY OF LANSING ENGINEERING DEPT. PLAN & PROFILE OF SEWER, FILE 1948, SHEET 2 OF 6, BOOK 144, DATED 4/14/26
- CITY OF LANSING ENGINEERING DEPT. PLAN & PROFILE OF SEWER, FILE 1950, SHEET 4 OF 6, BOOK 144, PG. 39, DATED 4/4/42
- CITY OF LANSING ENGINEERING DEPT. PLAN & PROFILE OF SEWER, FILE 2458B, SHEET 1 OF 2
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- LANSING BOARD OF WATER & LIGHT (LBWL) MAP NA07 & NB07, DATED 4/24/01, REV. 8/14/17

ELECTRIC
- LANSING BOARD OF WATER & LIGHT (LBWL) MAP NWLG17, DATED 2/12/2020
- LANSING BOARD OF WATER & LIGHT (LBWL) MAP C17D, DATED 9/13/35
- LANSING BOARD OF WATER & LIGHT (LBWL) MAP C18D, DATED 9/13/35, REV. 5/20/98
- LANSING BOARD OF WATER & LIGHT (LBWL) MAP C19D, DATED 8/26/36
- LANSING BOARD OF WATER & LIGHT (LBWL) MAP C19D1, DATED 9/20/54
- LANSING BOARD OF WATER & LIGHT (LBWL) MAP C20D, DATED 9/13/35
- LANSING BOARD OF WATER & LIGHT (LBWL) MAP C21D, DATED 8/28/36
- LANSING BOARD OF WATER & LIGHT (LBWL) MAP C23D, DATED 9/2/36
- LANSING BOARD OF WATER & LIGHT (LBWL) MAP C24D, DATED 2/8/8/36, REV. 7/10/17
- LANSING BOARD OF WATER & LIGHT (LBWL) MAP C6TD , FILE 160, DWG 192, DATED 10/31/68, REV. 12/23/86
- LANSING BOARD OF WATER & LIGHT (LBWL) MAP C6BD, DWG 60-201,DATED 5/20/67, REV. 12/18/86

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- AT&T MAPS A3 & A4, DATED 2/13/2020 AND MAPS B2 & B3, DATED /15/2020

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- WINDSTREAM MAP DATED 02/12/2020
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TITLE EXCEPTION #10 AND #12 GASOLINE PIPELINE EASEMENT L.324, P.617; L.354, P.78; L.1492, P.1158

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PEA GROUP
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t: 844.813.2949
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NORTH

0 75 150 300
SCALE: 1" = 150'

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CAUTION!!
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KEY MAP

02	
03	04
05	06
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09	10

CLIENT
NORTH POINT DEVELOPMENT
4825 NW 14th STREET, SUITE 500
RIVERSIDE, MO 64150

PROJECT TITLE
NPD LANSING INDUSTRIAL PLANT 6
PROJECT ADDRESS
TWP/CITY, STATE

REVISIONS
- -

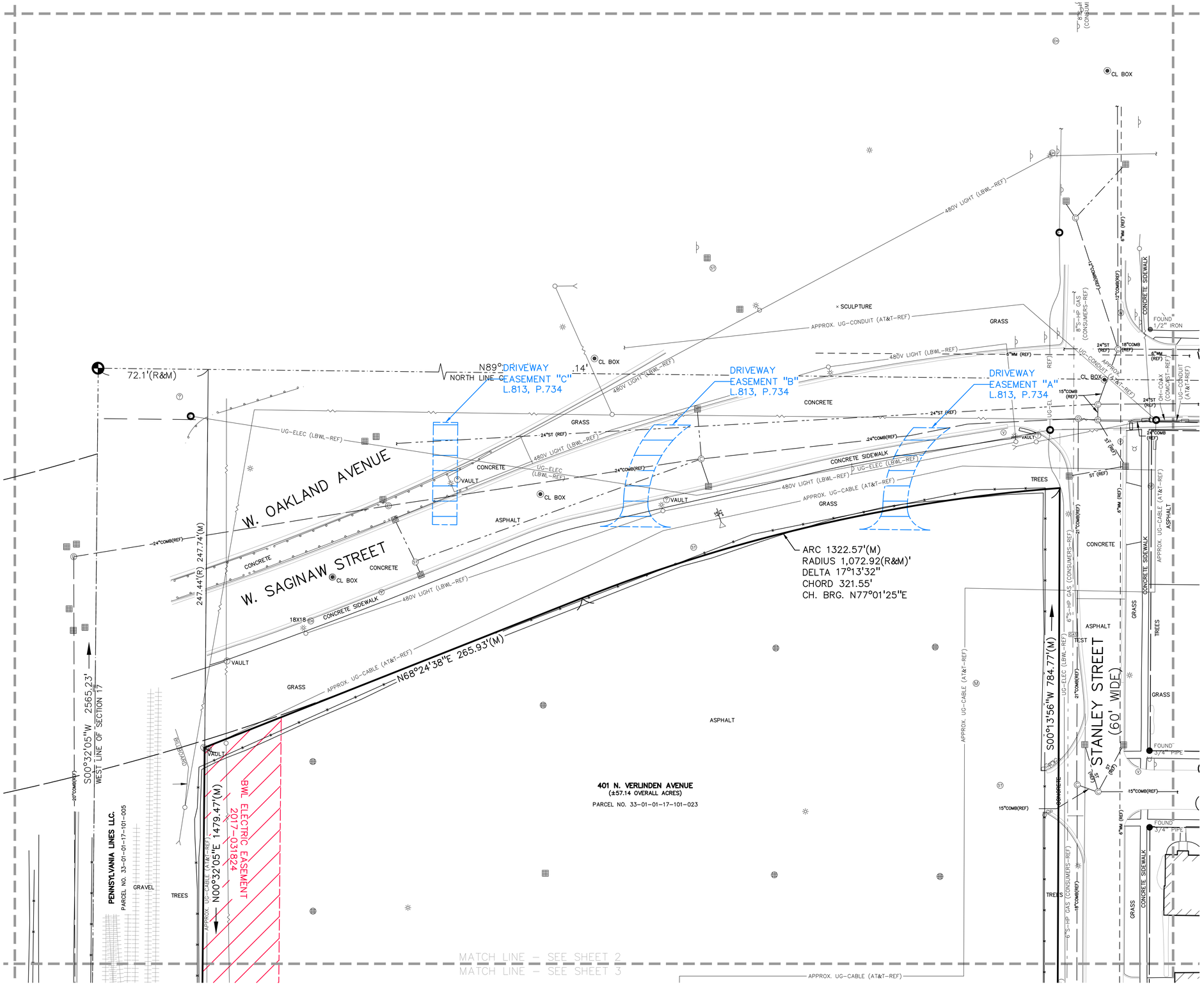
ORIGINAL ISSUE DATE:
XXXXXX, 2020

DRAWING TITLE
ALTA/NSPS LAND TITLE SURVEY

PEA JOB NO.	2020-0217
P.M.	CB
DN.	XXX
DES.	XXX

DRAWING NUMBER:
1 of 11

S:\PROJECTS\2020\2020-0217 NPD LANSING INDUSTRIAL - PLANT 6\DWG\TOPOBASE-202017.dwg



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FIBER OPTIC	WINDSTREAM MAP DATED 02/12/2020 ACD.NET EMAIL DATED 02/19/2020

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26065C0127D, DATED 08/16/2011.

- TITLE EXCEPTION #10 AND #12 GASOLINE PIPELINE EASEMENT L.324, P.617; L.354, P.78; L.1492, P.1158
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NPD LANSING INDUSTRIAL PLANT 6
PROJECT ADDRESS
TWP/CITY, STATE

REVISIONS
- -

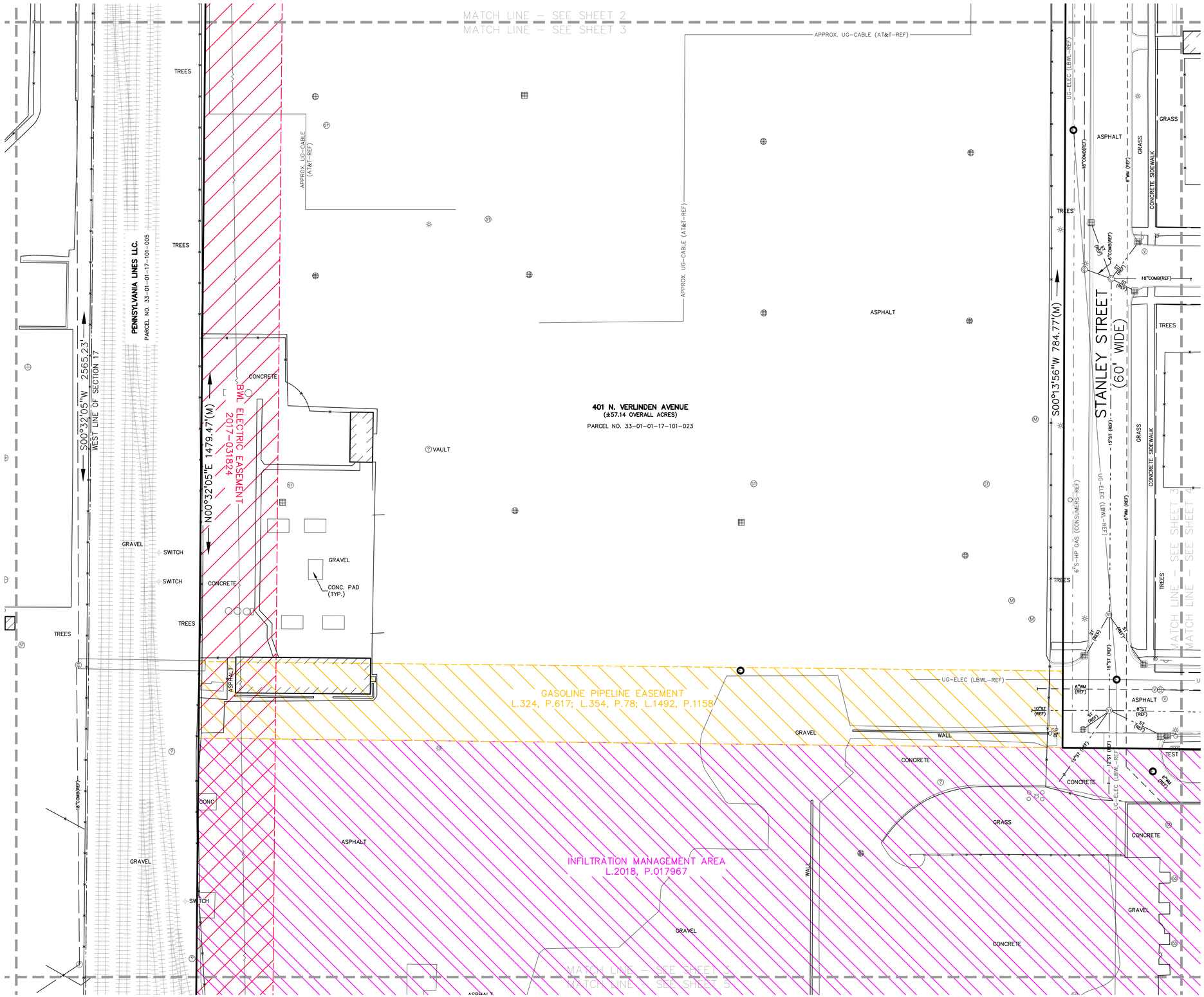
ORIGINAL ISSUE DATE:
XXXXXX, 2020

DRAWING TITLE
ALTA/NSPS LAND TITLE SURVEY

PEA JOB NO.	2020-0217
P.M.	CB
DN.	XXX
DES.	XXX

DRAWING NUMBER:
2 of 11

S:\PROJECTS\2020\2020-0217 NPD LANSING INDUSTRIAL - PLANT 6\DWG\TOPOBASE-202017.dwg



LEGEND

- IRON FOUND
- IRON SET
- NAIL FOUND
- NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND
- MONUMENT SET
- SEC. CORNER FOUND
- R RECORDED
- M MEASURED
- C CALCULATED

EXISTING

- ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
- UNDERGROUND CABLE TV, CATV PEDESTAL
- TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
- ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
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- ASPHALT
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- TITLE EXCEPTION #11 DRIVEWAY EASEMENT L.813, P.734
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- TITLE EXCEPTION #15 BWL STEAM LICENSE AREA L.2936, P.931
- TITLE EXCEPTION #18 BWL ELECTRIC EASEMENT 2017-031824
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03	04
05	06
07	08
09	10

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NORTH POINT DEVELOPMENT
4825 NW 14th STREET, SUITE 500
RIVERSIDE, MO 64150

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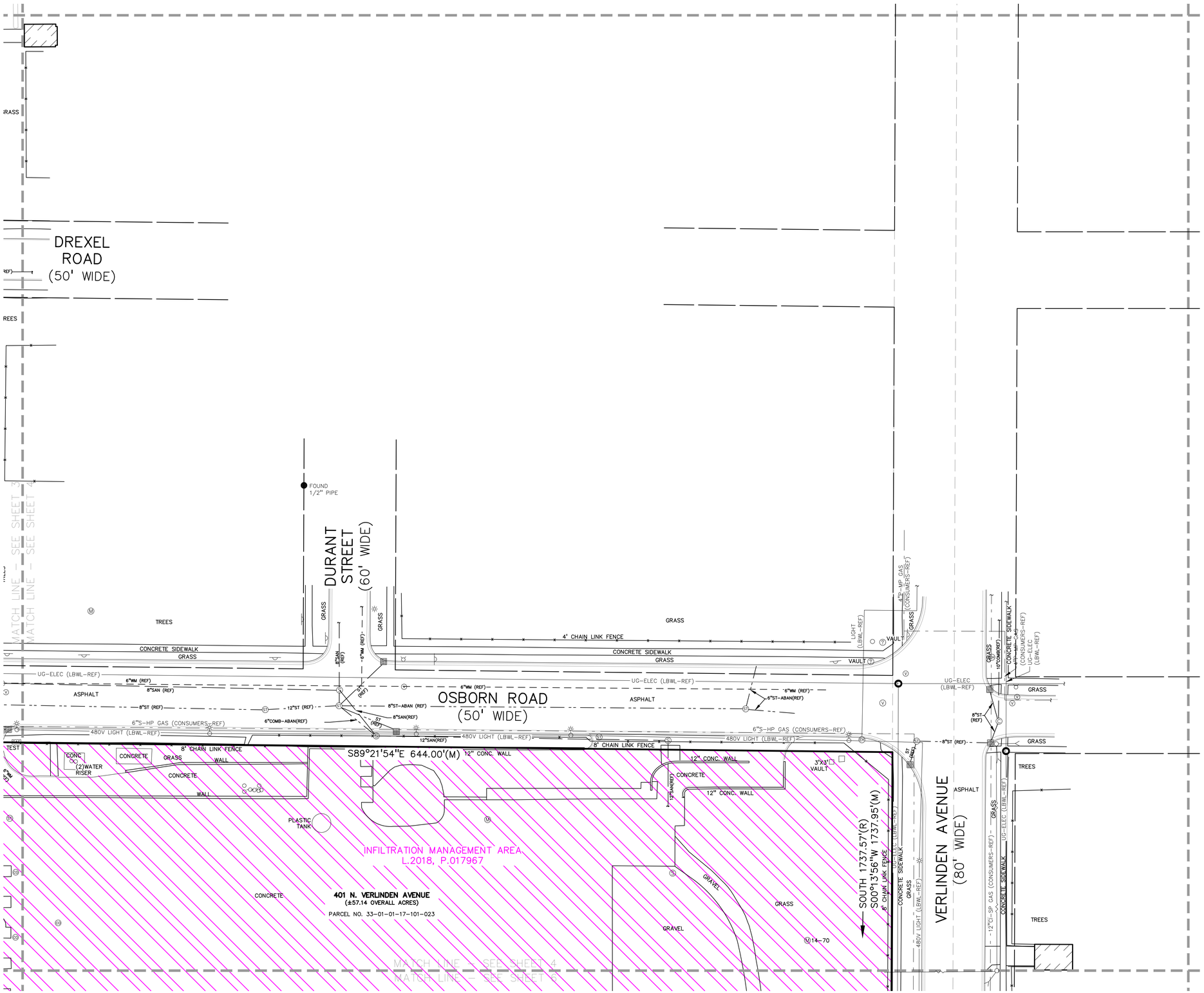

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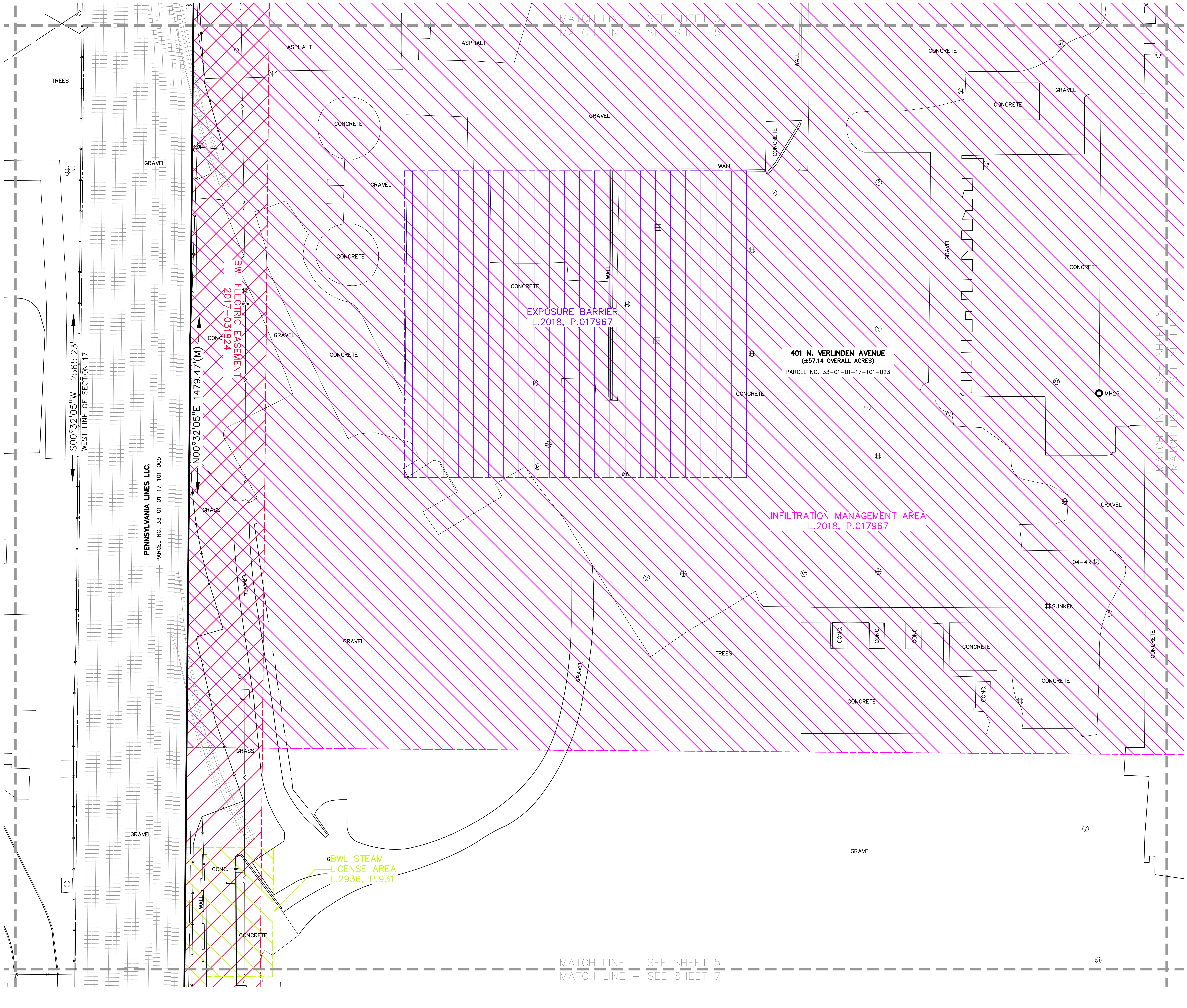

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NORTH

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SCALE: 1" = 30'

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03	04
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09	10

CLIENT
NORTH POINT DEVELOPMENT
4825 NW 14th STREET, SUITE 500
RIVERSIDE, MO 64150

PROJECT TITLE
NPD LANSING INDUSTRIAL PLANT 6
PROJECT ADDRESS
TWP/CITY, STATE

REVISIONS
-

ORIGINAL ISSUE DATE:
XXXXXX, 2020

DRAWING TITLE
ALTA/NSPS LAND TITLE SURVEY

PEA JOB NO.	2020-0217
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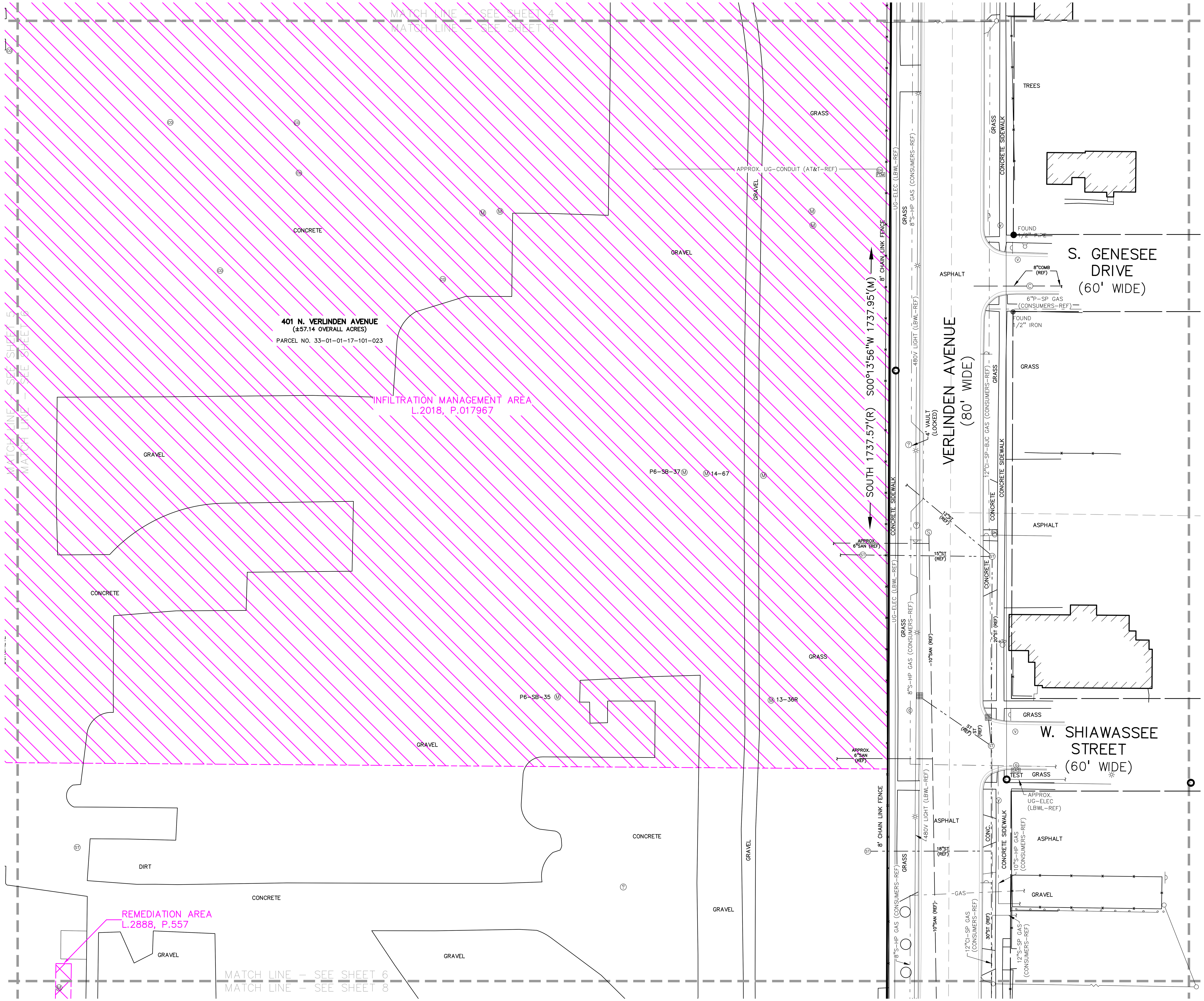

LEGEND

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- IRON SET
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- NAIL & CAP SET
- BRASS PLUG SET
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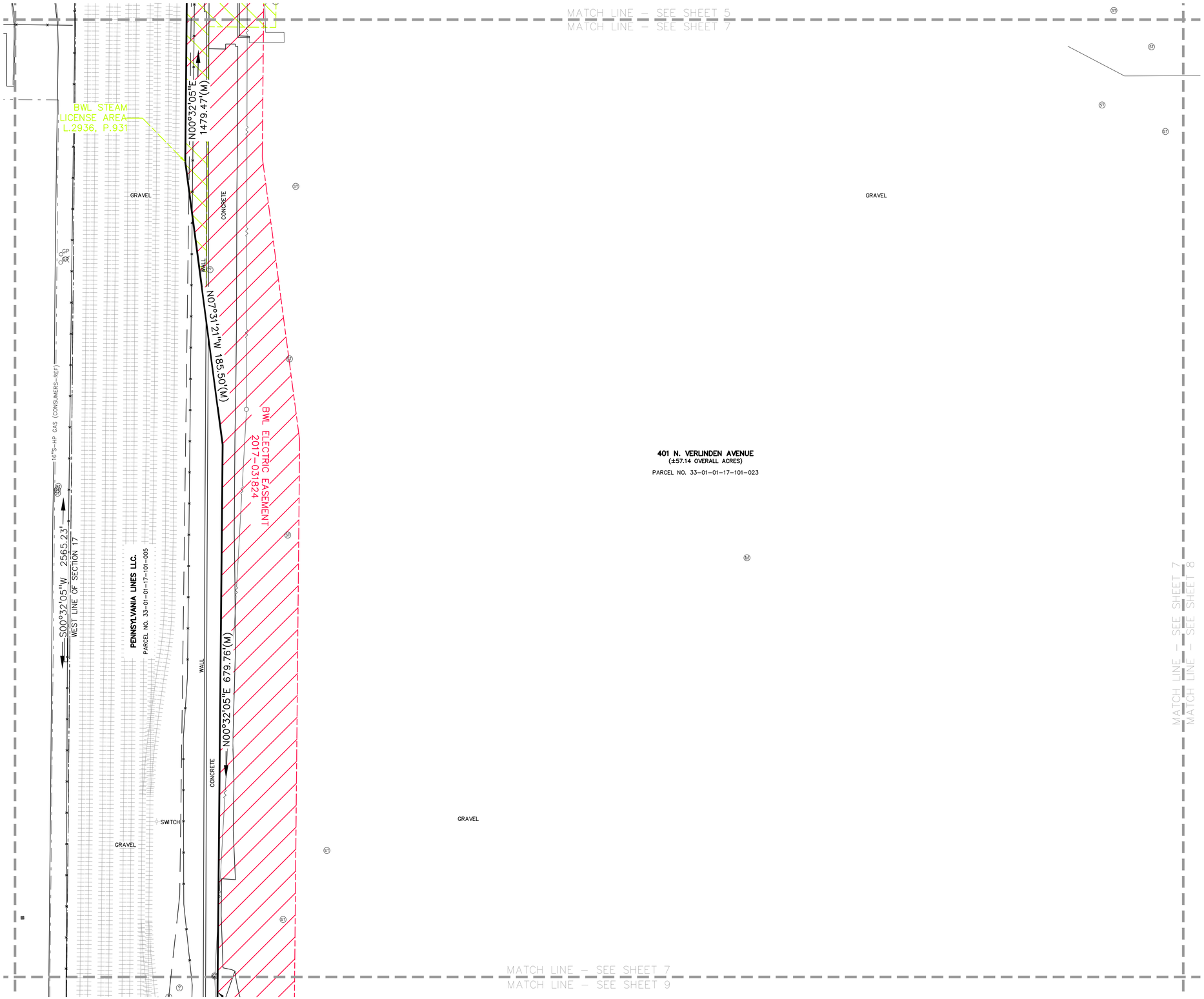

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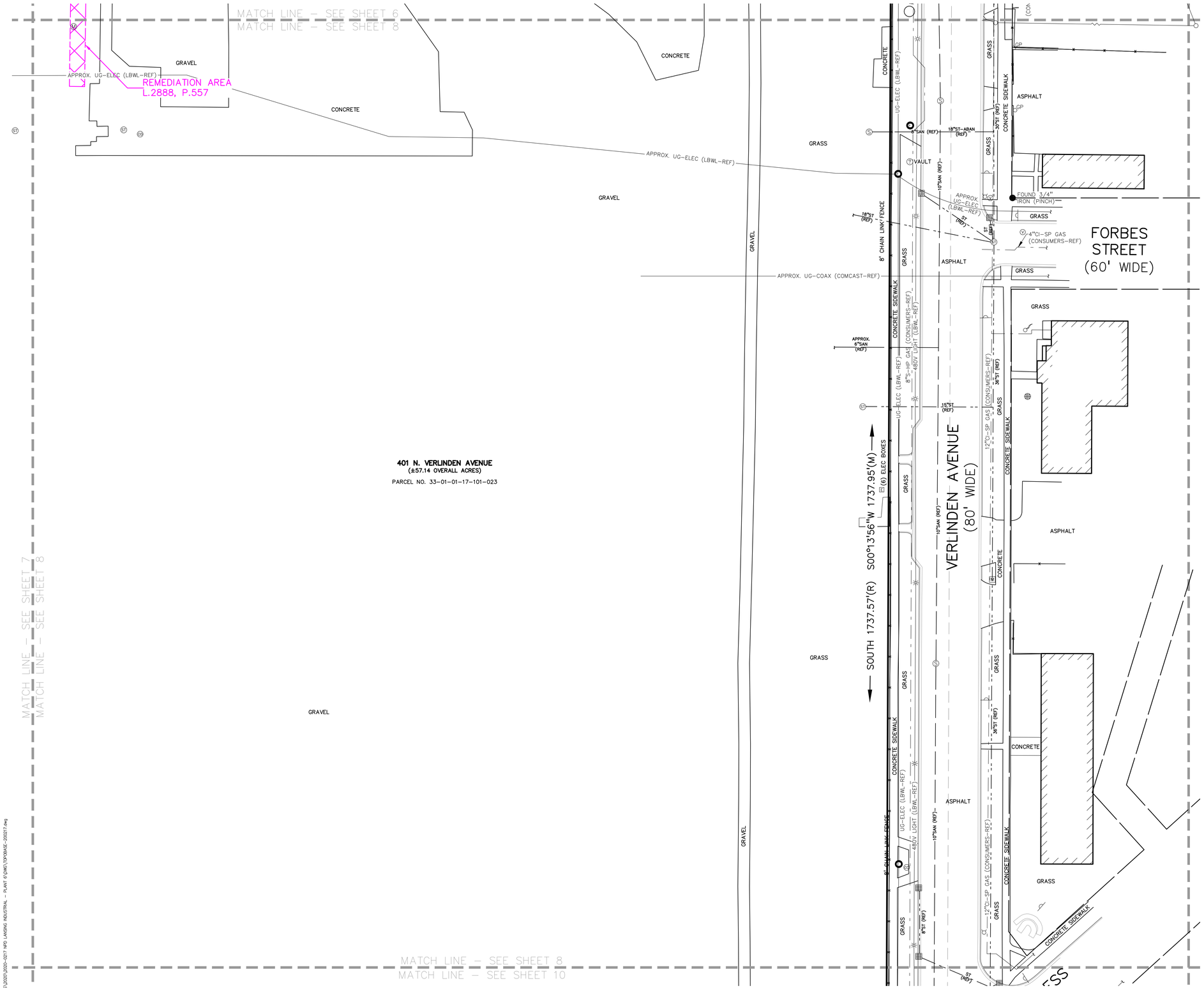

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CLIENT
NORTH POINT DEVELOPMENT
4825 NW 14th STREET, SUITE 500
RIVERSIDE, MO 64150

PROJECT TITLE
NPD LANSING INDUSTRIAL PLANT 6
PROJECT ADDRESS
TWP/CITY, STATE

REVISIONS
- -

ORIGINAL ISSUE DATE:
XXXXXX, 2020

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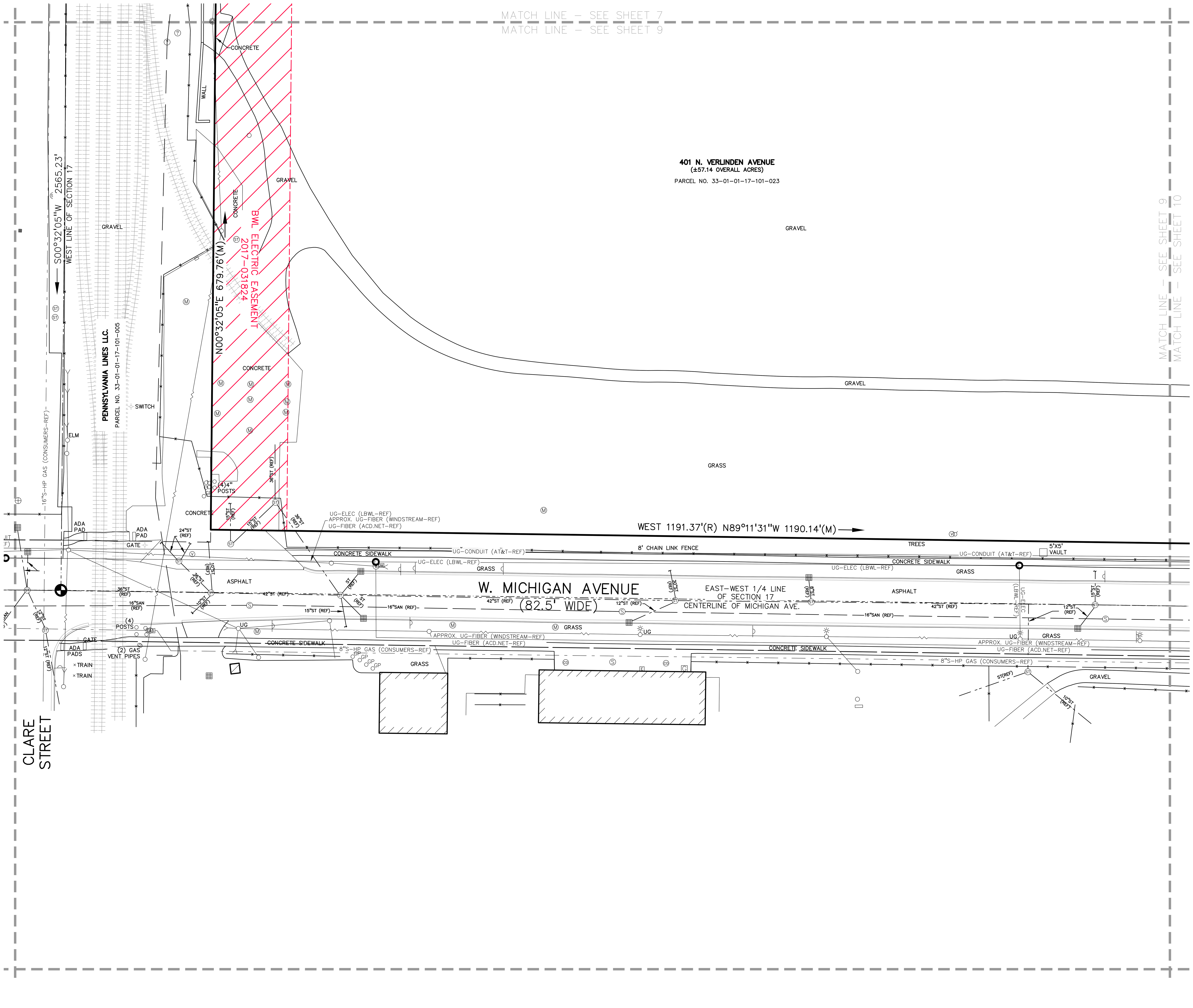

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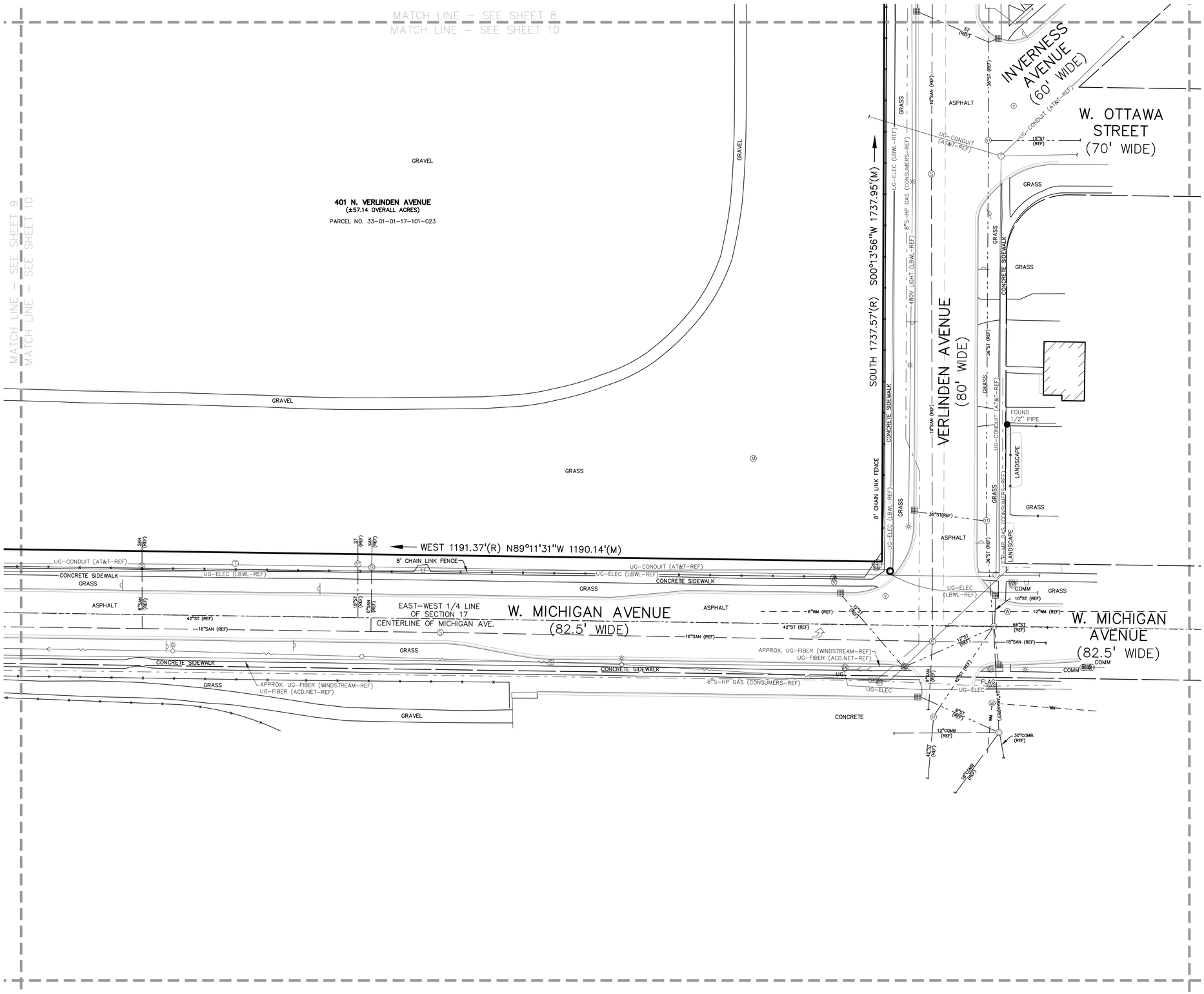

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DES.	XXX

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10 of 11

S:\PROJECTS\2020\2020-0217 NPD LANSING INDUSTRIAL - PLANT 6\DWG\TOPOBASE-020217.dwg

SCHEDULE B–II (EXCEPTIONS)

ALTA Commitment for Title Insurance
Chicago Title Insurance Company
Commitment No.: GLT2000260
Commitment Date: June 15, 2020

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I––Requirements are met.
[SURVEYOR'S COMMENTS: STANDARD TITLE EXCEPTION.]

2. Rights or claims of parties in possession not shown by the Public Records.
[SURVEYOR'S COMMENTS: STANDARD TITLE EXCEPTION.]

3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete survey of the Land.
[SURVEYOR'S COMMENTS: STANDARD TITLE EXCEPTION.]

4. Easements or claims of easements not shown by the Public Records and existing water, mineral, oil and exploration rights.
[SURVEYOR'S COMMENTS: STANDARD TITLE EXCEPTION.]

5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
[SURVEYOR'S COMMENTS: STANDARD TITLE EXCEPTION.]

6. Building and use restrictions not appearing in the record chain of title.
[SURVEYOR'S COMMENTS: STANDARD TITLE EXCEPTION.]

7. Taxes and/or assessments which become a lien or become due and payable subsequent to the effective date herein.
[SURVEYOR'S COMMENTS: STANDARD TITLE EXCEPTION.]

8. No liability is assumed by the Company for tax increase occasioned by retroactive revaluation or change in land usage.
[SURVEYOR'S COMMENTS: STANDARD TITLE EXCEPTION.]

9. Rights of the public to any portion of the Land lying within the bounds of any street, road, alley or highway.
[SURVEYOR'S COMMENTS: STANDARD TITLE EXCEPTION.]

10. Easements for gasoline pipeline in the instrument recorded in Liber 324, Page 617 and Liber 354, Page 78.
[SURVEYOR'S COMMENTS: CROSSES THE SURVEYED PROPERTY AS PLOTTED AND SHOWN ON THE SURVEY MAP.]

11. Easement for driveway purposes vested in General Motors Corporation by instrument recorded in Liber 813, Page 734.
[SURVEYOR'S COMMENTS: AS PLOTTED AND SHOWN ON THE SURVEY MAP.]

12. Easement for utilities purposes and rights incidental thereto, as granted to Consumers Power Company (now known as Consumers Energy) as recorded in Liber 1492, Page 1158.
[SURVEYOR'S COMMENTS: ITEM 6 OF THE TABLE IN APPENDIX A, CPCO FILE NUMBER #597–UG–52, IS CONSISTENT WITH THE PIPELINE EASEMENT REFERENCED HEREIN AS EXCEPTION 10 LIBER 324, PAGE 617 AND LIBER 354, PAGE 78; THE LOCATION OF THIS EASEMENT AREA IS ARE PLOTTED AND SHOWN ON THE SURVEY MAP.]

13. Terms, covenants, and conditions of Notice of Approved Environmental Remediation as recorded in Liber 2888, Page 557.
[SURVEYOR'S COMMENTS: ENCOMPASSED WITHIN THE SURVEYED PROPERTY AND IS LOCATED AS PLOTTED AND SHOWN ON THE SURVEY MAP.]

14. Terms, covenants, and conditions of Notice Regarding Statutory Obligations Applicable to Property as recorded in Liber 2889, Page 731.
[SURVEYOR'S COMMENTS: THE PROPERTY DESCRIBED IN EXHIBIT A INCLUDES THE SURVEYED PROPERTY; HOWEVER, THE TERMS, COVENANTS, AND CONDITIONS DESCRIBED THEREIN ARE NOT PLOTTABLE LAND SURVEY ITEMS AND CANNOT BE PLOTTED NOR SHOWN ON THE SURVEY MAP.]

15. Terms, covenants, and conditions of Board of Water and Light Steam Main License Agreement as recorded in Liber 2936, Page 931.
[SURVEYOR'S COMMENTS: THE LICENSE AREA DEFINED IN ATTACHMENT "B" IS ENCOMPASSED WITHIN THE SURVEYED PROPERTY AND IS LOCATED AS PLOTTED AND SHOWN ON THE SURVEY MAP.]

16. Terms, covenants, and conditions of Declaration of Restrictive Covenant as recorded in Instrument No. 2013–046136.
[SURVEYOR'S COMMENTS: THE PROPERTY DESCRIBED IN EXHIBIT 1 INCLUDES THE SURVEYED PROPERTY; HOWEVER, THE TERMS, COVENANTS, AND CONDITIONS DESCRIBED THEREIN ARE NOT PLOTTABLE LAND SURVEY ITEMS AND CANNOT BE PLOTTED NOR SHOWN ON THE SURVEY MAP.]

17. Terms, covenants, and conditions of Environmental Easement Agreement as recorded in Instrument No. 2017–030748.
[SURVEYOR'S COMMENTS: THE PROPERTY DESCRIBED THEREIN DOES NOT INCLUDED THE SURVEYED PROPERTY.]

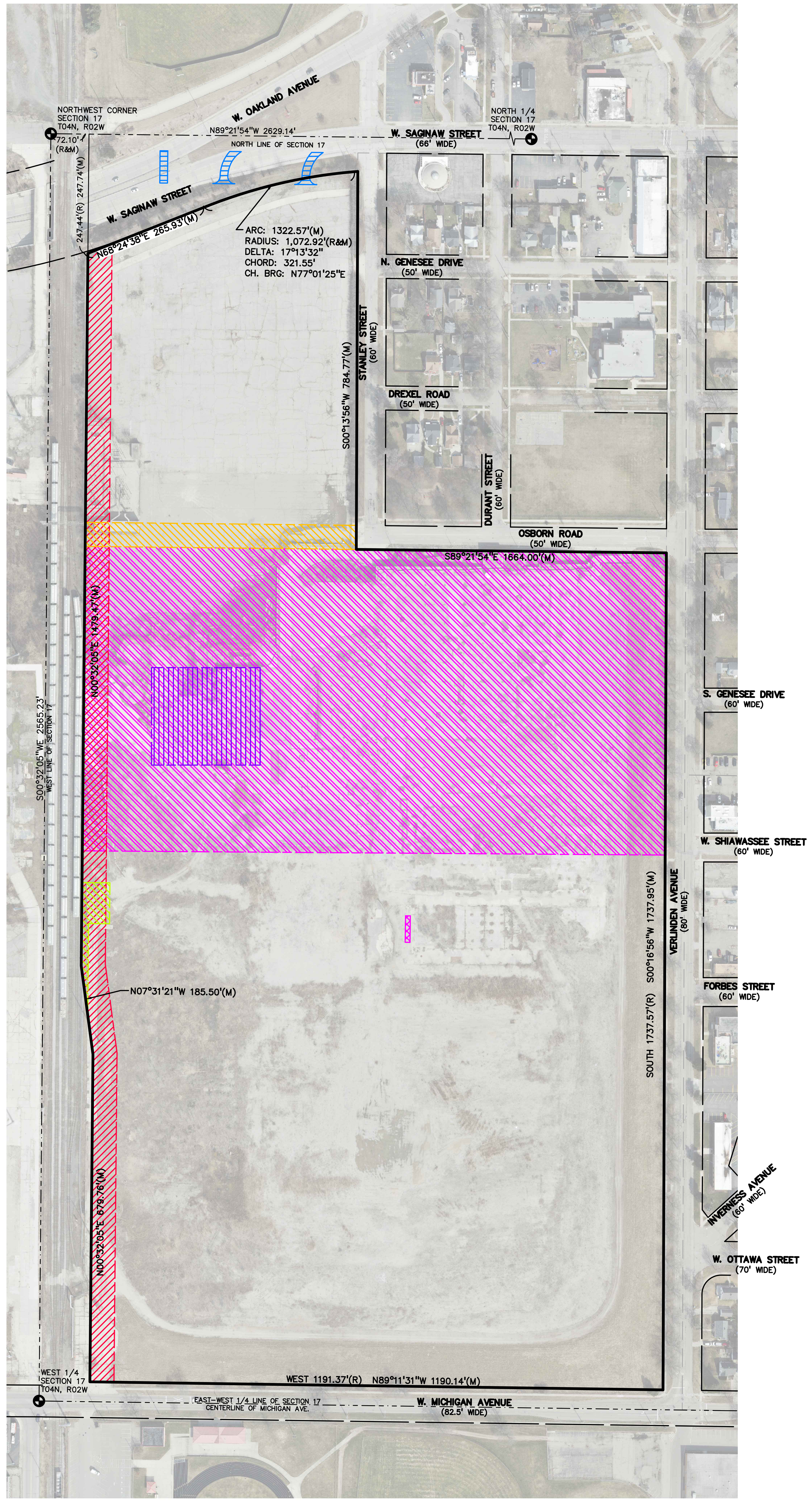
18. Terms, covenants, and conditions of Easement Agreement for Overhead and Underground Electric Facilities as recorded in Instrument No. 2017–031824.
[SURVEYOR'S COMMENTS: THE PROPERTY DESCRIBED IN EXHIBIT A, LANSING PLANT 6, INCLUDES THE SURVEYED PROPERTY; THE EASEMENT AREA 4 DEFINED IN EXHIBIT "B" IS ENCOMPASSED WITHIN THE SURVEYED PROPERTY AND IS LOCATED AS PLOTTED AND SHOWN ON THE SURVEY MAP.]

19. Terms, covenants, and conditions of Amended and Restated Declaration of Restrictive Covenant as recorded in Instrument No. 2018–017967 (the 2013 Restrictive Covenant is recorded in Instrument No. 2013–046134).
[SURVEYOR'S COMMENTS: THE PROPERTY DESCRIBED IN EXHIBIT 1 INCLUDES THE SURVEYED PROPERTY; THE APPROXIMATE LOCATIONS OF THE EXPOSURE BARRIER AND INFILTRATION MANAGEMENT AREA ARE PLOTTED AND SHOWN ON THE SURVEY MAP.

NOTE: THE PROPERTY DESCRIBED IN THE 2013 RESTRICTIVE COVENANT RECORDED IN INSTRUMENT NO. 2013–046134 DOES NOT INCLUDED THE SURVEYED PROPERTY.]

20. Terms, covenants, and conditions contained in the Deeds recorded in Liber 3424, Page 232 and in Instrument No. 2014–007567.
[SURVEYOR'S COMMENTS: THE PROPERTY DESCRIBED IN EXHIBIT 1 INCLUDES THE SURVEYED PROPERTY; HOWEVER, THE TERMS, COVENANTS, AND CONDITIONS DESCRIBED THEREIN ARE NOT PLOTTABLE LAND SURVEY ITEMS AND CANNOT BE PLOTTED NOR SHOWN ON THE SURVEY MAP.]

S:\PROJECTS\2020\2020-0217 NPD LANSING INDUSTRIAL - PLANT 6\DWG\TOPOBASE-200217.dwg



SCHEDULE A – EXHIBIT A – PROPERTY DESCRIPTION

ALTA Commitment for Title Insurance
Chicago Title Insurance Company
Commitment No.: GLT2000260
Commitment Date: June 15, 2020

Land situated in the City of Lansing, County of Ingham, State of Michigan, and described as:
Commencing at the Southwest corner of Verlinden Avenue and Osborn Road; thence South 1,737.57 feet to the North line of Michigan Avenue; thence West 1,191.37 feet to the East line LM Railroad Right–of–Way; thence Northerly to a point on the South line of Saginaw Street relocated, lying 72.10 feet East and 247.44 feet South of the Northwest corner of Section 17; thence Northeasterly along Right–of–Way to the West line of Stanley Street; thence South to the South line of Osborn Road; thence East to the point of beginning; EXCEPT a parcel described as commencing at the Northwest corner of Section 17; thence South 89 degrees 55 minutes 20 seconds East 218.60 feet on the North line of said Section 17; thence South 00 degrees 26 minutes 38 seconds East 100.00 feet to the point of beginning; running thence South 00 degrees 26 minutes 38 seconds East 87.05 feet; thence North 67 degrees 52 minutes 03 seconds East 106.37 feet to a point of curvature; thence Northeasterly 150.09 feet on the arc of a 1,072.92 foot radius curve to the right whose chord bears North 71 degrees 52 minutes 30 seconds East 149.93 feet to a point lying 100.00 feet South of the North line of said Section 17; thence North 89 degrees 55 minutes 20 seconds West 241.69 feet to the point of beginning, Town 4 North, Range 2 West, City of Lansing, Ingham County, Michigan.

SURVEYOR'S NOTES

Table A Items

2. The subject property is identified as consisting of:

   Ingham County Tax Parcel No.:
   33–01–01–17–101–023
   401 North Verlinden Avenue, Lansing, MI 48915

3. By graphic plotting, the subject parcel is in "Zone X" (Areas determined to be outside of 0.2% annual chance floodplain) per FEMA Flood Insurance Rate Map Numbers 26065C0127D, Effective Date of August 16, 2011

4. The surveyed property covers approximately 56.99 acres of land

8. Substantial features observed in the process of conducting the fieldwork are shown on the survey map and are depicted as observed

11. Underground utilities obtained via a Miss Dig Design Ticket submission and observed in the process of conducting the fieldwork are shown on the survey map and are depicted hereon. Due to site restrictions we were not able to open and inventory subsurface utility structures.

13. Names of adjoining land owners are shown and noted on the survey map

15. Site mapping was completed using conventional aerial mapping, photography was acquired on March 16, 2020. Due to State of Michigan "Stay Home, Stay Safe" Executive Orders the mapping has not been field verified.

SURVEYOR'S CERTIFICATE

To: Chicago Title Insurance Company
NorthPoint Development, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 8, 11, 13, and 15 of Table A thereof. The fieldwork was completed on July 16, 2020.

Christopher T. Beland, P.S.
Michigan Professional Surveyor No. 4001049106
Agent for Professional Engineering Associates, Inc.

Date:

TITLE EXCEPTION #10 AND #12
GASOLINE PIPELINE EASEMENT
L.324, P.617; L.354, P.78; L.1492, P.1158

TITLE EXCEPTION #11
DRIVEWAY EASEMENT
L.813, P.734

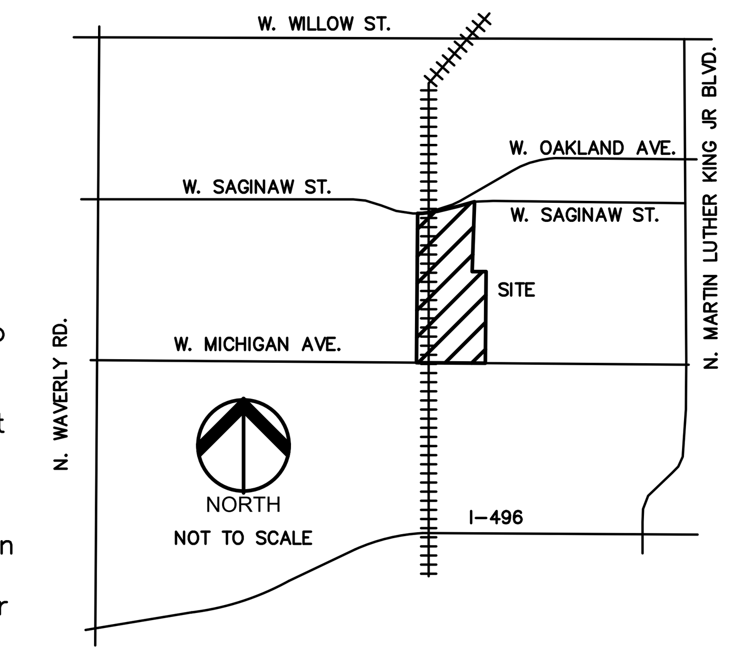
TITLE EXCEPTION #13
REMEDIATION AREA
L.2888, P.557

TITLE EXCEPTION #15
BWL STEAM LICENSE AREA
L.2936, P.931

TITLE EXCEPTION #18
BWL ELECTRIC EASEMENT
2017–031824

TITLE EXCEPTION #19
EXPOSURE BARRIER
L.2018, P.017967

TITLE EXCEPTION #19
INFILTRATION MANAGEMENT AREA
L.2018, P.017967



UNDERGROUND CABLE TV, CATV PEDESTAL
TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
GAS MAIN, VALVE & GAS LINE MARKER
WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
SANITARY SEWER, CLEANOUT & MANHOLE
STORM SEWER, CLEANOUT & MANHOLE
COMBINED SEWER & MANHOLE
SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
POST INDICATOR VALVE
WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
UNIDENTIFIED STRUCTURE
SPOT ELEVATION
CONTOUR LINE
FENCE
GUARD RAIL
STREET LIGHT
SIGN
CONCRETE
ASPHALT
GRAVEL SHOULDER
WETLAND

REFERENCE DRAWINGS

WATER MAIN	CITY OF LANSING ENGINEERING DEPT. FILE 4317, PROJECT NO. PS 3501, SURVEYED BY KATES, RICHARDSON & ROBERTSON, DATED 4/15/65
	DEPARTMENT OF PUBLIC SERVICE, WEST SIDE INTERCEPTOR REHABILITATION AND REPAIR, MCNAMEE, PORTER & SEELEY, INC., FILE NO. 5247, DATED 09/03/98
SANITARY SEWER	CITY OF LANSING WASTEWATER SYSTEM IMPROVEMENTS, C-262705-02, FILE NO. 4652, CONTRACT 82-5-9, SHEET 4 OF 5, DATED DEC. 1983
	DEPARTMENT OF PUBLIC SERVICE, PROJECT NO. PS 35056, FILE NO. 5687, SHEET 22 OF 50, CONSTRUCTION RECORD DATE 12/02/98
	DEPARTMENT OF PUBLIC SERVICE, PROJECT NO. PS 35056, FILE NO. 5691, SHEET 26 OF 50, CONSTRUCTION RECORD DATE 12/02/98
	DEPARTMENT OF PUBLIC SERVICE, PROJECT NO. PS 35056, FILE NO. 5692, SHEET 27 OF 50, CONSTRUCTION RECORD DATE 12/02/98
	DEPARTMENT OF PUBLIC SERVICE, PROJECT NO. PS 35056, FILE NO. 5693, SHEET 28 OF 50, CONSTRUCTION RECORD DATE 12/02/98
STORM SEWER	CITY OF LANSING ENGINEERING DEPT. FILE NO. 1663, DATED 1/14/21, REV. 2/21/95
	CITY OF LANSING ENGINEERING DEPT. FILE NO. 1664, DATED 1/14/21, REV. 2/21/95
	CITY OF LANSING ENGINEERING DEPT. PLAN & PROFILE OF SEWER, FILE 1703
	CITY OF LANSING ENGINEERING DEPT. PLAN & PROFILE OF SEWER, FILE 1867, BOOK 185, PG. 43, DATED 7/24/24
	CITY OF LANSING ENGINEERING DEPT. PLAN & PROFILE OF SEWER, FILE 1948, SHEET 2 OF 6, BOOK 144, DATED 4/14/26
	CITY OF LANSING ENGINEERING DEPT. PLAN & PROFILE OF SEWER, FILE 1950, SHEET 4 OF 6, BOOK 144, PG. 39, DATED 4/4/42
	CITY OF LANSING ENGINEERING DEPT. PLAN & PROFILE OF SEWER, FILE 2458B, SHEET 1 OF 2
	CITY OF LANSING ENGINEERING DEPT. FILE 4317, PROJECT NO. PS 3501, SURVEYED BY KATES, RICHARDSON & ROBERTSON, DATED 4/15/65
	DEPARTMENT OF PUBLIC SERVICE, PROJECT NO. PS 35056, FILE NO. 5687, SHEET 22 OF 50, CONSTRUCTION RECORD DATE 12/02/98
	DEPARTMENT OF PUBLIC SERVICE, PROJECT NO. PS 35056, FILE NO. 5691, SHEET 26 OF 50, CONSTRUCTION RECORD DATE 12/02/98
	DEPARTMENT OF PUBLIC SERVICE, PROJECT NO. PS 35056, FILE NO. 5692, SHEET 27 OF 50, CONSTRUCTION RECORD DATE 12/02/98
	DEPARTMENT OF PUBLIC SERVICE, PROJECT NO. PS 35056, FILE NO. 5693, SHEET 28 OF 50, CONSTRUCTION RECORD DATE 12/02/98
COMBINED SEWER	DEPARTMENT OF PUBLIC SERVICE, PROJECT NO. PS 35056, FILE NO. 5687, SHEET 22 OF 50, CONSTRUCTION RECORD DATE 12/02/98
	DEPARTMENT OF PUBLIC SERVICE, PROJECT NO. PS 35056, FILE NO. 5691, SHEET 26 OF 50, CONSTRUCTION RECORD DATE 12/02/98
	DEPARTMENT OF PUBLIC SERVICE, PROJECT NO. PS 35056, FILE NO. 5692, SHEET 27 OF 50, CONSTRUCTION RECORD DATE 12/02/98
	DEPARTMENT OF PUBLIC SERVICE, PROJECT NO. PS 35056, FILE NO. 5693, SHEET 28 OF 50, CONSTRUCTION RECORD DATE 12/02/98
STEAM	LANSING BOARD OF WATER & LIGHT (LBWL) MAP NA07 & NB07, DATED 4/24/01, REV. 8/14/17
ELECTRIC	LANSING BOARD OF WATER & LIGHT (LBWL) MAP NWLG17, DATED 2/12/2020
	LANSING BOARD OF WATER & LIGHT (LBWL) MAP C17D, DATED 9/13/35
	LANSING BOARD OF WATER & LIGHT (LBWL) MAP C18D, DATED 9/13/35, REV. 5/20/98
	LANSING BOARD OF WATER & LIGHT (LBWL) MAP C19D, DATED 8/26/36
	LANSING BOARD OF WATER & LIGHT (LBWL) MAP C19D1, DATED 9/20/54
	LANSING BOARD OF WATER & LIGHT (LBWL) MAP C20D, DATED 9/13/35
	LANSING BOARD OF WATER & LIGHT (LBWL) MAP C21D, DATED 8/28/36
	LANSING BOARD OF WATER & LIGHT (LBWL) MAP C23D, DATED 9/2/36
	LANSING BOARD OF WATER & LIGHT (LBWL) MAP C24D, DATED 29/8/36, REV. 7/10/17
	LANSING BOARD OF WATER & LIGHT (LBWL) MAP C67D , FILE 160, DWG 192, DATED 10/31/68, REV. 12/23/86
	LANSING BOARD OF WATER & LIGHT (LBWL) MAP C68D, DWG 60-201,DATED 5/20/67, REV. 12/18/86
LIGHTING	LANSING BOARD OF WATER & LIGHT (LBWL) MAP 283-1R_2R, DATED 11/01/220, REV. 01/18/2018 AND MAP 313-1R, DATED 05/12/2003, REV. 05/24/2018
GAS	CONSUMERS ENERGY QUARTER SECTION MAP 04-02-17-2, DATED 11/24/19 AND 04-02-17-3, DATED 07/29/19
CABLE	COMCAST CABLE EMAIL DATED 02/25/2020
	AT&T MAPS A3 & A4, DATED 2/13/2020 AND MAPS B2 & B3, DATED /15/2020
FIBER OPTIC	WINDSTREAM MAP DATED 02/12/2020
	ACD.NET EMAIL DATED 0219/2020

PEA GROUP
TROY ▪ WASHINGTON TWP
BRIGHTON ▪ DETROIT
t: 844.813.2949
www.peainc.com

NORTH
0 75 150 300
SCALE: 1" = 150'

811. Know what's below. Call before you dig.

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

KEY MAP

02	
03	04
05	06
07	08
09	10

CLIENT
NORTH POINT DEVELOPMENT
4825 NW 14th STREET, SUITE 500
RIVERSIDE, MO 64150

PROJECT TITLE
NPD LANSING INDUSTRIAL PLANT 6
PROJECT ADDRESS
TWP/CITY, STATE

REVISIONS
- -

ORIGINAL ISSUE DATE:
XXXXXX, 2020

DRAWING TITLE
ALTA/NSPS LAND TITLE SURVEY

PEA JOB NO.	2020-0217
P.M.	CB
DN.	XXX
DES.	XXX

DRAWING NUMBER: