SCHEDULE B–II (EXCEPTIONS)

ALTA Commitment for Title Insurance
Chicago Title Insurance Company
Commitment No.: GLT2000109
Revision Number:
Commitment Date: February 28, 2020

Items 1 thru 11 are Standard Exceptions

12. Right(s) of Way and/or Easement(s) and rights incidental thereto as set forth in a document: In favor of: County of Ingham Recording No: Liber 11 of Miscellaneous Records, Page 248.
[Surveyor's Comments: The property defined therein is a portion of the surveyed parcel; the limits of the encumbrances defined therein are plotted and shown on the survey map.]

13. Terms, covenants, and conditions of Certificate as set forth below: Recording No: Liber 48 of Miscellaneous Records, Page 369.
[Surveyor's Comments: Does not identify the property that is subject to the terms, covenants and conditions defined therein]

14. Right(s) of Way and/or Easement(s) and rights incidental thereto as set forth in a document: In favor of: County of Ingham, under the supervision of the County Drain Commissioner Recording No: Liber 61 of Miscellaneous Records, Page 212 and Liber 61 of Miscellaneous Records, Page 216. As affected by Release and Transfer of Jurisdiction and Control and Conveyance and Release of Easements recorded at Liber 1129, Page 746, by Quit Claim Deed recorded at Liber 1129, Page 744 and by Affidavit recorded at Liber 1129, Page 742, and by Conveyance and Release of Easements for Bogus Swamp District and Conveyance of Storm Water Facilities Appertaining Thereto, recorded at Liber 1132. Page 727.
[Surveyor's Comments: The property identified therein includes the surveyed parcel; however, the route is not defined therein. Therefore, the limits of the encumbrance are not plottable.]

15. Right(s) of Way and/or Easement(s) and rights incidental thereto as set forth in a document: In favor of: County of Ingham, under the supervision of the County Drain Commissioner Recording No: Liber 61 of Miscellaneous Records, Page 230.
[Surveyor's Comments: The property defined therein is a portion of the surveyed parcel; the limits of the encumbrances defined therein are plotted and shown on the survey map.]

16. Right(s) of Way and/or Easement(s) and rights incidental thereto as set forth in a document: In favor of: County of Ingham, under the supervision of the County Drain Commissioner Recording No: Liber 63 of Miscellaneous Records, Page 513.
[Surveyor's Comments: The property defined therein is a portion of the surveyed parcel; however, the limits of the encumbrances defined therein do not cross and are not adjacent to the surveyed parcel and are plotted and shown on the survey map.]

17. Right(s) of Way and/or Easement(s) and rights incidental thereto, as described in Deeds shown below: Granted to: Consumers Power Company (now known as Consumers Energy) Recording Nos: Liber 519, Page 266 and Liber 522, Page 638.
[Surveyor's Comments: The property defined therein is a portion of the surveyed parcel; the limits of the encumbrances defined therein are plotted and shown on the survey map.]

18. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the Deed Recording No: Liber 609, Page 189.
[Surveyor's Comments: The property defined therein is a portion of the surveyed parcel; the limits of the encumbrances defined therein are plotted and shown on the survey map.]

19. Right(s) of Way and/or Easement(s) and rights incidental thereto as set forth in a document: In favor of: County of Ingham, under the supervision of the County Drain Commissioner Recording No: Liber 764, Page 166.
[Surveyor's Comments: The property defined therein is a portion of the surveyed parcel; however, the limits of the encumbrances defined therein do not cross and are not adjacent to the surveyed parcel and are plotted and shown on the survey map.]

20. Right(s) of Way and/or Easement(s) and rights incidental thereto as set forth in a document: In favor of: City of Lansing, Michigan Recording No: Liber 844, Page 300.
[Surveyor's Comments: The limits of the encumbrances defined therein are plotted and shown on the survey map.]

21. Right(s) of Way and/or Easement(s) and rights incidental thereto as set forth in a document: In favor of: City of Lansing Recording No: Liber 979, Page 735.
[Surveyor's Comments: The limits of the encumbrances defined therein are plotted and shown on the survey map.]

22. Any irregularities, reservations, easements or other matters in the proceedings occasioning the abandonment or vacation of the street/road shown below: Name: State Trunkline Highway M–43 (a portion thereof) Recording Nos: Liber 991, Page 1104, and Liber 991, Page 1119.
[Surveyor's Comments: The property defined therein is a portion of the surveyed parcel; any encumbrances defined therein are not plottable.]

23. Right(s) of Way and/or Easement(s) and rights incidental thereto as set forth in a document: In favor of: Bogus Swamp Drainage District, Ingham County, Michigan Recording No: Liber 1307, Page 723.
[Surveyor's Comments: The limits of the encumbrances defined therein are plotted and shown on the survey map.]

Commitment Date: February 28, 2020

25. Notice Regarding Statutory Obligations Applicable to Property, shown below: Recording No: Liber 2882, Page 189.
[Surveyor's Comments: The property identified therein includes the surveyed parcel; any encumbrances defined therein are not plottable.]

26. Restrictive Covenant, shown below: Recording No: Liber 3055, Page 803.
[Surveyor's Comments: The limits of the encumbrances defined therein are plotted and shown on the survey map.]

27. Terms, covenants, and conditions of Deeds as set forth below: Recording Nos: Liber 3424, Page 232 and 2014–007567.
[Surveyor's Comments: The property identified therein includes the surveyed parcel; any encumbrances defined therein are not plottable.]

28. Declaration of Restrictive Covenant, shown below: Recording No: 2013–046135.
[Surveyor's Comments: The property identified therein includes the surveyed parcel; any encumbrances defined therein are not plottable.]

29. Terms, covenants, and conditions of Bogus Swamp Drain, Permit to Cross 14–050 as set forth below: Recording No: 2014–035596.
[Surveyor's Comments: Does not identify the property that is subject to the terms, covenants and conditions defined therein; the information provided therein is not enough to determine the location of any potential encumbrances.]

30. Right(s) of Way and/or Easement(s) and rights incidental thereto as set forth in a document: Entitled: Environmental Easement Agreement Recording No: 2017–030749.
[Surveyor's Comments: The property identified therein includes the surveyed parcel; the encumbrances defined therein are "blanket" over and across the surveyed parcel.]

31. Right(s) of Way and/or Easement(s) and rights incidental thereto as set forth in a document: In favor of: City of Lansing, by its Board of Water and Light Recording No: 2017–031824.
[Surveyor's Comments: The property identified therein includes the surveyed parcel; the limits of the encumbrances defined therein are plotted and shown on the survey map.]

32. Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted in a document: Granted to: Consumers Energy Company Recording No: 2017–033812.
[Surveyor's Comments: The property identified therein includes the surveyed parcel; the limits of the encumbrances defined therein are plotted and shown on the survey map.]

33. Right(s) of Way and/or Easement(s) and rights incidental thereto as set forth in a document: In favor of: County of Ingham Recording No: Liber 11 of Miscellaneous Records, Page 239.
[Surveyor's Comments: The property defined therein is a portion of the surveyed parcel; the limits of the encumbrances defined therein are plotted and shown on the survey map. A portion of this is roadway grant was conveyed to the landowner under Item Liber 991, Page 1104, and Liber 991, Page 1119.]

34. Right(s) of Way and/or Easement(s) and rights incidental thereto as set forth in a document: In favor of: State of Michigan, by State Highway Commissioner Recording No: Liber 24 of Miscellaneous Records, Page 390.
[Surveyor's Comments: The property defined therein is a portion of the surveyed parcel; however, the limits of the encumbrances defined therein do not cross and are not adjacent to the surveyed parcel; the limits of the encumbrances defined therein are plotted and shown on the survey map.]

35. Right(s) of Way and/or Easement(s) and rights incidental thereto as described in Deeds: Recording Nos: Liber 382, Page 145; Liber 435, Page 104; and Liber 454, Page 531.
[Surveyor's Comments: The property defined therein is a portion of the surveyed parcel; the limits of the encumbrances defined therein are plotted and shown on the survey map.]

36. Terms, Covenants, and Conditions of Bogus Swamp Drain, Permit to Cross 18–013 as set forth below: Recording No: 2018–004511.
[Surveyor's Comments: The property defined therein includes a portion of the surveyed parcel; review of the maps therein indicate the area in question is south of Saginaw Highway (M–43) and does not cross and is not adjacent to the surveyed parcel; the limits of the encumbrances defined therein are not plotted and shown on the survey map.]

37. Terms, Covenants, and Conditions of Bogus Swamp Drain, Permit to Cross 18–037 as set forth below: Recording No: 2018–012084.
[Surveyor's Comments: The property defined therein includes a portion of the surveyed parcel; review of the maps therein indicate the area in question is south of Saginaw Highway (M–43) and does not cross and is not adjacent to the surveyed parcel; the limits of the encumbrances defined therein are not plotted and shown on the survey map.]

SCHEDULE A – EXHIBIT A – PROPERTY DESCRIPTION

ALTA Commitment for Title Insurance
Chicago Title Insurance Company
Commitment No.: GLT2000109
Revision Number:
Commitment Date: February 28, 2020

Land situated in the Township of Lansing, County of Ingham, State of Michigan, described as follows:

The East 1/2 of the Southeast 1/4 of Section 7, EXCEPT the East 150 feet of the South 1847.6 feet on the Southeast 1/4; ALSO the Southwest 1/4 of the Southeast 1/4 EXCEPT the West 330 feet, Section 7, Town 4 North, Range 2 West, Township of Lansing, Ingham County, Michigan.

ALSO EXCEPT a portion of the above premises conveyed by Deed recorded at Liber 991, Page 1115, described as: That part of the Southeast 1/4 of Section 7, Town 4 North, Range 2 West, Lansing Township, Ingham County, Michigan, beginning on the Northerly right of way line of Saginaw Street (Highway M–43) being 100.0 feet in width, at a point North 00 degrees 00 minutes 50 seconds West 50.0 feet and South 89 degrees 39 minutes West 1221.82 feet from the Southeast corner of said Section 7; Thence continuing on said Northerly right of way line South 89 degrees 39 minutes West 1086.68 feet to the East line of the West 20 rods of the Southwest 1/4 of the Southeast 1/4 of said Section 7; Thence North 00 degrees 19 minutes West 10.0 feet on said East line; Thence North 89 degrees 39 minutes East 1086.68 feet parallel to said Northerly line of Saginaw Street; Thence South 0 degrees 21 minutes East 10.0 feet to the point of beginning.

Parcel 2:

That part of the Northeast 1/4 of Section 18, Town 4 North, Range 2 West; Lansing Township, Ingham County, Michigan, beginning at the Northeast corner of Section 18 (Southeast corner of Section 7) said corner being on the center line of Saginaw Street (Highway M–43); Thence South 50.0 feet on the East line of section 18 to the Southerly right of way line of Saginaw Street; Thence South 89 degrees 39 minutes West 812.37 feet on said Southerly right of way line; Thence North 73 degrees 08 minutes 23 seconds West 337.98 feet to the Northerly right of way line of Saginaw Street; Thence North 89 degrees 39 minutes East 985.82 feet on the Northerly right of way line; Thence South 00 degrees 00 minutes 50 seconds East 50.00 feet parallel to the East line of said Section 7 to the centerline of Saginaw Street; Thence North 89 degrees 39 minutes East 150.0 feet to the point of beginning. EXCEPT the North 50 feet thereof (which is included in the above Parcel 1 description).

ALSO

All that portion of land lying South of the above described parcel and North of relocated Saginaw Street.

EXCEPT a portion of the above premises conveyed by Deed recorded at Liber 991, Page 1115, being that part of the Northeast 1/4 of Section 18, Town 4 North, Range 2 West, Lansing Township, Ingham County, Michigan, and that part of Lots 60, 61 and 62 of the Plat of Michigan Heights as recorded in Liber 8 of Plats, Page 26, Ingham County Records, beginning on the East line of said Section 18 at a point South 55.77 feet from the Northeast corner of said Section 18; Thence Westerly 811.03 feet on the arc of a 1359.40 foot radius curve to the right, whose chord bears South 89 degrees 46 minutes 07 seconds West 799.06 feet to a point of tangency; thence North 73 degrees 08 minutes 23 seconds West 13.90 feet to the Southerly right of way line of Saginaw Street (Highway M–43) being 100.0 feet in width; Thence South 89 degrees 39 minutes West 640.16 feet on said Southerly right of way line to the Easterly line of Rosemary Street as platted in said Michigan Heights; Thence South 00 degrees 03 minutes 20 seconds East 48.45 feet on said Easterly line; Thence Southeasterly 293.75 feet on the arc of a 1200.24 foot radius curve to the right whose chord bears South 80 degrees 09 minutes 04 seconds East 293.02 feet to a point of tangency; Thence South 73 degrees 08 minutes 23 seconds East 320.48 feet to a point of curvature; Thence Easterly 868.34 feet on the arc of a 1559.40 foot radius curve to the left whose chord bears South 89 degrees 05 minutes 32 seconds East 857.16 feet to the East line of said Section 18; Thence North 208.21 feet to the point of beginning.

AS–SURVEYED PROPERTY DESCRIPTION

That part of the Southeast one–quarter of section 7 and the Northeast one–quarter of section 18, Township 4 North, Range 2 West, City of Lansing, Ingham County, Michigan, being more particularly described as follows:

Beginning at the Northeast corner of said section 18, said point being a 1" steel bar in a monument box as recorded in Liber 10, Page 158 of corners, Ingham County records;

Thence South 00°32'09" West, 55.63 feet along the east line of section 18, (said line being a right line between said Northeast corner and a 1" steel pipe at the East one–quarter corner of section 18 as recorded in Liber 10, Page 273, Ingham County records) to the northerly right of way line of Saginaw Highway (M–43);

Thence along the northerly right of way line of Saginaw Highway (M–43) the following five courses:

(1) Westerly 811.25 feet along a curve to the right, said curve having a radius of 1359.40 feet, a central angle of 34°11'33", and a chord bearing of North 89°41'41" West, 799.27 feet to a point 0.13 feet north of a 1/2" steel bar in concrete;

(2) North 72°35'55" West, 351.88 feet to a 5/8" steel bar and cap #47942 (passing the north line of section 18 (south line of section 7) at 168.75 feet);

(3) North 89°48'32" West, 86.01 feet parallel with the south line of Section 7, to a 5/8" steel bar and cap #47942;

(4) North 00°11'28" East, 10.00 feet to a 5/8" steel bar and cap #47942;

(5) North 89°48'32" West, 1086.90 feet parallel with said south line to a 1/2" steel bar in concrete on the east line of the west 330 feet of the southwest one–quarter of the southeast one–quarter of Section 7;

Thence North 00°12'04" East, 1263.55 feet along the east line of the west 330 feet of the southwest one–quarter of the southeast one–quarter of Section 7, as recorded in Liber 4, page 681 of surveys to a 1/2" steel bar in concrete on the south line of Westfield Hills No. 6, a subdivision recorded in Liber 23 of Plats, Page 26, Ingham County Records;

Thence South 89°29'09" East, 431.36 feet along the South line of said subdivision to a point on the south line of the Westfield Hills No. 5, a subdivision recorded in Liber 22 of Plats, Page 5, Ingham County records;

Thence North 89°38'35" East, 563.89 feet along the south line of said subdivision and the extension of the South line of said subdivision to a 1/2" steel bar in concrete at the southwest corner of the northeast one–quarter of southeast one–quarter of Section 7;

Thence North 00°29'59" East, 1325.27 feet along the monumented west line of the northeast one–quarter of the southeast one–quarter of said section, also being the east line of Westfield Hills No. 2, to the east and west one–quarter line of said section, said one–quarter line being a right line between a 2" steel bar and cap #30090 monumenting the center of section 7, as recorded in Liber 10, Page 153 of corners and a 2" steel bar and cap #30090 monumenting the east one–quarter corner of said section as recorded in Liber 10, Page 156 of corners, Ingham County records (passing a 5/8" steel bar and cap #47942 at 1292.27 feet);

Thence South 89°47'24" East, 1321.24 feet along said east and west one–quarter line to the said east one–quarter corner;

Thence South 00°31'10" West, 803.83 feet along the east line of said section, said east line being a right line between said east one–quarter corner and a 1" steel bar in a monument box at the southeast corner of said section as recorded in Liber 10, Page 158, of corners, Ingham County records (passing a 1/2" steel bar in concrete at 33.17 feet);

Thence North 89°48'32" West, 150.00 feet, parallel with the south line of said section to a 5/8" steel bar and cap #47942 (passing a 1/2" steel bar in concrete at 0.21 feet);

Thence South 00°31'10" West, 1847.63 feet, parallel with and 150.00 feet westerly of the east line of said section to a nail and tag #47942 on the south line of said section, said south line being a right line between the said southeast corner of said section and a 2" steel bar and cap #30090 at the south one–quarter corner of section 7 as recorded in Liber 10, Page 267 of corners, Ingham County records;

Thence South 89°48'32" East, 150.00 feet along the south line to the point of beginning.

Parcel contains 4544466.52 square feet, 104.3266 acres, more or less, and is subject to all easements and restrictions of record.

SURVEYOR'S NOTES

Table A Items

1. The property is monument as shown and the survey map
2. The subject property is identified as consisting of:

   Ingham County Tax Parcel No(s).:
   33–21–01–07–426–001
   33–21–01–18–226–001
   2800 W Saginaw St
   Lansing, Michigan, 48917
   RACER Properties, LLC

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 104.32 acres of land (Parcel 1 102.48 acres; Parcel 2 1.85 acres)

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

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

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 1, 2, 3, 4, 8, 13, and 15 of Table A thereof. The fieldwork was completed on _____, 2020.

_____ _____
Christopher T. Beland, P.S. Date:
Michigan Professional Surveyor No. 49106
Agent for Professional Engineering Associates, Inc.

No.	BY	CHK	DESCRIPTION	DATE

REVISIONS

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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 ACCURACY OF THE LOCATIONS SHOWN. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

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ALTA/NSPS LAND TITLE SURVEY
LANSING PLANT 3
PART OF THE SE 1/4 OF SECTION 07 AND NE 1/4 OF SECTION 18, T.4 N., R.2 W.
LANSING TOWNSHIP, INGHAM COUNTY, MICHIGAN

DES.	DN.	CB	SUR.	CB	P.M.	CB

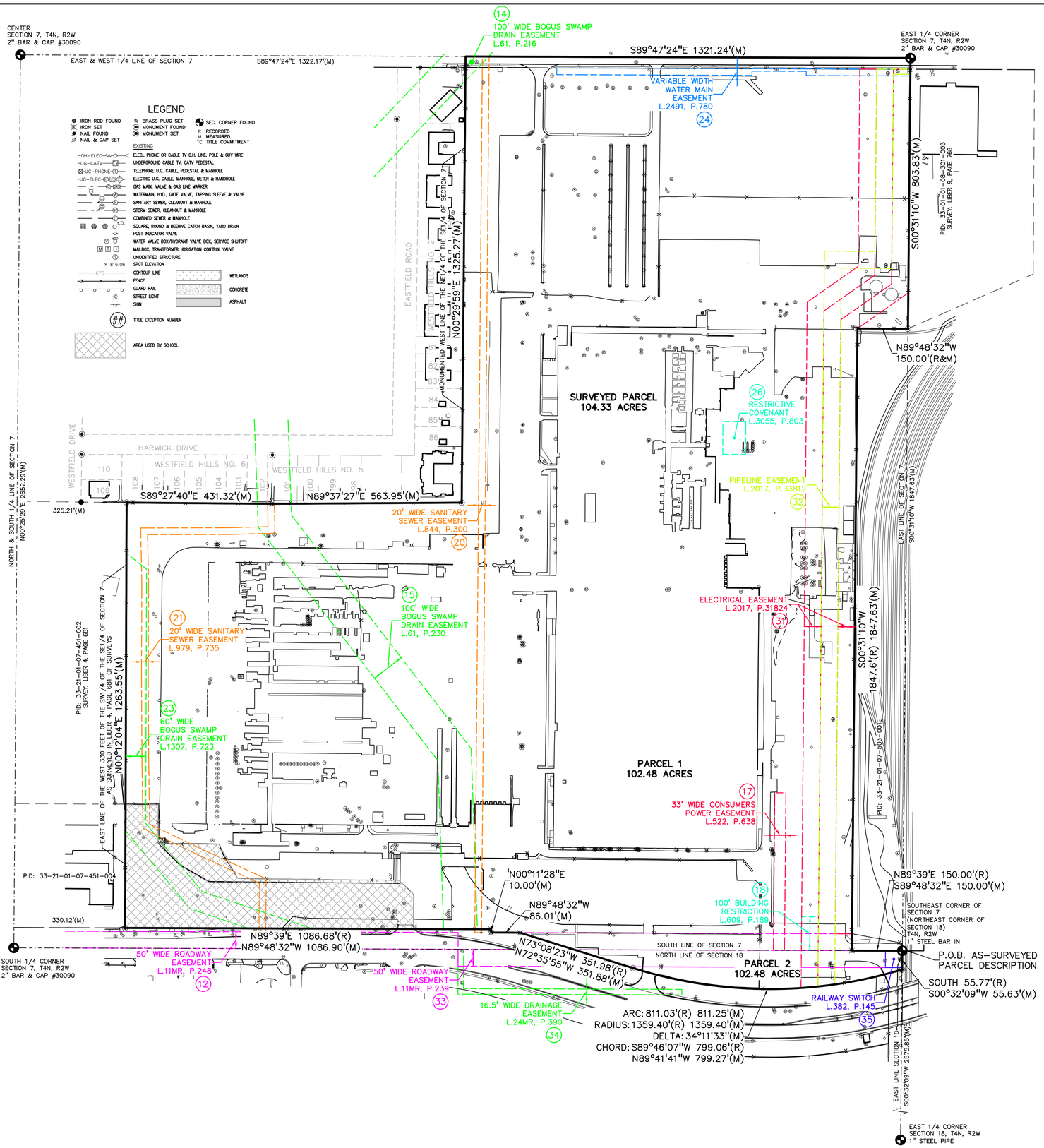
S:\PROJECTS\2020\2020-0115 NPD LANSING INDUSTRIAL PLANT 3\SURVEY-DEPT\2001154LTA\2001154LTA (2020_x_xx).dwg

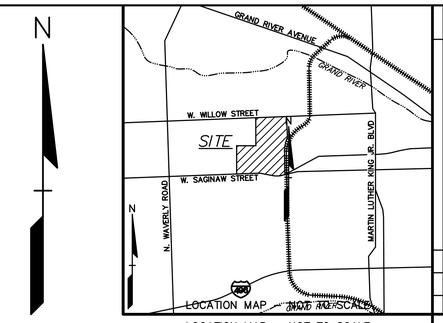
ORIGINAL ISSUE DATE:
APRIL 30, 2020

PEA JOB NO. 2020-0115

SCALE: 1" = 150'

DRAWING NUMBER:
1 of 3





LOCATION MAP – NOT TO SCALE

GRAPHIC SCALE

–150 0 75 150 300 600

(IN FEET)
1 inch = 150 ft.

AS–SURVEYED PROPERTY DESCRIPTION

That part of the Southeast one–quarter of section 7 and the Northeast one–quarter of section 18, Township 4 North, Range 2 West, City of Lansing, Ingham County, Michigan, being more particularly described as follows:

Beginning at the Northeast corner of said section 18, said point being a 1" steel bar in a monument box as recorded in Liber 10, Page 158 of corners, Ingham County records;

Thence South 00°32'09" West, 55.63 feet along the east line of section 18, (said line being a right line between said Northeast corner and a 1" steel pipe at the East one–quarter corner of section 18 as recorded in Liber 10, Page 273, Ingham County records) to the northerly right of way line of Saginaw Highway (M–43);

Thence along the northerly right of way line of Saginaw Highway (M–43) the following five courses:

(1) Westerly 811.25 feet along a curve to the right, said curve having a radius of 1359.40 feet, a central angle of 34°11'33", and a chord bearing of North 89°41'41" West, 799.27 feet to a point 0.13 feet north of a 1/2" steel bar in concrete;

(2) North 72°35'55" West, 351.88 feet to a 5/8" steel bar and cap #47942 (passing the north line of section 18 (south line of section 7) at 168.75 feet);

(3) North 89°48'32" West, 86.01 feet parallel with the south line of Section 7, to a 5/8" steel bar and cap #47942;

(4) North 00°11'28" East, 10.00 feet to a 5/8" steel bar and cap #47942;

(5) North 89°48'32" West, 1086.90 feet parallel with said south line to a 1/2" steel bar in concrete on the east line of the west 330 feet of the southwest one–quarter of the southeast one–quarter of Section 7;

Thence North 00°12'04" East, 1263.55 feet along the east line of the west 330 feet of the southwest one–quarter of the southeast one–quarter of Section 7, as recorded in Liber 4, page 681 of surveys to a 1/2" steel bar in concrete on the south line of Westfield Hills No. 6, a subdivision recorded in Liber 23 of Plats, Page 26, Ingham County Records;

Thence South 89°29'09" East, 431.36 feet along the South line of said subdivision to a point on the south line of the Westfield Hills No. 5, a subdivision recorded in Liber 22 of Plats, Page 5, Ingham County records;

Thence North 89°38'35" East, 563.89 feet along the south line of said subdivision and the extension of the South line of said subdivision to a 1/2" steel bar in concrete at the southwest corner of the northeast one–quarter of southeast one–quarter of Section 7;

Thence North 00°29'59" East, 1325.27 feet along the monumented west line of the northeast one–quarter of the southeast one–quarter of said section, also being the east line of Westfield Hills No. 2, to the east and west one–quarter line of said section, said one–quarter line being a right line between a 2" steel bar and cap #30090 monumenting the center of section 7, as recorded in Liber 10, Page 153 of corners and a 2" steel bar and cap #30090 monumenting the east one–quarter corner of said section as recorded in Liber 10, Page 156 of corners, Ingham County records (passing a 5/8" steel bar and cap #47942 at 1292.27 feet);

Thence South 89°47'24" East, 1321.24 feet along said east and west one–quarter line to the said east one–quarter corner;

Thence South 00°31'10" West, 803.83 feet along the east line of said section, said east line being a right line between said east one–quarter corner and a 1" steel bar in a monument box at the southeast corner of said section as recorded in Liber 10, Page 158, of corners, Ingham County records (passing a 1/2" steel bar in concrete at 33.17 feet);

Thence North 89°48'32" West, 150.00 feet, parallel with the south line of said section to a 5/8" steel bar and cap #47942 (passing a 1/2" steel bar in concrete at 0.21 feet);

Thence South 00°31'10" West, 1847.63 feet, parallel with and 150.00 feet westerly of the east line of said section to a nail and tag #47942 on the south line of said section, said south line being a right line between the said southeast corner of said section and a 2" steel bar and cap #30090 at the south one–quarter corner of section 7 as recorded in Liber 10, Page 267 of corners, Ingham County records;

Thence South 89°48'32" East, 150.00 feet along the south line to the point of beginning.

Parcel contains 4544466.52 square feet, 104.3266 acres, more or less, and is subject to all easements and restrictions of record.

No.	BY	CHK	DESCRIPTION	DATE

REVISIONS

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RIVERSIDE, MO 64150

ALTA/NSPS LAND TITLE SURVEY
LANSING PLANT 3
PART OF THE SE 1/4 OF SECTION 07 AND NE 1/4 OF SECTION 18, T 4 N., R 2 W.
LANSING TOWNSHIP, INGHAM COUNTY, MICHIGAN

DES.	DN.	CB	SUR.	CB	P.M.	CB

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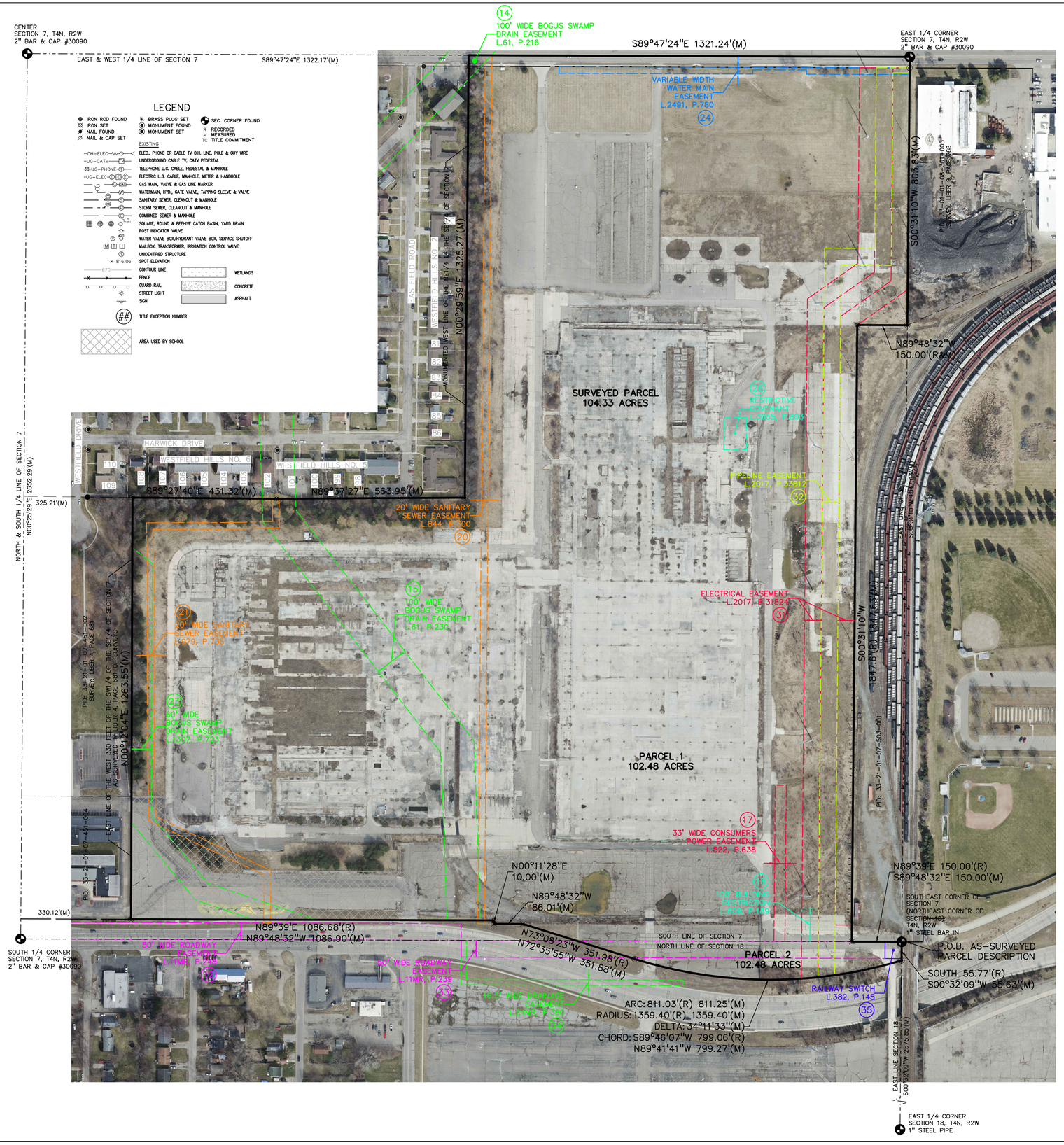
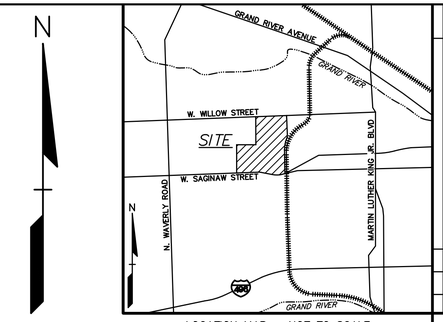
ORIGINAL ISSUE DATE:
APRIL 30, 2020

PEA JOB NO. 2020-0115

SCALE: 1" = 150'

DRAWING NUMBER:
2 of 3





LOCATION MAP – NOT TO SCALE

GRAPHIC SCALE

–150 0 75 150 300 600

(IN FEET)
1 inch = 150 ft.

AS–SURVEYED PROPERTY DESCRIPTION

That part of the Southeast one–quarter of section 7 and the Northeast one–quarter of section 18, Township 4 North, Range 2 West, City of Lansing, Ingham County, Michigan, being more particularly described as follows:

Beginning at the Northeast corner of said section 18, said point being a 1" steel bar in a monument box as recorded in Liber 10, Page 158 of corners, Ingham County records;

Thence South 00°32'09" West, 55.63 feet along the east line of section 18, (said line being a right line between said Northeast corner and a 1" steel pipe at the East one–quarter corner of section 18 as recorded in Liber 10, Page 273, Ingham County records) to the northerly right of way line of Saginaw Highway (M–43);

Thence along the northerly right of way line of Saginaw Highway (M–43) the following five courses:

(1) Westerly 811.25 feet along a curve to the right, said curve having a radius of 1359.40 feet, a central angle of 34°11'33", and a chord bearing of North 89°41'41" West, 799.27 feet to a point 0.13 feet north of a 1/2" steel bar in concrete;

(2) North 72°35'55" West, 351.88 feet to a 5/8" steel bar and cap #47942 (passing the north line of section 18 (south line of section 7) at 168.75 feet);

(3) North 89°48'32" West, 86.01 feet parallel with the south line of Section 7, to a 5/8" steel bar and cap #47942;

(4) North 00°11'28" East, 10.00 feet to a 5/8" steel bar and cap #47942;

(5) North 89°48'32" West, 1086.90 feet parallel with said south line to a 1/2" steel bar in concrete on the east line of the west 330 feet of the southwest one–quarter of the southeast one–quarter of Section 7;

Thence North 00°12'04" East, 1263.55 feet along the east line of the west 330 feet of the southwest one–quarter of the southeast one–quarter of Section 7, as recorded in Liber 4, page 681 of surveys to a 1/2" steel bar in concrete on the south line of Westfield Hills No. 6, a subdivision recorded in Liber 23 of Plats, Page 26, Ingham County Records;

Thence South 89°29'09" East, 431.36 feet along the South line of said subdivision to a point on the south line of the Westfield Hills No. 5, a subdivision recorded in Liber 22 of Plats, Page 5, Ingham County records;

Thence North 89°38'35" East, 563.89 feet along the south line of said subdivision and the extension of the South line of said subdivision to a 1/2" steel bar in concrete at the southwest corner of the northeast one–quarter of southeast one–quarter of Section 7;

Thence North 00°29'59" East, 1325.27 feet along the monumented west line of the northeast one–quarter of the southeast one–quarter of said section, also being the east line of Westfield Hills No. 2, to the east and west one–quarter line of said section, said one–quarter line being a right line between a 2" steel bar and cap #30090 monumenting the center of section 7, as recorded in Liber 10, Page 153 of corners and a 2" steel bar and cap #30090 monumenting the east one–quarter corner of said section as recorded in Liber 10, Page 156 of corners, Ingham County records (passing a 5/8" steel bar and cap #47942 at 1292.27 feet);

Thence South 89°47'24" East, 1321.24 feet along said east and west one–quarter line to the said east one–quarter corner;

Thence South 00°31'10" West, 803.83 feet along the east line of said section, said east line being a right line between said east one–quarter corner and a 1" steel bar in a monument box at the southeast corner of said section as recorded in Liber 10, Page 158, of corners, Ingham County records (passing a 1/2" steel bar in concrete at 33.17 feet);

Thence North 89°48'32" West, 150.00 feet, parallel with the south line of said section to a 5/8" steel bar and cap #47942 (passing a 1/2" steel bar in concrete at 0.21 feet);

Thence South 00°31'10" West, 1847.63 feet, parallel with and 150.00 feet westerly of the east line of said section to a nail and tag #47942 on the south line of said section, said south line being a right line between the said southeast corner of said section and a 2" steel bar and cap #30090 at the south one–quarter corner of section 7 as recorded in Liber 10, Page 267 of corners, Ingham County records;

Thence South 89°48'32" East, 150.00 feet along the south line to the point of beginning.

Parcel contains 4544466.52 square feet, 104.3266 acres, more or less, and is subject to all easements and restrictions of record.

No.	BY	CHK	DESCRIPTION	DATE

REVISIONS

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 ACCURACY OF THE INFORMATION SHOWN. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

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