

ALTA/NSPS LAND TITLE SURVEY

"637 E. MICHIGAN AVENUE"

SURVEYOR'S NOTES:

1. This plan was made at the direction of the parties named hereon and is intended solely for their immediate use. Survey prepared from fieldwork performed in February 2016.
2. All bearings and distances on the survey are record and measured unless otherwise noted. Measured Bearings are based on Michigan State Plane South Zone grid bearings obtained from GPS observations using corrections obtained from the Lansing C.O.R.S.
3. All dimensions are in feet and decimals thereof.
4. No building tie dimensions are to be used for establishing the property lines.
5. There are no observable potential encroachments onto the subject property from adjoining lands, or from the subject property onto adjoining lands, except as shown hereon.
6. There is no observable evidence of cemeteries on this site.
7. There is no observable evidence of earth moving work, building construction, or building additions within recent months.
8. There is no observable evidence of site used as a solid waste dump, sump, or sanitary landfill.
9. Parcel has direct access to public E. Michigan Avenue and public Pere Marquette Drive.

ALTA/ACSM LAND TITLE SURVEY – TABLE "A" REQUIREMENTS:

Item 1: Shown on the survey map.

Item 2: Address of the surveyed property: 637 E. Michigan Avenue, Lansing, MI 48912

Item 3: By scaled map location and graphic plotting only, this property lies entirely within Flood Zone "X", areas outside the 0.2% annual chance floodplain, according to the National Flood Insurance Program, Flood Insurance Rate Map for the City of Lansing, Ingham County, Michigan, Community Panel No. 20090 0131 D, dated August 16, 2011.

Item 4: 1.51 Acres (65,832 square feet)

Item 7a: Shown on the survey map.

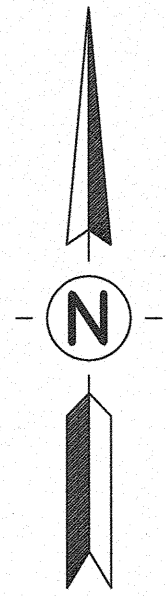
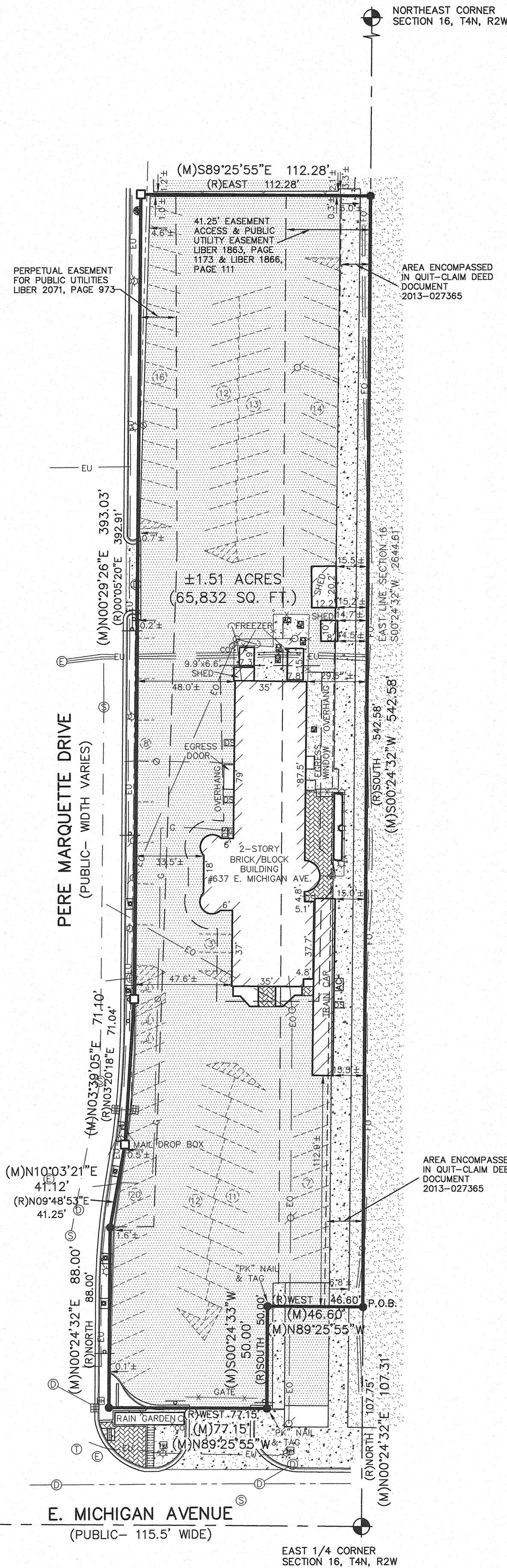
Item 8: Shown on the survey map.

Item 9: Parking:
Regular Parking Spaces: 113
Barrier Free Parking Spaces: 3
Total on-site Parking Spaces: 116

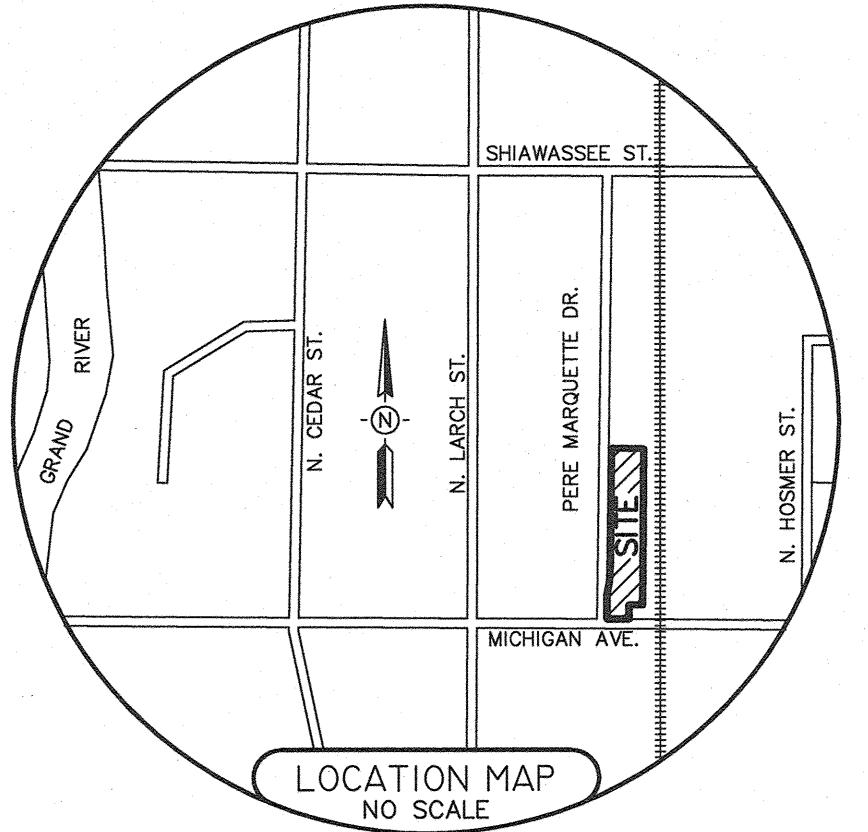
Item 11: Utility information as shown was obtained from available public records and from supporting field observations, where possible, and is subject to verification in the field by the appropriate authorities prior to use for construction. This parcel was marked by MISS DIG Ticket No. A60480054-00A. MISS DIG positive response shows markings were completed by City of Lansing for water, sanitary sewer and storm sewer, Level 3 Communications, Lansing Board of Water & Light, and Consumers Energy Gas Distribution. Utilities found on site that were located by MISS DIG were: gas, water, electric, and fiber optic lines.

LEGEND

●	= SET 1/2" BAR WITH CAP	⊕	= SANITARY MANHOLE
□	= FOUND BAR & CAP #18998	⊙	= DRAINAGE MANHOLE
—	= DEED LINE	⊖	= ELECTRIC MANHOLE
—	= DISTANCE NOT TO SCALE	⊗	= TELEPHONE MANHOLE
—	= FENCE	⊕	= CATCHBASIN
—	= ASPHALT	⊖	= SANITARY CLEANOUT
—	= CONCRETE	⊖	= FIRE HYDRANT
—	= GRAVEL	⊖	= VALVE
—	= BRICK	⊖	= UTILITY POLE
—	= SANITARY SEWER	☆	= LIGHT POLE
—	= STORM SEWER	⊖	= GUY POLE
—	= WATER LINE	—	= GUY WIRE
—	= GAS LINE	⊖	= UTILITY PEDESTAL
—	= UNDERGROUND FIBER OPTIC	⊖	= TRANSFORMER
—	= UNDERGROUND TELEVISION	⊖	= ELECTRIC METER
—	= UNDERGROUND ELECTRIC	⊖	= GAS METER
—	= OVERHEAD WIRES	⊖	= WATER METER
■	= PARKING METER	⊖	= MONITORING WELL
■	= AIR CONDITIONING UNIT	—	= SIGN
■	= HAND HOLE	•	= POST



SCALE 1" = 40'



LEGAL DESCRIPTION:

(As provided by First American Title Insurance Company, Commitment No. 142176, dated February 4, 2015)
Part of Lot 39, Assessor's Plat No. 36 of Block 243, Original Plat, as recorded in Liber 11, Page 18, Ingham County Records and part of vacated East Street described as: Commencing 107.75 feet North of the East 1/4 corner of Section 16, Town 4 North, Range 2 West, thence West 46.6 feet, thence South 50 feet to the North line of Michigan Avenue, thence West to the East line of Pere Marquette Drive at a point 123.75 feet West of the East line of said Section 16, thence North 88 feet; thence North 09 degrees 48 minutes 53 seconds East 41.25 feet, thence North 03 degrees 20 minutes 18 seconds East 71.04 feet, thence North 00 degrees 05 minutes 20 seconds East 392.91 feet, thence East 112.28 feet to the East line of said Section 16, thence South 542.58 feet to the Point of Beginning.

SCHEDULE B, SECTION II, EXCEPTIONS:

(As provided by First American Title Insurance Company, Commitment No. 142176, dated February 4, 2015)

Item 15: Right of Way easement as recorded in Liber 4 of Miscellaneous Records, Page 395, does not cross the subject parcel and therefore is not shown hereon.

Item 16: Terms, covenants and conditions as recorded in Liber 1865, Page 432 do not cross the subject parcel and therefore are not shown hereon, Easement as recorded in Liber 1863, Page 1173 and Liber 1866, Page 111 crosses the subject parcel and is shown hereon.

Item 17: Parcel is subject to the general easement as recorded in Liber 2071, Page 973, said easement is plottable and is shown hereon.

Item 18: Parcel may be subject to the terms, provisions and easements as recorded in Liber 1267, Page 455, Liber 1780, Page 331 and Liber 2793, Page 412, the exact routes of said easements are not described and therefore are not plottable.

Item 19: Parcel is subject to the interest of the Pennsylvania Lines, LLC as recorded in Liber 2793, Page 412, and Liber 2700, Page 115, no easement is described and therefore is not shown hereon.

Item 20: Parcel is subject to the Reservation of Easement to the City of Lansing as recorded in Instrument No. 2013-005529, said easement is not described and therefore is not shown hereon.

Item 21: Parcel is subject to the Easement Deed to Sprint Communications as recorded in Instrument No. 2013-005529, the exact route of said easement is not described and therefore is not shown hereon.

CERTIFICATION:

To: 637 E. Michigan LLC; Gillespie Property Management, Inc.; Clara's Inc.; and 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 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, 7a, 8, 9 and 11 of Table A thereof. The field work was completed on February 23, 2016.



Erick R. Friestrom Date of Plat or Map:
Professional Surveyor No. 53497

REVISIONS	COMMENTS		ENGINEERING AND LAND SURVEYING
02/29/16	PRELIMINARY		2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047
06/13/16	SIGNED FINAL	Marshall Office Ph. 269-781-9800	
		DRAWN BY SLH	SECTION 16, T4N, R2W
		FIELD WORK BY RF	JOB NUMBER:
		SHEET 1 OF 1	90233.ALT