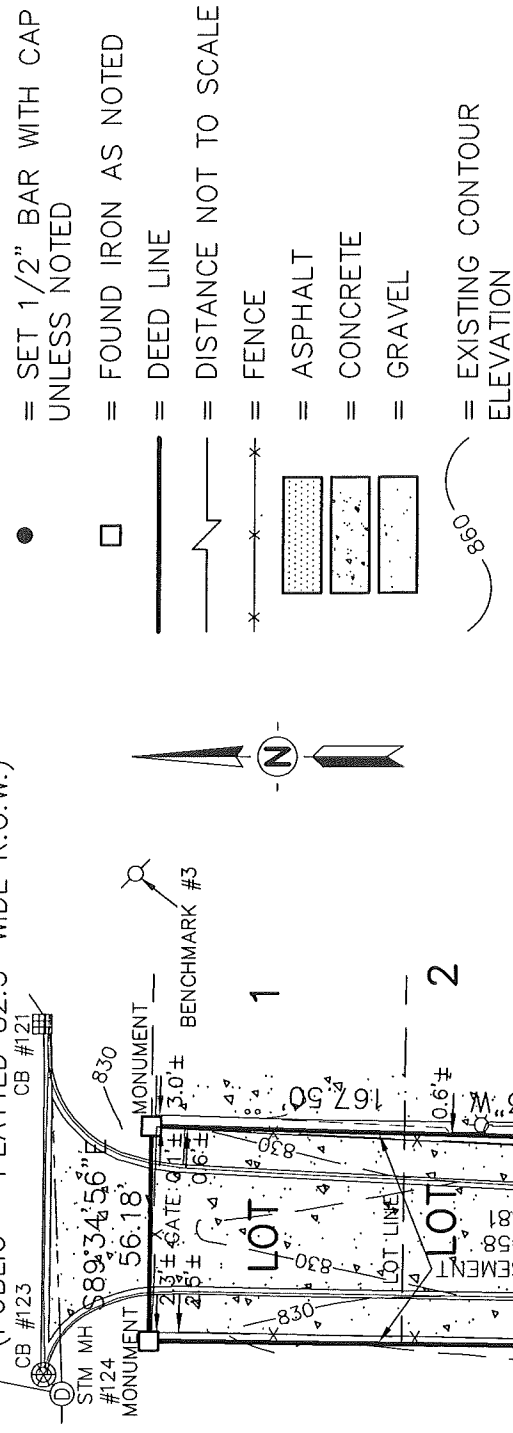


ALTA/NSPS LAND TITLE SURVEY

FOR: WOLVERINE DEVELOPMENT CORP.

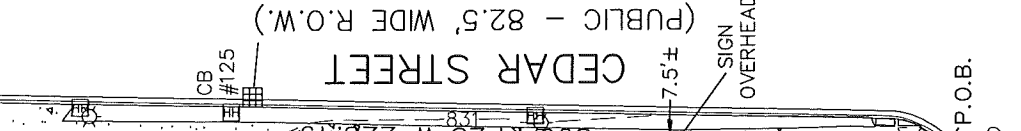
E. HAZEL STREET

(PUBLIC - PLATTED 82.5' WIDE R.O.W.)



LEGEND


| | |
|-----------|--------------------------------------|
| ● | = SET 1/2" BAR WITH CAP UNLESS NOTED |
| □ | = FOUND IRON AS NOTED |
| — | = DEED LINE |
| — | = DISTANCE NOT TO SCALE |
| —* | = FENCE |
| [Pattern] | = ASPHALT |
| [Pattern] | = CONCRETE |
| [Pattern] | = GRAVEL |
| — | = EXISTING CONTOUR ELEVATION |
| — | = SANITARY SEWER |
| — | = STORM SEWER |
| — | = WATER LINE |
| — | = OVERHEAD WIRES |
| ⊙ | = SANITARY MANHOLE |
| ⊙ | = DRAINAGE MANHOLE |
| ⊙ | = ELECTRIC MANHOLE |
| [Symbol] | = CATCHBASIN |
| [Symbol] | = DOWNSPOUT |
| ⊙ | = SANITARY CLEANOUT |
| ⊙ | = FIRE HYDRANT |
| ⊙ | = VALVE |
| ⊙ | = UTILITY POLE |
| ⊙ | = LIGHT POLE |
| ⊙ | = TRAFFIC SIGNAL |
| ⊙ | = GUY WIRE |
| ⊙ | = UTILITY PEDESTAL |
| ⊙ | = TRANSFORMER |
| ⊙ | = HANDHOLE |
| ⊙ | = ELECTRIC METER |
| ⊙ | = GAS METER |
| ⊙ | = WATER METER |
| ⊙ | = SIGN |
| ⊙ | = POST |
| ⊙ | = MONITORING WELL |



E. ELM STREET
(PUBLIC - 82.5' WIDE R.O.W.)

SCALE 1" = 50'





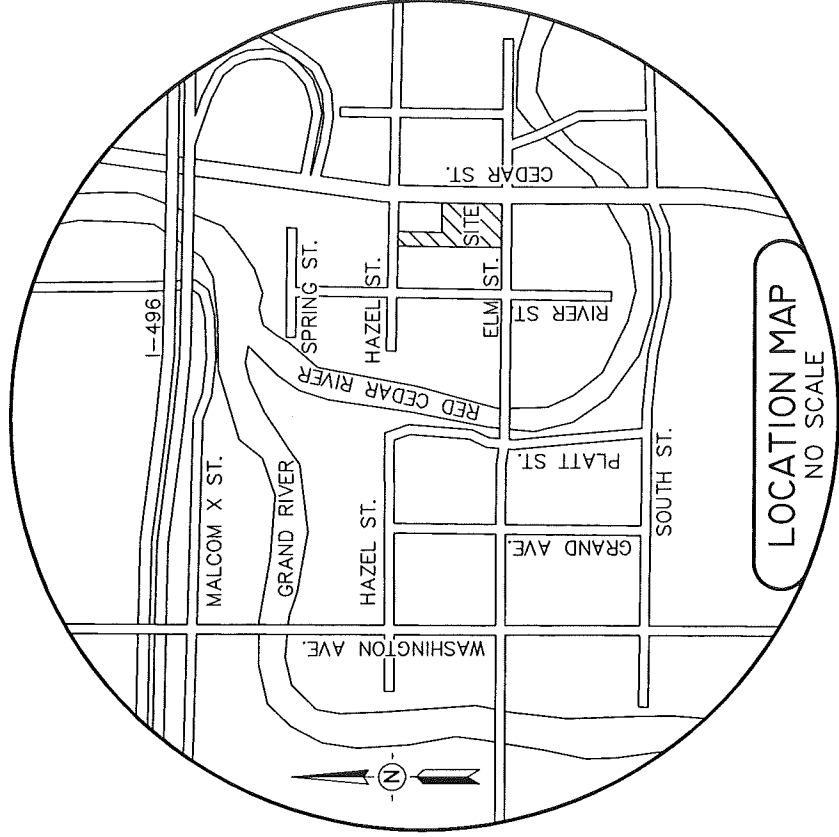
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BRYAN LAND SURVEYS

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PH. 517-339-1014 FAX. 517-339-8047

13432 PRESTON DRIVE, MARSHALL, MI 49068
PH. 269-781-9800 FAX. 269-781-9805

| | | | |
|---------------|--------|-------------|--------------|
| DRAWN BY | SSF | SECTION | 21, T4N, R2W |
| FIELD WORK BY | NAW | JOB NUMBER: | 90549.ALT-2 |
| SHEET | 1 OF 5 | | |

ALTA/NSPS LAND TITLE SURVEY



SEWER INVENTORIES

CATCH BASIN #121
RIM ELEV. = 828.75
12" VCP NE INV. = 824.97
10" VCP W INV. = 824.35

CATCH BASIN #123
RIM ELEV. = 829.02
10" VCP SW INV. = 825.89

STORM MANHOLE #124
RIM ELEV. = 829.14
10" VCP N INV. = 824.98
10" VCP NE INV. = 825.74
10" VCP E INV. = 823.46
10" VCP W INV. = 823.35

CATCH BASIN #125
RIM ELEV. = 830.14
12" RCP E INV. = 827.39

CATCH BASIN #126
RIM ELEV. = 828.28
6" PVC SE INV. = 826.27

CATCH BASIN #127
RIM ELEV. = 828.02
6" PVC SW INV. = 825.66

CATCH BASIN #128
RIM ELEV. = 828.11
6" PVC NE INV. = 825.45
6" VCP S INV. = 824.74
6" PVC NW INV. = 825.32

CATCH BASIN #129
RIM ELEV. = 828.74
6" VCP N INV. = 823.63
12" RCP SW INV. = 824.08

STORM MANHOLE #130
RIM ELEV. = 828.97
12" RCP NE INV. = 822.79
12" RCP SE INV. = 822.77
12" RCP W INV. = 822.56

BENCHMARKS

BENCHMARK #3 ELEV. = 831.29
RAILROAD SPIKE IN NORTH SIDE OF
POWER POLE, SOUTH SIDE OF E. HAZEL
STREET, 62' WEST OF BACK OF CURB
OF CEDAR STREET.

BENCHMARK #4 ELEV. = 830.72
NORTHWEST FLANGE BOLT OF FIRE
HYDRANT, UNDER "USA" IN "MADE IN
USA", NORTH SIDE OF E. ELM STREET,
6' WEST OF WEST ENTRANCE TO SITE.



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|---------------|--------|-------------|--------------|
| DRAWN BY | SSF | SECTION | 21, T4N, R2W |
| FIELD WORK BY | NAW | JOB NUMBER: | 90549.ALT-2 |
| SHEET | 2 OF 5 | | |

ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION:

(As provided by Stewart Title Guaranty Company, Commitment No. I12756, dated April 14, 2016)

Commencing at the Southeast corner of Lot 6, thence West 118.25 feet, thence Northerly parallel to the East rail of East side track of New York Central Railroad 228.05 feet, thence East 113.35 feet to the East line of Lot 3, thence South 228 feet to the POINT OF BEGINNING, Block 219, Original Plat, City of Lansing, Ingham County, Michigan, as recorded in Liber 2, page 36, Ingham County Records.

AND

All that part of Lots 6, 5, 4, and the South 30 feet of Lot 3, Block 219, Original Plat of the City of Lansing, Ingham County, Michigan, as recorded in Liber 2 of Plats, Page 36, Ingham County Records, lying West of a line described as Commencing South 89 degrees 50' 33" West, 118.25 feet from the Southeast corner of Lot 6, thence North 01 degrees 08' 50" East 264 feet to the POINT OF ENDING.

(As provided by Stewart Title Guaranty Company, Commitment No. I12755, dated April 14, 2016)

That part of Lots 1, 2, and the North 36 feet of Lot 3, Block 219, Original Plat of the City of Lansing, a subdivision, as recorded in Liber 2 of Plats, Page(s) 36, Ingham County Records, lying West of a line described as: Commencing South 89 degrees 58' 17" West 110.10 feet from the Northeast corner of Lot 1; thence South 01 degrees 08' 50" West 198 feet to the POINT OF ENDING.

AS SURVEYED:

(The following legal description describes the same parcel of land as the provided descriptions)

A parcel of land in the Northeast 1/4 of Section 21, T4N, R2W, and part of Lots 1, 2, 3, 4, 5, and 6, Block 219, Original Plat of the City of Lansing, Ingham County, Michigan, as recorded in Liber 2 of Plats, Page 36, Ingham County Records, the surveyed boundary of said parcel described as: Beginning at the Southeast corner of said Lot 6; thence N89°09'57"W along the South line of said Lot 6 a distance of 168.08 feet to the Southwest corner of said Lot 6; thence N00°49'41"E along the West lines of Lots 6, 5, 4, 3, 2, and 1 a distance of 395.44 feet to the Northwest corner of said Lot 1; thence S89°34'56"E along the North line of said Lot 1 a distance of 56.18 feet; thence S01°42'23"W 167.50 feet; thence S89°13'46"E 114.12 feet to a point on the East line of said Lot 3; thence S00°44'25"W along the East lines of Lots 3, 4, 5, and 6 a distance of 228.49 feet to the point of beginning; said parcel containing 1.09 acres more or less; said parcel subject to all easements and restrictions if any.



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DRAWN BY SSF

SECTION 21, T4N, R2W

FIELD WORK BY NAW

JOB NUMBER:

SHEET 3 OF 5

90549.ALT-2

ALTA/NSPS LAND TITLE SURVEY

SCHEDULE B, SECTION II, EXCEPTIONS:

(As provided by Stewart Title Guaranty Company, Commitment No. 112756, dated April 14, 2016)

Item 7: Terms and conditions contained in Deed, as recorded in Liber 7, page 300 are not plottable, therefore not shown hereon.

Item 8: Agreement as recorded in Liber 23 of Miscellaneous Records, page 356 is not plottable, therefore is not shown hereon.

Item 9: Terms and conditions contained in Release, as recorded in Liber 52 of Miscellaneous Records, page 31 are not plottable, therefore are not shown hereon.

Item 10: Terms and conditions contained in Affidavit of Agreement, as recorded in Liber 1172, page 956 are not plottable, therefore are not shown hereon.

Item 11: Terms and conditions contained in Deed, as recorded in Liber 1267, page 509 do not cross parcel, therefore are not shown hereon.

Item 12: Terms and conditions contained in Quit Claim Deed, as recorded in Liber 1402, page 458 cross parcel, are plottable, and are shown hereon.

Item 13: Terms and conditions contained in Warranty Deed, as recorded in Liber 1422, page 879 cross parcel, are plottable, and are shown hereon.

Item 14: Terms and conditions contained in Warranty Deed, as recorded in Liber 1832, page 864 cross parcel, are plottable, and are shown hereon.

(As provided by Stewart Title Guaranty Company, Commitment No. 112755, dated April 14, 2016)

Item 7: Terms and conditions contained in Deed, as recorded in Liber 7, page 300 are not plottable, therefore are not shown hereon.

Item 8: Agreement as recorded in Liber 23 of Miscellaneous Records, page 356 is not plottable, therefore is not shown hereon.

Item 9: Terms and conditions contained in Affidavit of Agreement, as recorded in Liber 1172, page 956 are not plottable, therefore are not shown hereon.

Item 10: Terms and conditions contained in Deed, as recorded in Liber 1267, page 509 do not cross parcel, therefore are not shown hereon.

Item 11: Terms and conditions contained in Quit Claim Deed, as recorded in Liber 1402, page 458 cross parcel, are plottable, and are shown hereon.

Item 12: Terms and conditions contained in Warranty Deed, as recorded in Liber 1422, page 881 cross parcel, are plottable, and are shown hereon.



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| FIELD WORK BY | NAW | JOB NUMBER: | |
| SHEET | 4 OF 5 | 90549.ALT-2 | |

ALTA/NSPS LAND TITLE SURVEY

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 May 2016.
2. All bearings and distances on the survey are measured unless otherwise noted. All bearings are 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. Parcel has direct access to public E. Elm Street, public E. Hazel Street, and public Cedar Street.

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

Item 1: Shown on the survey map.

Item 2: Addresses of the surveyed property: 421 E. Elm Street & Vacant E. Hazel Street, Lansing, MI 48912

Item 3: By scaled map location and graphic plotting only, this property lies entirely within Flood Zone "AE", areas inside the 1% 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. 260090 0131 D, dated August 16, 2011.

Item 4: 1.09 Acres (47,533 square feet)

Item 5: Shown on the survey map.

Item 7a: Shown on the survey map.

Item 8: Shown on the survey map.

Item 9: Parking:
Regular Parking Spaces: 7
Disabled Parking Spaces: 0
Total on-site Parking Spaces: 7

CERTIFICATION:

To Wolverine Development Corp.; Liberty Title Agency; and Stewart Title Guaranty 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, 5, 7a, 8, and 9 of Table A thereof. The fieldwork was completed on May 19, 2016.

E R Friestrom 09/01/16

Erick R. Friestrom Date of Plat or Map:
Professional Surveyor No. 53497
efriestrom@kebs.com



KEBS, INC. KYES ENGINEERING
BRYAN LAND SURVEYS

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| SHEET | 5 OF 5 | | |