

# TOPOGRAPHICAL & BOUNDARY SURVEY

FOR: **STRATHMORE DEVELOPMENT**

**LEGAL DESCRIPTION:**

(As provided by LandAmerica Transnation Title Insurance Company, Commitment No. LAN22478, dated August 1, 2007)  
128 W. Grand River Avenue (Property No: 33-20-01-13-227-012);  
Commencing on the North line of Grand River Avenue 23 1/2 feet North and West of the Southeast corner of Lot 14 of the Plat of Oakwood, City of East Lansing, Ingham County, Michigan, according to the recorded plat thereof; thence North and East at right angles to said Grand River Avenue 90 feet; thence North and West parallel to said Grand River Avenue 21 1/2 feet; thence South and West at right angle to said Grand River Avenue 90 feet; thence South and East along the North line of said Grand River 21 1/2 feet to the place of beginning.

**SCHEDULE B, SECTION II, EXCEPTIONS:**

(As provided by LandAmerica Transnation Title Insurance Company, Commitment No. LAN22478, dated August 1, 2007)

Item 3: Parcel subject to easement for driveway purposes as recorded in Liber 1387, Page 763, Ingham County records, said easement is plottable and shown hereon.

Item 4: Parcel subject to easements for joint wall and stairway purposes as recorded in Liber 1387, Page 763, Ingham County Records.

**LEGAL DESCRIPTION:**

(As provided by LandAmerica Transnation Title Insurance Company, Commitment No. LAN22477, dated August 1, 2007)  
130 W. Grand River Avenue (Property No: 33-20-01-13-227-013);  
Commencing on the North line of Grand River Avenue 45 feet North and West of the Southeast corner of Lot 14 of the Plat of Oakwood, City of East Lansing, Ingham County, Michigan; thence North and East at right angles to said Grand River Avenue 90 feet; thence North and West parallel to Grand River Avenue 21 1/2 feet; thence South and West at right angle to said Grand River Avenue 90 feet; thence South and East along the North line of said Grand River 21 1/2 feet to the place of beginning.

**SCHEDULE B, SECTION II, EXCEPTIONS:**

(As provided by LandAmerica Transnation Title Insurance Company, Commitment No. LAN22477, dated August 1, 2007)

Item 3: Parcel subject to terms, conditions and provisions as recorded in Liber 631, Page 409, Ingham County Records, said joint driveway easement is plottable and shown hereon.

**LEGAL DESCRIPTION:**

(As provided by LandAmerica Transnation Title Insurance Company, Commitment No. LAN22490, dated July 30, 2007)  
136 W. Grand River Avenue (Property No: 33-20-01-13-227-017);

Commencing on the North line of Grand River Avenue 66 1/2 feet North and West of the Southeast corner of Lot 13 of Oakwood Plat, City of East Lansing and running thence North and East at right angles to said Avenue 90 feet; thence North and West parallel to Avenue 21 1/2 feet; thence South and West at right angles to said Avenue 90 feet; and thence South and East along North line of said Avenue 21 1/2 feet to beginning; together with and subject to recorded party wall rights applicable to said description and together with and subject to all driveway and stairway rights of record relating thereof.

ALSO,  
Commencing on the North line of Grand River Avenue 88 feet North and West of the Southeast corner of Lot No. 14 Plat of Oakwood, City of East Lansing; thence North and East at right angles to said Grand River Avenue 90 feet; thence North and West parallel with Grand River Avenue 21 1/2 feet; thence South and West at right angles to Grand River Avenue 90 feet; thence South and East along the North line of Grand River Avenue 21 1/2 feet to the place of beginning.

ALSO,  
Parcel No 1.  
Lot No. 14 and the East 1/2 of Lot No. 13 Plat of Oakwood, City of East Lansing, except the South 90 feet thereof, and also except the following described parcel, described as beginning on the Westerly line of Evergreen Avenue at a point 92.75 feet Northerly from the Southerly corner of Lot 14; thence Westerly parallel with the North line of Grand River Avenue, 75 feet; thence Northerly parallel with the West line of Lot 14, 14 feet; thence Easterly parallel with North line of Grand River Avenue to Westerly line of Evergreen Avenue, and thence Southerly along Westerly line of Evergreen Avenue to point of beginning.

ALSO,  
Parcel No 2.  
Beginning in the Westerly line of Evergreen Avenue at a point 92.75 feet Northerly from the Southerly corner of Lot 14 of the Plat of Oakwood, City of East Lansing; thence Westerly parallel with the Northerly line of Grand River Avenue 75 feet; thence Northerly parallel with the West line of said Lot 14, 14 feet; thence Easterly parallel with the North line of Grand River Avenue to the Westerly line of Evergreen Avenue and thence Southerly along the Westerly line of said Avenue to the place of beginning.

**SCHEDULE B, SECTION II, EXCEPTIONS:**

(As provided by LandAmerica Transnation Title Insurance Company, Commitment No. LAN22490, dated July 30, 2007)

Item 3: Parcel subject to joint stairway and joint drive easements as recorded in Liber 234, Page 300, and in Liber 234, Page 270, Ingham County Records, said joint driveway easements are plottable and shown hereon.

Item 4: Parcel subject to terms, conditions and provisions as recorded in Liber 1384, Page 959, Ingham County Records, exact route of said easement is not described and therefore not shown hereon.

**LEGAL DESCRIPTION:**

(As provided by LandAmerica Transnation Title Insurance Company, Commitment No. LAN22476, dated August 1, 2007)  
140 W. Grand River Avenue (Property No: 33-20-01-13-227-016);

Commencing on the North line of Grand River Avenue 109.5 feet North and West of the Southeast corner of Lot 13 of Oakwood Plat, City of East Lansing according to the recorded plat thereof; thence North and East at right angles to said Grand River Avenue 90 feet, thence North and West parallel to said Grand River Avenue 22 1/2 feet, thence South and West at right angles to said Avenue 90 feet, and thence South and East along the North line of said Grand River Avenue 22 1/2 feet to beginning.

**SCHEDULE B, SECTION II, EXCEPTIONS:**

(As provided by LandAmerica Transnation Title Insurance Company, Commitment No. LAN22476, dated August 1, 2007)

Item 3: Parcel subject to easement for stairway and party wall as recorded in Liber 736, Page 374, Ingham County Records, said easement is plottable and shown hereon.

Item 4: Parcel subject to easement for driveway as recorded in Liber 736, Page 374, Ingham County Records, said easement is plottable and shown hereon.

**LEGAL DESCRIPTION:**

(As provided by LandAmerica Transnation Title Insurance Company, Commitment No. LAN22492, dated August 17, 2007)  
400 Abbott Road (Property No. 33-20-01-13-226-004);

PARCEL 1:  
Beginning 28-1/2 feet South of the Northeast Corner of Lot No. 17 of the Plat of Oakwood in the City of East Lansing and running thence West to the West line of Lot 18; thence South, 3 rods; thence East to the West line of Evergreen Avenue; thence North 3 rods to the place of beginning.

PARCEL 2 (Relocated Alley):  
Part of Lots 15, 16 and 17 Oakwood, City of East Lansing, Ingham County, Michigan described as: Commencing at the Lot corner common to Lots 16, 17 and 20; thence N9°38'E along the line between Lots 17 and 20 a distance of 35.22 feet; thence S70°43'E, 95.33 feet; thence S89°55'E to the Westerly line of Evergreen Avenue at a point 15 feet Southeasterly along the Westerly line of Evergreen Avenue from the property corner between Lots 15 and 16; thence Southeasterly along the Westerly line of Evergreen Avenue a distance of 25 feet; thence N89°55'W to the Northerly line of the alley at a point S70°03'E a distance of 52 feet from the place of beginning; thence N70°03'W along the Northerly line of the alley a distance of 52 feet to the place of beginning.

**SCHEDULE B, SECTION II, EXCEPTIONS:**

(As provided by LandAmerica Transnation Title Insurance Company, Commitment No. LAN22492, dated August 17, 2007)

Item 3: Parcel subject to terms, conditions and provisions which are recited in Vacation of Alley Behind Peoples Church extending from Valley Court to Evergreen Avenue recorded in Liber 797, Page 130.

Item 4: Parcel subject to terms, conditions and provisions which are recited in City of East Lansing, East Lansing City Counsel Policy Resolution NO. 2005-5, Vacating the Remaining Portion of the Platted Alley between Valley Court and Evergreen Avenue as described in the Plat of Oakwood recorded in Liber 3197, Page 715.

Item 5: Parcel subject to terms, conditions and provisions which are recited in Warranty Deed recorded in Liber 397, Page 165, said sidewalk easement is plottable and shown hereon.

Item 6: Parcel subject to terms, conditions and provisions which are recited in Trust Deed recorded in Liber 275, Page 111, said sidewalk easement is plottable and shown hereon.

Item 7: Parcel subject to terms, conditions and provisions which are recited in Trustee's Deed recorded in Liber 552, Page 58, said sidewalk eosement is plottable and shown hereon.

Item 8: Parcel subject to terms, conditions and provisions which are recited in Warranty Deed recorded in Liber 243, Page 271, said sidewalk easement is plottable and shown hereon.

**LEGAL DESCRIPTION:**

(As provided by LandAmerica Transnation Title Insurance Company, Commitment No. LAN22885, Revision No. 1, dated September 4, 2007)  
Vacant Land Evergreen Avenue (Property No. 33-20-01-13-226-002);

Beginning at a point on the West side of Evergreen Avenue in said City of East Lansing, 78 feet South of the Northeast corner of Lot 17 of the recorded plat of Oakwood, now a part of said City, thence South along the West side of said Avenue 4 rods; thence West 125 feet, more or less, to the angle in the sidewalk, forming the South boundary of said premises; thence Northwesterly parallel with the alley forming the South boundary of Lots 15 and 16 of said plat to the West line of Lot 17; thence North to a point due West from the place of beginning; thence East to the place of beginning.

**SCHEDULE B, SECTION II, EXCEPTIONS:**

(As provided by LandAmerica Transnation Title Insurance Company, Commitment No. LAN22885, Revision No. 1, dated September 4, 2007)

There are no easements or restrictions of record.

**LEGAL DESCRIPTION:**

(As provided by LandAmerica Transnation Title Insurance Company, Commitment No. LAN22891, dated August 22, 2007)  
334 Evergreen Avenue (Property No. 33-20-01-13-228-008);

Lot 30 Oakwood, City of East Lansing, Ingham County, Michigan according to the recorded plat thereof as recorded in Liber 2 of Plats, Page 33, Ingham County Records.

**SCHEDULE B, SECTION II, EXCEPTIONS:**

(As provided by LandAmerica Transnation Title Insurance Company, Commitment No. LAN22891, dated August 22, 2007)

There are no easements or restrictions of record.

**LEGAL DESCRIPTION:**

(As provided by LandAmerica Transnation Title Insurance Company, Commitment No. LAN22890, dated August 22, 2007)  
340 Evergreen Avenue (Property No. 33-20-01-13-228-007);

Lot 32 Oakwood, City of East Lansing, Ingham County, Michigan as recorded in Liber 2 of Plats, Page 33.

**SCHEDULE B, SECTION II, EXCEPTIONS:**

(As provided by LandAmerica Transnation Title Insurance Company, Commitment No. LAN22890, dated August 22, 2007)

There are no easements or restrictions of record.

**LEGAL DESCRIPTION:**

(As provided by LandAmerica Transnation Title Insurance Company, Commitment No. LAN22889, dated August 22, 2007)  
404 Evergreen Avenue (Property No. 33-20-01-13-228-006);

Lot 34 Oakwood Subdivision, City of East Lansing, Ingham County, Michigan as recorded in Liber 2 of Plats, Page 33.

**SCHEDULE B, SECTION II, EXCEPTIONS:**

(As provided by LandAmerica Transnation Title Insurance Company, Commitment No. LAN22889, dated August 22, 2007)

There are no easements or restrictions of record.

**LEGAL DESCRIPTION:**

(As provided by LandAmerica Transnation Title Insurance Company, Commitment No. LAN22888, dated August 21, 2007)  
Vacant Land Evergreen Avenue (Property No. 33-20-01-13-228-005);

Lot 36 Plat of Oakwood, City of East Lansing, Ingham County, Michigan according to the recorded plat thereof as recorded in Liber 2 of Plats, Page 33, Ingham County Records.

**SCHEDULE B, SECTION II, EXCEPTIONS:**

(As provided by LandAmerica Transnation Title Insurance Company, Commitment No. LAN22888, dated August 22, 2007)

Item 4: Parcel subject to covenants, conditions and restrictions and other provisions, but omitting restrictions, if any, based upon race, color, religion, sex, handicap, familial status or national origin as contained in instrument recorded in Liber 153, Page 588. Is not plottable, therefore is not shown hereon.

**LEGAL DESCRIPTION:**

(As provided by LandAmerica Transnation Title Insurance Company, Commitment No. LAN22886, dated August 22, 2007)  
341 & 345 Evergreen Avenue (Property No. 33-20-01-13-226-001);

Lot 19 and that part of Lots 17 and 18, lying North of a line described as beginning on the East line of Lot 17 at a point 28.5 feet South of the Northeast Corner and running thence West (at right angles) to the rear West line of Lot 18, Plat of Oakwood, City of East Lansing, Ingham County, Michigan as recorded in Liber 2 of Plats, Page 33.

**SCHEDULE B, SECTION II, EXCEPTIONS:**

(As provided by LandAmerica Transnation Title Insurance Company, Commitment No. LAN22886, dated August 22, 2007)

Item 4: Parcel subject to terms, conditions and provisions contained in the lease between Beacon Investments Limited Partnership, as lessor and Comcast of Michigan, III, Inc. as lessee, as contained in instrument recorded in Liber 3098, Page 242, Ingham County Records, said document is not plottable, therefore not shown hereon.

**LEGAL DESCRIPTION:**

(As provided by LandAmerica Transnation Title Insurance Company, Commitment No. LAN22471, dated August 22, 2007)  
237 Valley Court (Property No. 33-20-01-13-226-003);

Lot 20 Plat of Oakwood, City of East Lansing, Ingham County, Michigan according to the recorded plat thereof as recorded in Liber 2 of Plats, Page 33, Ingham County Records.

**SCHEDULE B, SECTION II, EXCEPTIONS:**

(As provided by LandAmerica Transnation Title Insurance Company, Commitment No. LAN22471, dated August 22, 2007)


Item 5: Parcel subject to terms, conditions and provisions which are recited in Vacation of the alley behind Peoples Church extending from Valley Court to Evergreen Avenue recorded in Liber 797, Page 130.

Item 6: Parcel subject to terms, conditions, and provisions which are recited in City of East Lansing City Counsel Policy Resolution No. 2005-5 vacating the remaining portion of the platted alley between Valley Court and Evergreen Avenue as described in the Plat of Oakwood recorded in Liber 3197, Page 715.

**LEGAL DESCRIPTION:**

(As provided by telephone conversation with Strathmore Development on September 24, 2007)  
Albert Avenue right-of-way

The North 50 feet of Lot 24 and the South 16 feet of Lot 25 of the Plat of Oakwood, City of East Lansing, Ingham County, Michigan according to the recorded plat thereof as recorded in Liber 2 of Plats, Page 33, Ingham County Records.

 <b>KEBS, INC.</b> <b>ENGINEERING AND LAND SURVEYING</b> 2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014    FAX. 517-339-8047 Charlotte Office                      Marshall Office Ph. 517-543-7076                      Ph. 269-781-9800	REVISIONS	COMMENTS
	10/09/07	ORIGINAL
DRAWN BY    SH	SECTION    13, T4N, R2W	
FIELD WORK BY    RF	JOB NUMBER:	
SHEET    3 OF 4	80761.TOP	

SCOTT E. KOCH                      DATE  
PROFESSIONAL SURVEYOR    NO. 41103