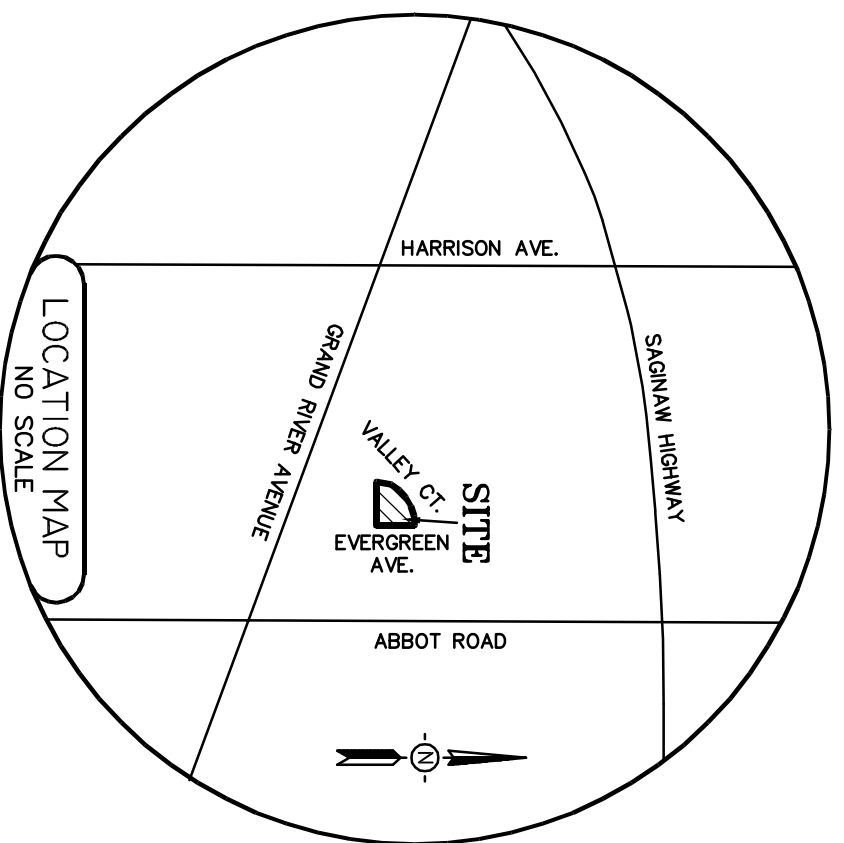


# ALTA/ACSM LAND TITLE SURVEY

## “100, 124, 128, 130, 136 & 140 W. GRAND RIVER AVE. & 341 & 345 EVERGREEN AVENUE”



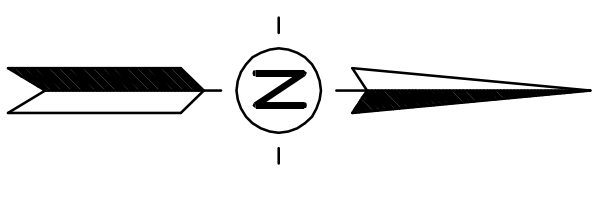
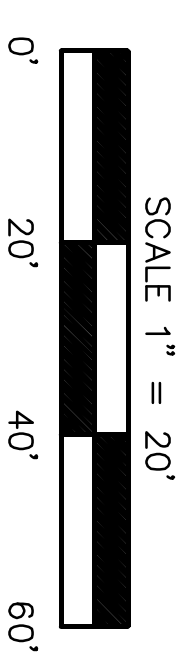
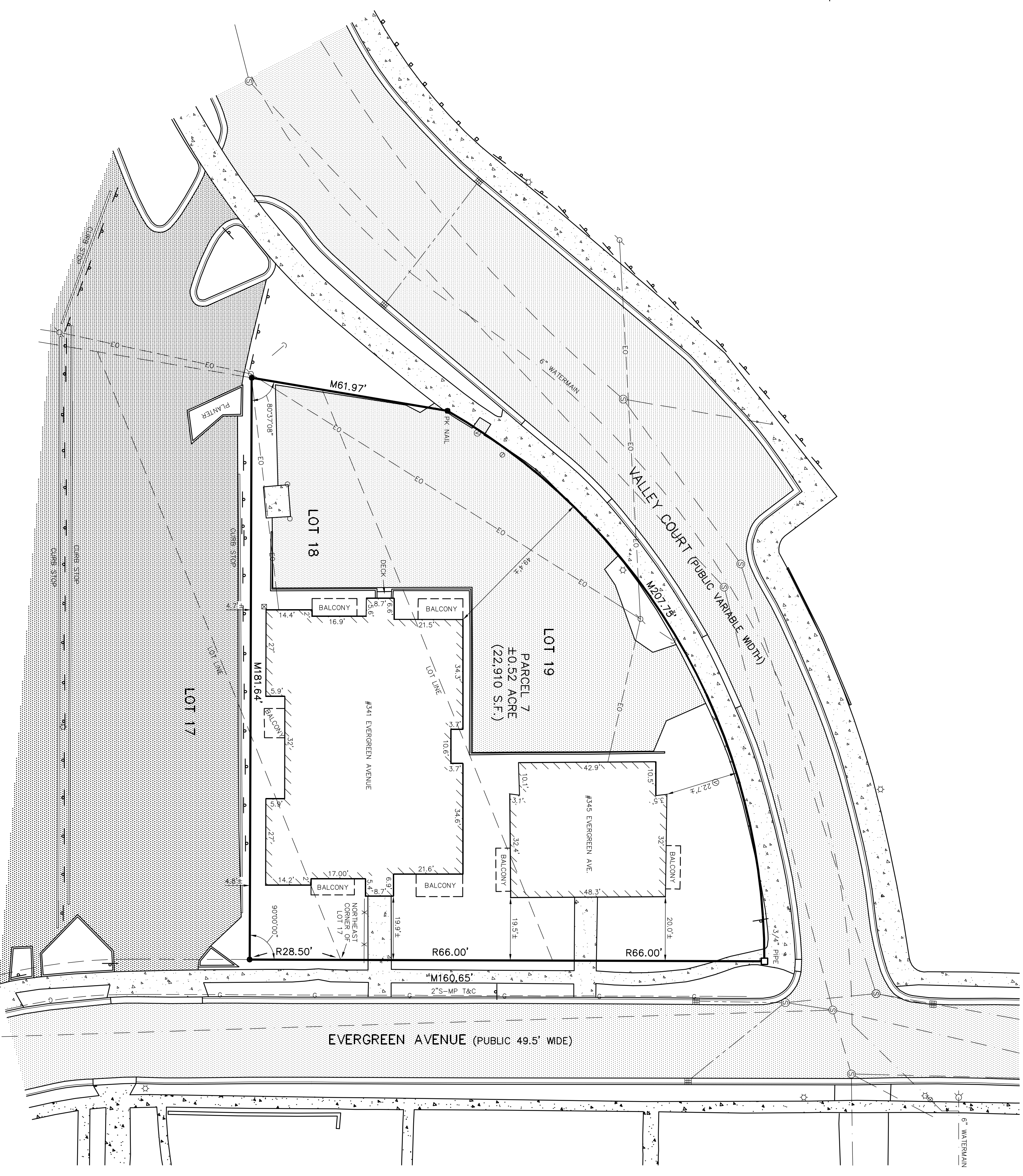
**SCHEDULE B - SECTION II, EXCEPTIONS:**

(As provided by First American Title Insurance Company, Commitment No. 111364, dated January 13, 2014)

- Item 8: Parcel 1 is subject to joint stairway rights and party wall rights with the buildings adjoining on the East and West as recorded in Liber 234, Pages 270 & 300, said rights are not plottable and therefore not shown hereon. Parcel 1 is also subject to easement for a joint driveway as recorded in Liber 234, Pages 270 & 300, said easement is plottable and shown hereon.
- Item 9: Parcel 6 is subject to joint stairway and party wall rights with the building adjoining on the East as recorded in Liber 1384, Page 359, said rights are not plottable and therefore not shown hereon. Parcel 6 is also subject to easement for a joint driveway as recorded in Liber 1384, Page 359, said easement is plottable and shown hereon.
- Item 10: Parcel 2 is subject to the covenants, conditions & restrictions as recorded in Liber 138, Page 269, said restrictions are not plottable and therefore not shown hereon.
- Item 11: Parcel 2 is subject to utility easement to the City of Lansing as recorded in Liber 15 MR, Page 460, said easement is blanket in nature and therefore not shown hereon.
- Item 12: Parcel 2 is subject to the terms, conditions & provisions as recorded in Liber 465, Page 169, said conditions are blanket in nature and therefore not shown hereon.
- Item 13: Parcel 2 is subject to a party wall agreement as referenced in Liber 699, Page 100, said agreement is not plottable and therefore not shown hereon.
- Item 14: Parcel 3 is subject to the covenants, conditions & restrictions as recorded in Liber 3295, Page 390, said restrictions are not plottable and therefore not shown hereon.
- Item 15: Parcel 3 is subject to joint stairway rights with the building adjoining on the West and party wall rights with the buildings adjoining on the East and West as recorded in Liber 631, Page 409, said rights are not plottable and therefore not shown hereon. Parcel 3 is also subject to easement for a joint driveway as recorded in Liber 631, Pages 409, said easement is plottable and shown hereon.
- Item 16: Parcel 4 is subject to joint stairway rights with the building adjoining on the East and party wall rights with the buildings adjoining on the East and West as recorded in Liber 948, Page 420, said rights are not plottable and therefore not shown hereon. Parcel 4 is also subject to easement for a joint driveway as recorded in Liber 948, Page 420, said easement is plottable and shown hereon.
- Item 17: Parcel 4 is subject to joint stairway rights with the building adjoining on the East and party wall rights with the buildings adjoining on the East and West as recorded in Liber 1387, Page 763, said rights are not plottable and therefore not shown hereon. Parcel 4 is also subject to easement for a joint driveway as recorded in Liber 1387, Pages 763, said easement is plottable and shown hereon.
- Item 18: Parcel 5 is subject to easement for a joint driveway as recorded in Liber 1982, Pages 499, said easement is plottable and shown hereon.
- Item 19: Parcel 5 is subject to joint stairway and party wall rights with the building adjoining on the West as recorded in Liber 1982, Page 499, said rights are not plottable and therefore not shown hereon.
- Item 20: Parcel 5 is subject to easement for a joint driveway as recorded in Liber 435, Pages 128, said easement is plottable and shown hereon. Parcel 5 is also subject to joint stairway and party wall rights with the building adjoining on the West as recorded in Liber 435, Page 128, said rights are not plottable and therefore not shown hereon.
- Item 21: Parcel 6 is subject to easement for a joint driveway as recorded in Liber 2852, Page 877, said easement is plottable and shown hereon. Parcel 6 is also subject to joint stairway and party wall rights with the building adjoining on the East as recorded in Liber 2852, Page 877, said rights are not plottable and therefore not shown hereon.
- Item 22: Parcel 6 is subject to easement for a joint driveway as recorded in Liber 736, Page 374, said easement is plottable and shown hereon. Parcel 6 is also subject to joint stairway and party wall rights with the building adjoining on the East as recorded in Liber 736, Page 374, said rights are not plottable and therefore not shown hereon.
- Item 23: Parcel 7 is subject to the terms, conditions & provisions as recorded in Liber 3098, Page 242, said conditions are not plottable and therefore not shown hereon.
- Item 24: Subject property is subject to the terms, conditions & provisions as recorded in Document No. 2012-002003, said conditions are not plottable and therefore not shown hereon.
- Item 25: Parcels 1, 2, 3, 4, 5 & 6 are subject to the terms, conditions & provisions as recorded in Document No. 2013-003914, said conditions are not plottable and therefore not shown hereon.

**LEGEND:**

- = SET 1/2" BAR WITH CAP
- = FOUND IRON AS NOTED
- = DEED LINE
- = DISTANCE NOT TO SCALE
- = FENCE
- = ASPHALT
- = CONCRETE
- = GRAVEL
- = SANITARY SEWER
- = STORM SEWER
- = WATER LINE
- = GAS LINE
- = UNDERGROUND TELEPHONE
- = UNDERGROUND TELEVISION
- = UNDERGROUND ELECTRIC
- = OVERHEAD WIRES
- = EDGE OF WOODS
- ⊙ = SANITARY MANHOLE
- ⊙ = DRAINAGE MANHOLE
- ⊙ = ELECTRIC MANHOLE
- ⊙ = TELEPHONE MANHOLE
- ⊙ = CATCHBASIN
- ⊙ = SANITARY CLEANOUT
- ⊙ = FIRE HYDRANT
- ⊙ = VALVE
- ⊙ = UTILITY POLE
- ⊙ = LIGHT POLE
- ⊙ = GUY POLE
- ⊙ = UTILITY PEDESTAL
- ⊙ = TRANSFORMER
- ⊙ = ELECTRIC METER
- ⊙ = GAS METER
- ⊙ = WATER METER
- ⊙ = SIGN
- ⊙ = POST
- ⊙ = VAULT



**SURVEYOR'S NOTES:**

1. This plan was made in the direction of the parties named hereon and is intended solely for their immediate use. Survey prepared from fieldwork performed in January 2014.
2. All bearings and distances on the survey are record and measured unless otherwise noted.
3. All dimensions are in feet and decimals thereof.
4. No building dimensions are to be used for establishing the property lines.
5. There are no observable 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 encumbrances 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.

**ALTA/ACSM LAND TITLE SURVEY - TABLE "A" REQUIREMENTS:**

- Item 1: Shown on the survey map.
- Item 2: Address(es) of the surveyed property: 100, 124, 128, 130, 136 & 140 W. Grand River Avenue & 341 & 345 Evergreen Avenue, East Lansing, MI 48823
- 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 East Lansing, Ingham County, Michigan, Community Panel No. 260089 0151 D, dated August 16, 2011.
- Item 4: Parcel 1 & 3-6: 0.41 Acre (18,261 square feet)
- Item 5: Parcel 2: 0.47 Acre (20,350 square feet)
- Item 6: Parcel 7: 0.52 Acre (22,910 square feet)
- Item 7a: Shown on the survey map.
- Item 8: Shown on the survey map.
- Item 10a: There are party walls along the East line of Parcel 6, the East and West lines of Parcels 1, 3 & 4 and the West line of Parcel 5.
- Item 11a: Utility information as shown was obtained from available public records and from supporting field observations, where possible, and is to be shown on the field by the appropriate authorities prior to use for construction.

## PRELIMINARY

| REVISIONS | COMMENTS | DATE | DRAWN BY |
|-----------|----------|------|----------|
| 1/25/14   | ORIGINAL |      | KOB      |

|   |                          |
|---|--------------------------|
| <b>KEBS, INC.</b><br>ENGINEERING AND LAND SURVEYING                       |                          |
| 216 HASLETT ROAD, HASLETT, MI 48840<br>PH. 517-339-1014 FAX. 517-339-8047 |                          |
| Regional Office<br>Ph. 269-781-9800                                       |                          |
| DRAWN BY: KOB   | SECTION: 13, 14N, R2W    |
| FIELD WORK BY: NAW  | JOB NUMBER: 87481, ALT-2 |
| SHEET 2 OF 2  |                          |