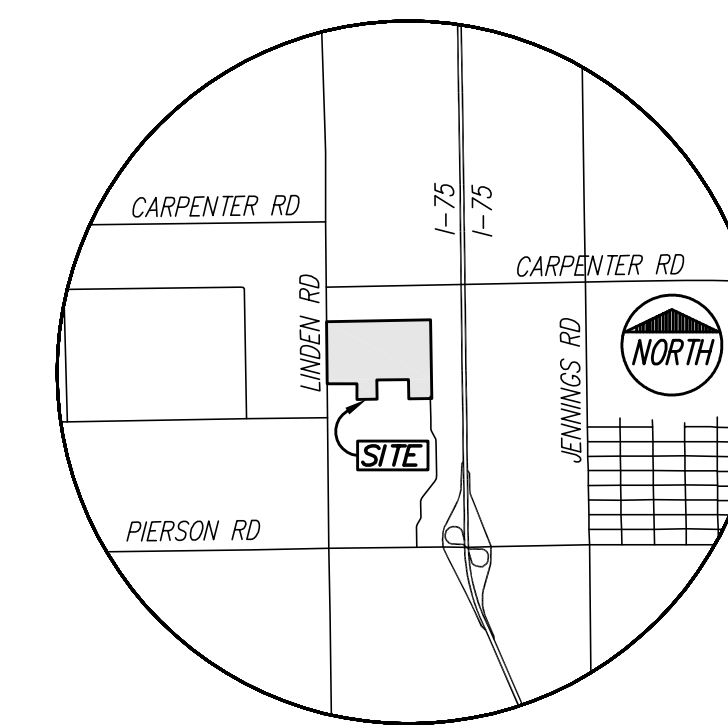
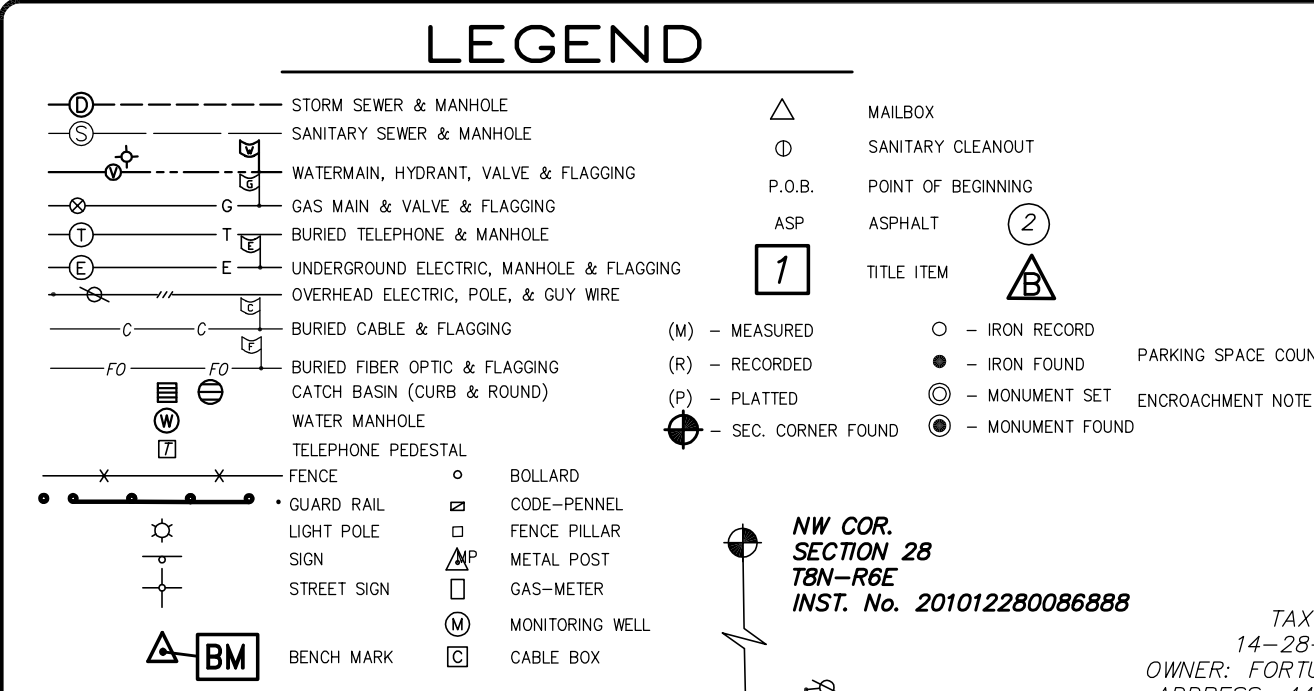


ALTA/NSPS LAND TITLE SURVEY FOR:

LIBERTY BUSINESS PARK
PART OF THE NW 1/4 OF SECTION 28, T8N-R6E
TOWNSHIP OF MT. MORRIS, GENESEE COUNTY, MICHIGAN



LOCATION MAP:
N.T.S.



ALT SURFACE
SITE SURFACE
EL SURFACE

NW COR. SECTION 28
T8N-R6E
INST. No. 20101228008888

TAX ID NO. 14-28-100-004
OWNER: FORTUNE, MARY E TST
ADDRESS: 4454 N LINDEN RD.

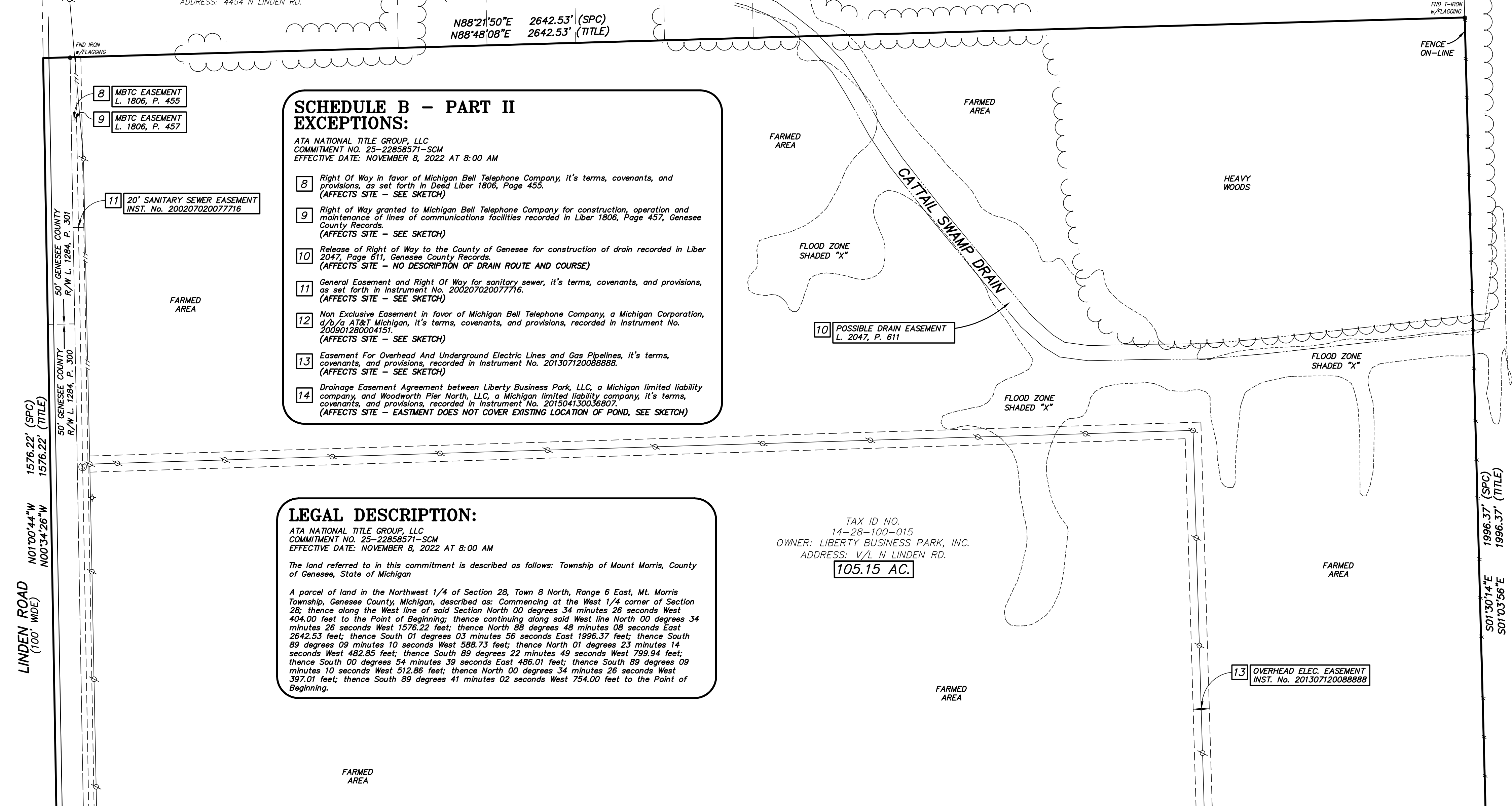
TAX ID NO. 14-28-100-017
OWNER: MARIAN, JIMMIE D
ADDRESS: 4437 CARPENTER RD

TAX ID NO. 14-28-100-017
OWNER: MARIAN, JIMMIE D
ADDRESS: 4437 CARPENTER RD

TAX ID NO. 14-28-100-006
OWNER: MARIAN, JIMMIE D
ADDRESS: 4437 CARPENTER RD

TAX ID NO. 14-28-100-017
OWNER: MARIAN, JIMMIE D
ADDRESS: 4437 CARPENTER RD

TAX ID NO. 14-28-100-008
OWNER: POLISH LEGION OF AM VETS
ADDRESS: 4323 CARPENTER RD



SCHEDULE B - PART II EXCEPTIONS:
ATA NATIONAL TITLE GROUP, LLC
COMMITMENT NO. 25-22858571-SCM
EFFECTIVE DATE: NOVEMBER 8, 2022 AT 8:00 AM

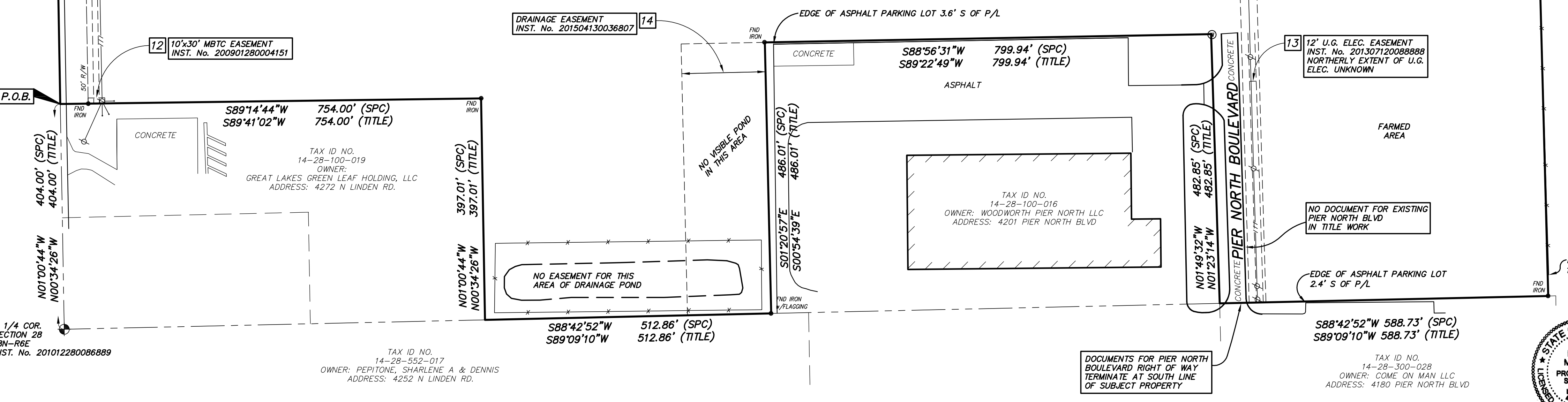
- Right Of Way in favor of Michigan Bell Telephone Company, it's terms, covenants, and provisions, as set forth in Deed Liber 1806, Page 455. (AFFECTS SITE - SEE SKETCH)
- Right of Way granted to Michigan Bell Telephone Company for construction, operation and maintenance of lines of communications facilities recorded in Liber 1806, Page 457, Genesee County Records. (AFFECTS SITE - SEE SKETCH)
- Release of Right of Way to the County of Genesee for construction of drain recorded in Liber 2047, Page 611, Genesee County Records. (AFFECTS SITE - NO DESCRIPTION OF DRAIN ROUTE AND COURSE)
- General Easement and Right of Way for sanitary sewer, it's terms, covenants, and provisions, as set forth in instrument No. 200207020077716. (AFFECTS SITE - SEE SKETCH)
- Non Exclusive Easement in favor of Michigan Bell Telephone Company, a Michigan Corporation, d/b/a AT&T Michigan, it's terms, covenants, and provisions, recorded in Instrument No. 200901280004151. (AFFECTS SITE - SEE SKETCH)
- Easement For Overhead And Underground Electric Lines and Gas Pipelines, it's terms, covenants, and provisions, recorded in Instrument No. 201307120088888. (AFFECTS SITE - SEE SKETCH)
- Drainage Easement Agreement between Liberty Business Park, LLC, a Michigan limited liability company, and Woodworth Pier North, LLC, a Michigan limited liability company, it's terms, covenants, and provisions, recorded in Instrument No. 201504130036807. (AFFECTS SITE - EASEMENT DOES NOT COVER EXISTING LOCATION OF POND, SEE SKETCH)

LEGAL DESCRIPTION:
ATA NATIONAL TITLE GROUP, LLC
COMMITMENT NO. 25-22858571-SCM
EFFECTIVE DATE: NOVEMBER 8, 2022 AT 8:00 AM

The land referred to in this commitment is described as follows: Township of Mount Morris, County of Genesee, State of Michigan

A parcel of land in the Northwest 1/4 of Section 28, Town 8 North, Range 6 East, Mt. Morris Township, Genesee County, Michigan, described as: Commencing at the West 1/4 corner of Section 28, thence along the West line of said Section North 00 degrees 34 minutes 26 seconds West 404.00 feet to the Point of Beginning; thence continuing along said West line North 00 degrees 34 minutes 26 seconds West 1576.22 feet; thence North 89 degrees 43 minutes 09 seconds East 2642.53 feet; thence South 01 degrees 03 minutes 56 seconds East 1996.37 feet; thence South 89 degrees 09 minutes 10 seconds West 588.73 feet; thence North 01 degrees 23 minutes 14 seconds West 482.85 feet; thence South 89 degrees 22 minutes 49 seconds West 799.94 feet; thence South 00 degrees 54 minutes 39 seconds East 486.01 feet; thence South 89 degrees 09 minutes 10 seconds West 512.86 feet; thence North 00 degrees 34 minutes 26 seconds West 397.01 feet; thence South 89 degrees 41 minutes 02 seconds West 754.00 feet to the Point of Beginning.

TAX ID NO. 14-28-100-015
OWNER: LIBERTY BUSINESS PARK, INC.
ADDRESS: V/L N LINDEN RD.
105.15 AC.



TAX ID NO. 14-28-100-019
OWNER: GREAT LAKES GREEN LEAF HOLDING, LLC
ADDRESS: 4272 N LINDEN RD.

TAX ID NO. 14-28-100-016
OWNER: WOODWORTH PIER NORTH LLC
ADDRESS: 4201 PIER NORTH BLVD

TAX ID NO. 14-28-300-028
OWNER: COME ON MAN LLC
ADDRESS: 4180 PIER NORTH BLVD

ZONING:
PARCEL IS ZONED M-1 "LIGHT INDUSTRIAL"

Minimum Lot Width: 200 Ft. (A)
Minimum Site and Lot Area: 1 Acre
Maximum Building or Structure Height: 45 Ft. / 3 Stories (B)
Maximum Building Coverage: 40%
Minimum Front Yard Setback: 100 Ft. (C)(1)(O)
Minimum Side Yard Setback: 25 Ft. (C)(E)(M)
Minimum Rear Yard Setback: 50 Ft. (C)

For additional information/interpretation, see Article 17, Section 17.02 of Zoning Ordinance, Mt. Morris Township, Genesee County, Michigan effective February 15, 1999.

GENERAL NOTES:

- Basis of Bearing is the Michigan State Plane Coordinates Horizontal Datum SOUTH Zone 2113 NAD83. Vertical Datum is NAVD83.
- Surveyor does not guarantee that all utilities are shown or their locations. It is the responsibility of the contractor and developer to contact Miss Dig and any other involved agencies to locate all utilities prior to construction. Removal, relocation and/or replacement is the responsibility of the contractor.

TITLE NOTES:

- To satisfy Table A Item No. 9: As of the date of survey, there are 0 clearly visible regular parking spaces and 0 handicap spaces on subject parcel.
- To comply with Table A Item No. 16: As of the date of survey, there is no evidence of recent earth moving work, building construction, or building additions observed in the process of construction the fieldwork.
- To satisfy Table A Item No. 17: As of the date of this survey, there is no information made available of proposed changes in street right of way lines and no evidence of recent street or sidewalk construction.
- No wetland survey completed at this time.

FLOOD NOTE:
The subject property lies partially within Flood Unshaded Zone "X" as well as Flood Shaded Zone "X" as plotted on the Flood Insurance Rate Map, Community Panel No. 26048C01580, which bears an effective date of September 25, 2008. Flood Unshaded Zone "X" is designated as an area determined to be outside of the 0.2% annual chance floodplain. Flood Shaded Zone "X" is designated as areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

SURVEYOR'S CERTIFICATION

To:
ATA NATIONAL TITLE GROUP, LLC
PRECISION VEHICLE LOGISTICS, LLC
LIBERTY BUSINESS PARK, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Table A items: 1, 2, 3, 4, 7(a), 8, 9, 13, 16 and 17. The fieldwork was completed on November 3, 2022.

Greg M. Mcardle
GREG M. McARDLE
Michigan Professional Land Surveyor No. 46678

NOVEMBER 16, 2022
DATE



ALTA/NSPS LAND TITLE SURVEY
LIBERTY BUSINESS PARK
PART OF THE NW 1/4 OF SECTION 28, T8N-R6E
TOWNSHIP OF MT. MORRIS, GENESEE COUNTY, MICHIGAN

DATE: 11-16-2022 DRAWN BY: LB JOB NO: 2022155
SCALE: 1" = 120' CHECKED BY: GMM SHEET: 1 OF 1

GREG M. McARDLE
PROFESSIONAL SURVEYOR NO. 46678

3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
(CALL FREE)

