

CERTIFICATION

TO: (S) JEFFREY S. ROCHMAN (P) PIZZA INVESTMENT CO. LLC (R) SUN TITLE AGENCY OF MICHIGAN (O) ADVANCE CRE

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL REQUIREMENTS OF THE MICHIGAN SURVEYING ACT AND THE MICHIGAN PROFESSIONAL LAND SURVEYOR ACT AND THE MICHIGAN PROFESSIONAL LAND SURVEYOR BOARD RULES AND INCLUDES ITEMS 12.3.1, 16.7, 6.9, 10.1, 16.1, 13.1, 6.1, 7.1, 8 and 19 OF TABLE A AND 12.3.1, 16.7, 6.9, 10.1, 16.1, 13.1, 6.1, 7.1, 8 and 19 OF TABLE A

DATED: 2/1/2022

PROFESSIONAL LAND SURVEYOR NO. 4201060788



ALTA / ACSM LAND TITLE SURVEY

of part of  
CITY OF WALKER,  
KENT COUNTY, MICHIGAN

EXHIBIT A. LEGAL DESCRIPTION

(PER SUN TITLE AGENCY OF MICHIGAN, LLC COMMENT NO. 207601)  
LAND SITUATE IN THE CITY OF WALKER, KENT COUNTY, MICHIGAN  
PARCEL 1:  
LOT 36 AND 37, QUARTER 1/4 SECTION 12, T17N, R12W  
AS RECORDED IN LIBER 20 OF PLATS ON PAGE 18.  
41-13-12-191-018

SCHEDULE B - SECTION II

SUN TITLE AGENCY OF MICHIGAN, LLC COMMENT NO. 207601, DATED 9/29/2021.  
SPECIFIC EXCEPTIONS (ONLY RELATED TO PARCEL 1):  
12. GENERAL, COSEMAN AND RIGHT-OF-WAY GRANT TO CITY OF WALKER, A MUNICIPAL CORPORATION, AS RECORDED IN LIBER 2088, PAGE 346, (AS TO PARCEL 1) (PLOTTED)  
13. GENERAL, COSEMAN AND RIGHT-OF-WAY GRANT TO CITY OF WALKER, A MUNICIPAL CORPORATION, AS RECORDED IN LIBER 2088, PAGE 346, (AS TO PARCEL 1) (PLOTTED)

PARKING INFORMATION

AS-BUILT  
PARKING SPACES: 20 SPACES  
TOTAL SPACES: 21 SPACES

ZONING CLASSIFICATION

C-1 - LOCAL COMMERCIAL

PROPERTY INFORMATION

AREA: 12,994 SF (0.29 ACRES)  
BUILDING INFORMATION  
HEIGHT: 14.5'

BAIS OF BEARINGS

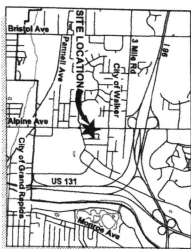
SECTION 12, T17N, R12W  
(NAD83 10'x10')

FLOOD PLAIN INFORMATION

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN UNDESIGNED FLOOD PLAIN. THE FLOOD PLAIN IS A RARE FLOOD PLAIN, AS DETERMINED BY THE MICHIGAN DEPARTMENT OF NATURAL RESOURCES, DIVISION OF WATER, IN COOPERATION WITH THE MICHIGAN DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS, IN THE CITY OF WALKER, KENT COUNTY, MICHIGAN, WHICH IS THE CURRENT FLOOD PLAIN MAP FOR THE CITY OF WALKER, KENT COUNTY, MICHIGAN.

LEGEND

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- NOTES
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ALTA SURVEY

ADVANTAGE CRE  
GRAND RAPIDS, MICHIGAN  
2452 ALPINE AVENUE NW  
WALKER, MI

| NO. | ISSUED FOR    | DATE    |
|-----|---------------|---------|
| 1.  | CLIENT REVIEW | 2/14/22 |



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