(2)
M. ITC
3190.
21,750.

INGHAM COUNTY
REGISTER OF DEEDS
RECEIVED

2004 OCT -6 A 10:41

9

STATE OF MICHIGAN REAL ESTATE TRANSFER TAX

Ingham
10/07/2004
167417

$3190.00 -C
$21750.00 -S
#385487

INGHAM COUNTY TREASURER'S CERTIFICATE
I HEREBY CERTIFY that there are no TAX LIENS or TITLES held by the state or any individual against the within description, and all TAXES on same are paid for five years previous to the date of this instrument as appears by the records of this office except as stated.

10-6-04 Eric Schertzing, Ingham County Treasurer
Sec. 135, Act 206, 1893 as amended

WARRANTY DEED

File No.:NCS-81481-LSNG (ac)

Drafted by:
Ingham Regional Medical Center, assisted by First American Title, 401 W. Greenlawn, Lansing, MI 48910
When recorded return to:
Lansing Medical Office Center, L.L.C., 15851 S. U.S. 27, Ste. 73, Lansing, MI 48906

2004 OCT -6 P 2:04
INGHAM COUNTY
REGISTER OF DEEDS
RECEIVED

THE GRANTOR, Ingham Regional Medical Center, a Michigan Non-Profit Corporation, successor to McLaughlin Osteopathic Hospital, a Michigan Non-Profit Corporation and successor to Lansing General Hospital, Osteopathic, a Michigan Non-Profit Corporation

whose address is: 401 W. Greenlawn, Lansing, MI 48910

conveys and Warrants to Lansing Medical Office Center, L.L.C., a Michigan Limited Liability Company

whose address is: 15851 S. U.S. 27, Ste. 73, Lansing, MI 48906

the following described premises situated in the City of Lansing, County of Ingham, and State of Michigan, and particularly described as follows:

2004-063327
Page: 1 of 2
10/07/2004 08:57 A

L-3133 P-986
2004-063327
101 18.00

Paula Johnson-
INGHAM COUNTY
REGISTER OF DEEDS
OFFICIAL SEAL

Parcel No. 1:
A part of Lot 15 & 17 and all of Lot 16 of CENTRAL WAREHOUSING a subdivision of a part of CENTRAL WAREHOUSING a subdivision of part of the SW ¼ of Section 27, T4N, R2W, Lansing Township (now City of Lansing), Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 16 of Plats, Page 43, Ingham County Records, and a part of the Southwest ¼ of said Section 27; described as beginning at a point S00°00'00"W 43.05 feet along the West line of said Lot 17 from the Northwest corner of said Lot 17; thence Northeasterly 10.63 feet along the arc of a 26.82 foot radius to the right whose chord bears N72°22'21"E 10.57 feet; thence S89°52'41"E 229.50 feet; thence Northeasterly 63.73 feet along the arc of a 50.91 foot radius curve to the left whose chord bears N50°35'31"E 59.65 feet; thence N00°02'15"E 4.59 feet; thence Northeasterly 8.50 feet along the arc of a 4.70 foot radius curve to the right whose chord bears N47°06'52"E 7.39 feet; thence S88°34'25"E 15.03 feet; thence S89°56'51"E 30.90 feet; thence S47°20'23"E 25.38 feet; thence S44°35'41"E 33.53 feet; thence S47°26'52"E 6.67 feet; thence S44°43'11"W 1.00 feet; thence S45°16'49"E 20.34 feet; thence N45°25'16"E 0.58 feet; thence S44°34'44"E 96.99 feet; thence S45°03'46"E 86.01 feet; thence S44°55'10"W 72.07 feet; thence Southwesterly 3.73 feet along the arc of a 4.47 foot radius curve to the right whose chord bears S67°51'35"W 3.62 feet; thence S88°09'26"W 8.14 feet; thence Northwesterly 4.62 feet along the arc of a 5.40 foot radius curve to the right whose chord bears N67°50'27"W 4.48 feet; thence N89°57'13"W 460.71 feet to the West line of said CENTRAL WAREHOUSING subdivision; thence N00°00'00"E 190.84 feet along the West line of said CENTRAL WAREHOUSING subdivision to the point of beginning.

Tax Parcel No. 33-01-01-27-327-112 (includes additional land)

N.C.S.
FATIC

RETURN TO:
FIRST AMERICAN TITLE
COMMERCIAL DEPT.
6[illegible] LANSING, STE. 300
[illegible] MI 48823

8148

Commonly known as: 2815 South Pennsylvania, Lansing, MI

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of two million nine hundred thousand Dollars ($2,900,000.00)

The Grantor grants to the Grantee the right to make (one) divisions under section 108 of the land division act, Act 288 of the Public Act of 1967.

If the land being conveyed is unplatted, the following is deemed to be included: "This property may be located within the vicinity of farmland or farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act."

Subject to easements and building and use restrictions of record

Dated: September 30, 2004

Ingham Regional Medical Center, a Michigan Non-Profit Corporation, successor to McLaughlin Osteopathic Hospital, a Michigan Non-Profit Corporation and successor to Lansing General Hospital, Osteopathic, a Michigan Non-Profit Corporation

Paula M Reichle

By: Paula Reichle, Senior Vice President and Chief Financial Officer

STATE OF Michigan }
}ss
COUNTY OF Ingham }

On this Thirtieth day of September, 2004 before me personally appeared Paula Reichle, who, being by me duly sworn did say that he/she/they is/are the Senior Vice President and Chief Financial Officer of Ingham Regional Medical Center, a Michigan Non-Profit Corporation, successor to McLaughlin Osteopathic Hospital, a Michigan Non-Profit Corporation and successor to Lansing General Hospital, Osteopathic, a Michigan Non-Profit Corporation, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument as the free act and deed of said Non-Profit Corporation .

Notary Public: Amanda Cogswell
Printed Name: Amanda Cogswell
Ingham County, Michigan
My Commission Expires: October 7, 2005

2004-063327
Page: 2 of 2
10/07/2004 08:57 A

1-135/8 AGREEMENT

Filed 8 am Liber 42 Misc. Page 561

Dated Nov. 7, 1947 Rec. Dec. 12, 1947

~~Sworn to~~ Ack: (See Below)

MEMORANDA OF AGREEMENT, Made and executed in duplicate this 7th day of November, 1947, by and between Hazen C. Everett and Edith M. Everett of Lansing, and Ransom W. Everett and Ruth L. Everett of Holland, Michigan, and Sara Park, San Jose, California, hereinafter designated as party of the first part and the City of Lansing, a Municipal Corporation, by and through its Board of Water and Electric Light Commissioners, hereinafter designated as party of the second part.

WITNESSETH, that the said party of the second part owns and controls and operates in the City of Lansing, Michigan, its Electric Light, Water and Heating Systems, all of which are always used and operated for the benefit of the public, and

WHEREAS, it becomes necessary for the said party of the second part oft-times to cross the property and operate upon the lands of private individuals, now therefore

THIS AGREEMENT, the said party of the first part for a valuable consideration to them in hand paid, the receipt whereof is hereby confessed and acknowledged, does hereby grant unto the City of Lansing, its successors and assigns, the right and privilege to lay, maintain and operate over the lands herein described pipes and pole lines for the transmission of steam heat, water and electricity, and to use and occupy said lands as far as the same may

(OVER)

upon said lands so as not to hinder the undertaking of the party of the first part and, ~~at~~ that the same shall be done either by raising or lowering the pipes or pole lines sufficiently or carrying the same along the inside or outside of the said building, the same to be done in a manner satisfactory to all parties and with as little expense as possible to the party of the second part. The same to be done by party of the second part upon reasonable notice from the party of the first part.

It is further understood and agreed that the said party of the second part shall be responsible for all damages that it causes or creates by reason of this easement and, should any damage occur to any of the property upon any of described premises, that the same will be immediately repaired and placed in as good shape and condition as it originally was.

IN WITNESS WHEREOF, the said parties have hereunto set their hands and seals the day and year first written above.

Signed: Hazen C. Everett, Edith M. Everett, Ransom W. Everett, Ruth L. Everett.
THE CITY OF LANSING by it_ BOARD OF WATER AND ELECTRIC LIGHT COMMISSIONERS
By: S. S. Main, Vice-President
Dorr Hathaway, Secretary (No seal).
(Signed also by Sara Park).

Ack: Nov. 7, 1947 in Ingham Co. by Hazen C. Everett and Edith M. Everett. ~~XXXXX~~ Com. exp. March 31, 1948; on Nov. 28, 1947 by Ransom W. Everett and Ruth L. Everett in Ottawa Co., Mich., Com. exp. July 28, 1950; 4 Witnesses to the two above acknowledgments.; ack. by Sara Park, Dec. 3, 1947 in Santa Clara Co., Calif. bef. N.P. with seal. 1 Wit. Com. exp. 10/2/49.

LIBER 59 PAGE 569

MEMORANDUM OF AGREEMENT, Made and executed in triplicate this 6th day of December 19 54 by and between HAZEN C. EVERETT & EDITH M. EVERETT (Husband & Wife) of 2710 S. Cedar St, Lansing, Michigan and MIDWAY LAND CO. (a Michigan Corporation), of 2615 E. Michigan Avenue, Lansing, Michigan, hereinafter designated as party of the first part and the City of Lansing, a Municipal Corporation, by and through its Board of Water and Electric Light Commissioners, hereinafter designated as party of the second part.

WITNESSETH, that the said party of the second part owns and controls and operates in the City of Lansing, Michigan, its Electric Light, Water and Heating Systems, all of which are always used and operated for the benefit of the public, and

WHEREAS, it becomes necessary for the said party of the second part offtimes to cross the property and operate upon the lands of private individuals, now therefore

THIS AGREEMENT, the said party of the first part for a valuable consideration to them in hand paid, the receipt whereof is hereby confessed and acknowledged, does hereby grant unto the City of Lansing, its successors and assigns, the right and privilege to lay, maintain and operate over the lands herein described, pipes and pole lines for the transmission of steam heat, water and electricity, to carry telephone lines and other public and quasi-public utilities, and to use and occupy said lands as far as the same may be necessary over, through and across said lands for said purpose, with right of ingress to, and egress from, to employees of the City of Lansing to repair the same when necessary and to trim any trees which at any time may interfere or threaten to interfere with the operation or maintenance of such lines. It is understood and agreed that it shall not be considered a violation of the provisions of this agreement if wires or cables carried by such pipes or poles pass over some portion of said land not within this easement as long as such lines do not hinder the construction of buildings on said land. Said right to continue as long as the same is required and used for said purpose by said party of the second part, its successors and assigns.

The land on which said right is granted is described as follows;

A strip of land 5 ft. wide adjacent to the rear and side lot lines of Lots 12,13,14,15,16,17 and 18 of CENTRAL WAREHOUSING, a Subdivision of a part of the SW¼ of Section 27, T4N, R2W, Lansing Township, Ingham County, Michigan

It is further understood and agreed that all pipes shall be laid and all work shall be undertaken and carried out over, along and through said property in such a manner as not to interfere with any sewer or other utility pipes or matters upon said premises, and that all work upon said premises shall be done in a workmanlike manner, with reasonable dispatch and finally left in as good condition as before the commencement of said work.

It being understood and agreed that said party of the second part will make as little annoyance or embarrassment to the party of the first part in carrying out their said works as is possible.

Transcribed 1/29/97

MRS 59-569 572

It is further understood and agreed that should the said party of the first part, their heirs, executors, administrators or assigns, at any time want to excavate upon said premises for the purpose of erecting a building or buildings on said land, that said party of the second part shall take the proper means of doing all things necessary in the undertaking of its work upon said lands so as not to hinder the undertaking of the party of the first part and, that the same shall be done either by raising or lowering the pipes or pole lines sufficiently or carrying the same along the inside or outside of said building, the same to be done in a manner satisfactory to all parties and with as little expense as possible to the party of the second part. The same to be done by party of the second part upon reasonable notice from the party of the first part.

It is further understood and agreed that the said party of the second part shall be responsible for all damages that it causes or creates by reason of this easement and, should any damage occur to any of the property upon any of described premises, that the same will be immediately repaired and placed in as good shape and condition as it originally was.

IN WITNESS WHEREOF, the said parties have hereunto set their hands and seals the day and year first written above.

WITNESSED BY:
Marjory Thompson
Marjory Thompson
Clyde C. Randall
Clyde C. Randall
Ruth Bendell
Ruth Bendell
Clyde C. Randall
Clyde C. Randall and

Hazen C. Everett
HAZEN C. EVERETT
Edith M. Everett
EDITH M. EVERETT (Husband & Wife)
MIDWAY LAND CO.
BY: William H. Forgrave
William H. Forgrave, President
BY: Robert E. Savage
Robert E. Savage, Sec'y-Treas.
THE CITY OF LANSING by its
BOARD OF WATER AND ELECTRIC LIGHT COMMISSIONERS
BY:
L. H. Braun
L. H. Braun President
Dorr Hathaway
Dorr Hathaway, Secretary

STATE OF MICHIGAN)
(ss
COUNTY OF INGHAM)

On this 6th day of December 1954, personally appeared before me the undersigned, a Notary Public in and for said county, Hazen C. Everett and Edith M. Everett, Husband and wife who acknowledged that they are the parties of the first part in the foregoing agreement, by them signed, and that they made the same understandingly and of their own free will and accord.

Ruth Bendell
NOTARY PUBLIC, INGHAM County, MICH
My Commission Expires:
~~July 25, 1955~~ Oct. 15, 1956

See Page 591

R 3426 LIBER 785 PG 769 MAY 3 1960

WARRANTY DEED—By Corporation 1334 OR 1912

THE "SCOTT" LINE OF LEGAL BLANKS
THE RUSSELL PRESS, FLINT, MICHIGAN

Sec 27

This Indenture, Made this 29th day of April in the year of our Lord one thousand nine hundred and Sixty BETWEEN MIDWAY LAND COMPANY, a Michigan Corporation of the City of Lansing County of Ingham State of Michigan, a corporation organized and existing under and by virtue of the laws of the State of Michigan, party of the first part, and LANSING GENERAL HOSPITAL, OSTEOPATHIC, a Michigan Corporation, of 2800 Devonshire Avenue, Lansing, Michigan part Y of the second part,

WITNESSETH, That the said party of the first part, for and in consideration of the sum of One Dollar ($1.00) and other valuable consideration ~~XXXXXX~~ to it in hand paid by the said part Y of the second part, the receipt whereof is hereby confessed and acknowledged, does by these presents, grant, bargain, sell, remise, release, alien and confirm unto the said part Y of the second part, and ~~s~~ its successors ~~heirs~~ and assigns, FOREVER, All that certain piece or parcel of land, situate and being in the Township of Lansing County of Ingham and State of Michigan, known and described as follows, to-wit: Lot number 17, of Central Warehousing Subdivision, according to the recorded plat thereof, being a part of the Southwest ¼ of Section 27, Town 4 North, Range 2 West, in said Township, County and State, reserving herewith a permanent but non-exclusive easement or rightaway upon said Lot number 17, for the bennefit of the grantor herein, its successors and assigns, and all persons or firms now owning or to become owners of property ajacent of said Lot number 17 or boardering the same, their heirs, representatives, successors and assigns respectively for ingress and egress purposes to and from Alpha Street contiguous to said Lot number 17 on the west thereof.

27

RECORDED
May 3 2 23 PM '60
Mia Bell Humphrey
REGISTER OF DEEDS
INGHAM COUNTY, MICH.

Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining; TO HAVE AND TO HOLD the said premises, as herein described, with the appurtenances unto the said part Y of the second part, and to ~~s~~ its successors ~~heirs~~ and assigns, FOREVER, in fee simple absolute.

And the said party of the first part, for itself and its successors and assigns does covenant, grant, bargain and agree to and with the said part Y of the second part ~~s~~ its successors ~~heirs~~ and assigns, that at the time of the ensealing and delivery of these presents it is well seized of the above granted premises in FEE SIMPLE; that they are free from all encumbrances whatever. NO EXCEPTIONS

and that it will and its successors shall forever WARRANT and DEFEND the same against all lawful claims whatsoever, except those that may have arisen or may arise in the future by virtue of some act, neglect or omission on the part of second party hereto from and since the date of January 8, 1955, being the date that first party hereto granted second party a certain easement over said lot no. 17.

785-769 X 772

LIBER 785 PG 770

In Witness Whereof the said MIDWAY LAND COMPANY, the corporation above named as first party

has caused these presents to be signed in its name by its president and secretary and sealed with its corporate seal, the day and year first above written.

Signed, Sealed and Delivered in Presence of

Linus Marrin

Constance M. Welch

MIDWAY LAND COMPANY

a Michigan Corporation

CORPORATE SEAL

By William H. Forgrave
WILLIAM H. FORGRAVE

Its President

Howard C. Walsh
HOWARD C. WALSH

Its Secretary

STATE OF MICHIGAN, } ss.
County of Ingham

On this 29th day of April in the year of our Lord one thousand nine hundred and Sixty before me, a Notary Public in and for said County, appeared WILLIAM H. FORGRAVE AND HOWARD C. WALSH to me personally known, who, being by me duly sworn, did each for himself say that they are respectively the president and secretary of MIDWAY LAND COMPANY, the corporation named in and which executed the within instrument, and that the seal affixed to said instrument is the corporate seal of said corporation; and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and said WILLIAM H. FORGRAVE AND HOWARD C. WALSH acknowledged said instrument to be the free act and deed of said corporation.

Linus Marrin
Linus Marrin

Notary Public, INGHAM County, Michigan

My commission expires September 30, 1960.

NOTE

1 AND 2. IF MORE THAN ONE OFFICER ACKNOWLEDGES INSERT AT 1 "EACH FOR HIMSELF" AND AT 2 "THEY ARE RESPECTIVELY."

3. WHERE CONVEYANCE IS MADE TO CORPORATION OR PARTNERSHIP, THE FOLLOWING MAY BE INSERTED, "ITS SUCCESSORS," AND DRAW A LINE THROUGH THE WORD "HEIRS."

1334 on 1912

WARRANTY DEED

BY CORPORATION

TO

REGISTER'S OFFICE,

County of ..... } ss.

This instrument was presented and received for record this ..... day of ..... A. D. 19 ..... at ..... o'clock ..... M, and recorded in Liber ..... of Deeds, on page ..... , as a proper certificate was furnished in compliance with Section 3531, Compiled Laws of 1929, as amended by Act 261, P. A. of 1931.

Register of Deeds.

THE RIEGLE PRESS, FLINT, MICHIGAN

785-770

RECORDED

EASEMENT

APR 30 12 29 PM '87

REGISTER OF DEEDS
INGHAM COUNTY, MICH.

Lansing General Hospital, a Michigan Corporation, 2727 S. Pennsylvania Avenue, Lansing, Michigan 48910-3490

first party, in consideration of One and no/100---------- Dollars ($ 1.00) to it paid by the City of Lansing by its BOARD OF WATER AND LIGHT, a Municipal Corporation, 123 West Ottawa Street, Lansing, Michigan, second party, receipt of which is hereby acknowledged, Conveys and Warrants to the second party, its successors and assigns, Forever, the easement and right to erect, lay and maintain towers, poles, wires, cables, conduits, pipes and other fixtures and appurtenances for the purpose of transmitting and distributing water, electricity and/or conducting a communication business on, over, under and across the following described parcel of land, including all public highways upon or adjacent to said parcel of land, which parcel situated in the City of Lansing, County of Ingham and State of Michigan, to-wit:

PROPERTY DESCRIPTION:

Lot 14 of the plat of Central Warehousing, also that part of the SW 1/4 of Section 27, T4N, R2W, City of Lansing, Ingham County Michigan, described as: Beginning at a point, 1,859.5 feet East and 534.0 feet South of the West 1/4 corner of said Section 27, said point being on the East line of the plat of Central Warehousing; thence East 35.0 feet; thence S42°00'E 403.0 feet; thence S48'00'W 308.92 feet to a point of the said East line of the plat of Central Warehousing; thence N16'45'W 260.55 feet; thence North 256.70 feet to the point of beginning.

EASEMENT DESCRIPTION:

The westerly 10 feet and the south 15 feet of the north 78 feet of Lot 14, also commencing at the most southerly point of the above description, said point beginning on the east line of the said plat of Central Warehousing; thence N 16°45'W 205.12 feet along the said east line to the point of beginning; thence east 100 feet; thence north 15 feet; thence west to the said east line of the plat; thence S 16°45'E along said east line to the point of beginning, also shown on Exhibit "A".

With full right and authority to the second party, its successors, licensees, lessees or assigns, and its and their agents and employees, to enter at all times upon said premises for the purpose of constructing, repairing, removing, replacing, patrolling, improving, enlarging and maintaining such pipes, cables, conduits and towers, poles and other supports with all necessary braces, guys, anchors, manholes, transformers, pedestals, cable and switching devices, and stringing thereon and supporting and suspending therefrom lines of wire, cables or other conductors for the transmission and distribution of water, electrical energy and/or communication, and to trim, remove or otherwise control any trees and brush which may, in the opinion of said second party, interfere or threaten to interfere with or be hazardous to the construction, operation and maintenance of said lines. It is expressly understood that no buildings or other structures will be placed upon the above-described easement without the written consent of said second party. It is expressly understood that non-use or a limited use of this easement by second party shall not prevent second party from later making use of the easement to the full extent herein authorized.

Witness the hand___ and seal___ of the party of the first part, this 14th day of April, 1987.

Signed, Sealed and Delivered in Presence of:

Gregory K. Sewell

Judy Sheppard

Lansing General Hospital, a Michigan Corporation

Don D. Pray, Vice President of Support Services L.S.

L.S.

3301-27-3012

(ACKNOWLEDGMENT - CORPORATE)
STATE OF Michigan)
(SS
COUNTY OF Ingham)

LIBER 1624 PG 168

On this 14th day of April, 1987, personally appeared before me the undersigned, a Notary Public, Don D. Pray to me personally known who, being by me severally duly sworn, did say that he is Vice President of Support Services, Lansing General Hospital, a corporation organized and existing under the laws of the State of Michigan; that the seal affixed to the foregoing instrument is the Corporate Seal of said Corporation; that said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors and acknowledged said instrument to be the free act and deed of said Corporation.

Karen L. Copen (Moore)
Karen L. Copen, Notary Public
Ingham County, Michigan
My Commission expires: 10-10-88

Drafted By: Lyle E. Brockman
123 West Ottawa
Lansing, Michigan 48901

APR 15 1987
DIST. ENG.

3301-27-3012

LIBER 1624 PG 169

EXHIBIT "A"

BOARD OF WATER & LIGHT EASEMENT DRAWING

GRANTOR: LANSING GENERAL HOSPITAL

LOCATION: 2727 SOUTH PENNSYLVANIA AVENUE

PAGE 3 OF 3 PAGES DRAWN BY: E.SUNIGA CHECKED: [illegible] APPROVED: BC

EASEMENT NO. 3301-27-3012

(1) 32.00

INGHAM COUNTY
REGISTER OF DEEDS
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2004 OCT -6 A 10:41

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309

Paula Johnson-
INGHAM COUNTY
REGISTER OF DEEDS
OFFICIAL SEAL

L-3133 P-987

309 32.00 2004-063328

2004-063328
Page: 1 of 7
10/07/2004 08:57 A

INGHAM COUNTY
REGISTER OF DEEDS
RECEIVED

2004 OCT -6 P 2:04

ACCESS EASEMENT

This **Access Easement** (the "Access Easement") is made this September 30, 2004, by and between **Ingham Regional Medical Center**, a Michigan non-profit corporation, whose address is 401 W. Greenlawn, Lansing, ("IRMC"), and **Lansing Medical Office Center, L.L.C.**, a Michigan limited liability company, whose address is 15851 S. U.S. 27, Suite 73, Lansing, Michigan 48906 (the "LLC").

This Access Easement is given for consideration of less than $100.00. This transfer is exempt from county transfer tax under MCL 207.505(a) and is exempt from state transfer tax under MCL 207.526(a).

RECITALS:

A. IRMC is the owner of the real property, located at 2727 S. Pennsylvania, Lansing, Ingham County, Michigan (the "Hospital Parcel").

B. The LLC is the owner of the real property, located at 2815 S. Pennsylvania, which adjacent to the Hospital Parcel (the "LLC Parcel"). The LLC Parcel is more fully described on Exhibit A, attached.

C. The LLC Parcel requires access for ingress and egress to and from the public street, named Alpha Street, and such access is available across the Hospital Parcel.

D. IRMC has agreed to grant to the owner of the LLC Parcel, and subject to the conditions of this Access Easement, a right of ingress and egress over the portion of the Hospital Parcel, described on Exhibit B (the "Easement Parcel"). As a point of reference and not as a representation, the Easement Parcel consists largely of the area bearing the name "McLaughlin".

Therefore, the parties agree as follows:

1. Grant of Easement. IRMC hereby grants to the LLC, its successors and assigns, an easement over the Easement Parcel for the purpose of ingress and egress to and from Alpha Street to the LLC Parcel. Such ingress and egress is understood to include ingress and egress to and from all of the parking areas within the LLC Parcel and all of the entrances to the medical office building situated upon the LLC Parcel (the "Office Center").

N.C.S.
FATIC
N.C.S.

RETURN TO:
FIRST AMERICAN TITLE
COMMERCIAL DEPT.
612 W. LAKE LANSING, STE. 300
EAST LANSING, MI 48823

8481

2. Appurtenant Nature of Easement. The easement granted herein is appurtenant to the LLC Parcel.

3. Duration of Easement. This Access Easement shall terminate in the event that the purposes of the Access Easement are rendered moot, because the Access Easement is no longer needed for ingress and egress to and from Alpha Street for the LLC Parcel, it being the intent of the parties that IRMC and its successors are not required by this Access Easement to maintain the current accesses to and from Alpha Street across the Easement Parcel, if other access is available for the LLC Parcel to and from Alpha Street. In particular and without limitation of other possibilities, the following occurrences will render the Access Easement moot:

(a) The LLC constructs or otherwise gains a separate driveway or other access to Alpha Street; or

(b) Action of IRMC enables the LLC, under local ordinance, to construct a driveway or other route onto Alpha Street from the LLC Parcel; or

(c) IRMC or its successor becomes the owner of the LLC Parcel.

Notwithstanding anything herein to the contrary, this Access Easement will not be rendered moot, and termination of this Access Easement cannot be effected, if substitute access to Alpha Street from the LLC Parcel is not reasonably equivalent to the access provided in this Access Easement or impairs the separate identification of the LLC Parcel for purposes of municipal or tax approval. Notwithstanding anything herein to the contrary, this Access Easement will similarly not be rendered moot, to the extent that access is needed to and from Alpha Street to any parking area of the LLC Parcel or to any entrance of the Office Center.

4. Termination of Access Easement. This Access Easement may be terminated upon the recording of a certificate by an officer of IRMC, stating that the Access Easement is terminated because one of the conditions for termination has occurred. IRMC shall give 30 days' written notice of termination of the Access Easement to the LLC and to each then-existing mortgagee then of record. Notice to such mortgagees will be sufficient if given in the manner provided in this Access Easement, to the address of record for each such mortgagee.

5. LLC Obligations. As a further consideration for the Access Easement, the LLC agrees as follows:

(a) The LLC shall indemnify and hold IRMC harmless from and against any and all loss or damage to the Easement Parcel that may be caused by the exercise of the rights of ingress and egress granted herein or by any wrongful or negligent act of the LLC or of its agents or employees.

(b) The LLC will use the Easement Parcel in a manner that will not interfere with IRMC's full enjoyment of its ownership and use of the Easement Parcel.

(c) The LLC will cooperate with maintenance activities undertaken by IRMC for the Easement Parcel.

6. IRMC Obligations.

IRMC agrees that for so long as this Access Easement exists, IRMC will at its own cost and expense, repair and maintain the Easement Parcel.

7. Miscellaneous.

7.01 This Agreement shall constitute the entire agreement between the parties and any prior understanding and representation of any kind proceeding the date of this Agreement shall not be binding upon either party except to the extent incorporated in this Agreement.

7.02 The parties will cooperate in the execution and delivery of such further instruments as may be reasonably required to implement the provisions and the intention of this Access Easement.

7.03 This Access Easement shall bind and inure to the benefit of the respective heirs, personal representatives, successors, and assigns of the parties and shall be construed and enforced in accordance with the laws of the State of Michigan.

7.04 This Agreement was drafted by Carol L. Fossee, of Payne, Payne, Broder & Fossee, P.C., on behalf of IRMC. The language set forth in this Agreement is the result of comprehensive negotiations between the parties. In the event there is any ambiguity of any of the provisions of this Agreement, such ambiguity shall not be construed against any party.

7.05 Any notice provided for or concerning this Agreement shall be in writing and shall be deemed sufficiently given when sent by overnight delivery service, if sent to the respective address of each party as set forth at the beginning of this Agreement or if delivered personally to the party.

In witness whereof, each party to this Access Easement has caused it to be executed at Lansing, Michigan on the dates indicated below.

WITNESSES:

Amanda Cogswell

INGHAM REGIONAL MEDICAL CENTER

By: _____

Paula Reichle, Its: Senior Vice President and Chief Financial Officer

Dated: 9/30/04

WITNESSES:

Amanda Cogswell

LANSING MEDICAL OFFICE CENTER, L.L.C.

By: _____

James L. Vlahakis, Its Managing Member

Dated: 9/30/04

STATE OF MICHIGAN)
SS)
COUNTY OF Ingham

The foregoing Access Easement was acknowledged before me on 30 Sept., 2004 by **PAULA REICHLE**, the Senior Vice President and Chief Financial Officer of Ingham Regional Medical Center, a Michigan nonprofit corporation, on behalf of the corporation.

Notary Public
County of _____ Acting in Ingham County
My Commission Expires

AMANDA COGSWELL
Notary Public, Ingham County, Mi
My Comm. Expires Oct. 7, 2005

STATE OF MICHIGAN)
SS)
COUNTY OF Ingham)

The foregoing Access Easement was acknowledged before me on 30 Sept., 2004 by **JAMES L. VLAHAKIS**, the Managing Member of Lansing Medical Office Center, L.L.C., a Michigan limited liability company, on behalf of the company.

Notary Public
County of _____ Acting in Ingham County
My Commission Expires

AMANDA COGSWELL
Notary Public, Ingham County, Mi
My Comm. Expires Oct. 7, 2005

Drafted by and when recorded return to:
Carol L. Fossee
Payne, Payne, Broder & Fossee, P.C.
32100 Telegraph Road, Suite 200
Bingham Farms, MI 48025-2454
(248) 642-7733

EXHIBIT A

THE LLC PARCEL

A part of Lot 15 & 17 and all of Lot 16 of CENTRAL WAREHOUSING a subdivision of a part of CENTRAL WAREHOUSING a subdivision of a part of the SW ¼ Section 27, T4N, R2W, Lansing Township (now City of Lansing), Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 16 of Plats, Page 43, Ingham County Records, and a part of the Southwest ¼ of said Section 27; described as beginning at a point S00°00'00"W 43.05 feet along the West line of said Lot 17 from the Northwest corner of said Lot 17; thence Northeasterly 10.63 feet along the arc of a 26.82 foot radius curve to the right whose chord bears N72°22'21"E 10.57 feet; thence S89°52'41"E 229.50 feet; thence Northeasterly 63.73 feet along the arc of a 50.91 foot radius curve to the left whose chord bears N50°35'31"E 59.65 feet; thence N00°02'15"E 4.59 feet; thence Northeasterly 8.50 feet along the arc of a 4.70 foot radius curve to the right whose chord bears N47°06'52"E 7.39 feet; thence S88°34'25"E 15.03 feet; thence S89°56'51"E 30.90 feet; thence S47°20'23"E 25.38 feet; thence S44°35'41"E 33.53 feet; thence S47°26'52"E 6.67 feet; thence S 44°43'11"W 1.00 feet; thence S45°16'49"E 20.34 feet; thence N45°25'16"E 0.58 feet; thence S44°34'44"E 96.99 feet; thence S45°03'46"E 86.01 feet; thence S44°55'10"W 72.07 feet; thence Southwesterly 3.73 feet along the arc of a 4.47 foot radius curve to the right whose chord bears S67°51'35"W 3.62 feet; thence S88°09'26"W 8.14 feet; thence Northwesterly 4.62 feet along the arc of a 5.40 foot radius curve to the right whose chord bears N67°50'27"W 4.48 feet; thence N89°57'13"W 460.71 feet to the West line of Said CENTRAL WAREHOUSING subdivision; thence N00°00'00"E 190.84 feet along the West line of said CENTRAL WAREHOUSING subdivision to the point of beginning, containing 2.18 acres of land more or less.

EXHIBIT B

THE EASEMENT PARCEL

A part of Lot 15 of CENTRAL WAREHOUSING a subdivision of a part of the SW ¼ of Section 27, T4N, R2W, Lansing Township (now City of Lansing), Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 16 of Plats, Page 43, Ingham County Records and part of the Southwest ¼ of said Section 27; described as beginning at a point S00°00'00"W 67.89 feet from the Northwest corner of said Lot 15; thence N89°57'13"E 460.71 feet; thence Southeasterly 4.62 feet along the arc of a 5.40 foot radius curve to the left whose chord bears S67°50'27"E 4.48 feet; thence N88°09'26"E 8.14 feet; thence Northeasterly 3.73 feet along the arc of a 4.47 foot radius curve to the left whose chord bears N67°51'35"E 3.62 feet; thence N44°55'10"E 72.07 feet; thence S44°43'39"E 24.00 feet; thence S44"55'10"W 81.64 feet; thence N89°57'49"W 486.42 feet to the West line of said Lot 15; thence N00°00'00"E 24.02 feet along the West line of said Lot 15 to the point of beginning.

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Paula Johnson-
INGHAM COUNTY
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INGHAM COUNTY
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PEDESTRIAN WALKWAY

RECIPROCAL EASEMENT AGREEMENT

THIS RECIPROCAL EASEMENT AGREEMENT is made this 30 day of September, 2004 between **Lansing Medical Office Center, L.L.C.**, 15851 S. US 27, Suite 73, Lansing, Michigan, 48906 (the "LLC") and **Ingham Regional Medical Center**, 401 W. Greenlawn, Lansing, Michigan ("IRMC").

This Reciprocal Easement Agreement is given for consideration of less than one-hundred dollars ($100.00). The transfers herein are exempt from county transfer tax under MCL 207.505(a) and exempt from state transfer tax under MCL 207.526(a).

BACKGROUND

A. IRMC is the owner of a parcel of real estate located at 2727 S. Pennsylvania, Lansing, Michigan, ("IRMC Parcel"). The legal description of the IRMC Parcel is on attached Exhibit A.

B. IRMC owns and operates a medical facility (the "Hospital") on a portion of the IRMC Parcel.

C. The LLC is the owner of a parcel of real estate immediately adjacent to the IRMC Parcel and located at 2815 S. Pennsylvania, Lansing, Michigan ("LLC Parcel"). The legal description of the LLC Parcel is on attached Exhibit B.

D. The LLC owns and operates a medical office building (the "LLC Building") on a portion of the LLC Parcel.

E. A ground level, covered walkway structure currently connects the LLC Building with the Hospital (the "Pedestrian Walkway").

N.C.S.
FATIC
N.C.S.

RETURN TO:
FIRST AMERICAN TITLE
COMMERCIAL DEPT.
612 W. LAKE LANSING, STE. 300
EAST LANSING, MI 48823

81481

F. The northeast portion of the Pedestrian Walkway is situated on the IRMC Parcel (the "Hospital Walkway"). The legal description of the Hospital Walkway is:

A part of the Southwest ¼ of Section 27, T4N, R2W, City of Lansing, Ingham County, Michigan described as commencing at the Northwest corner of Lot 17 of CENTRAL WAREHOUSING a subdivision of a part of the SW ¼ of Section 27, T4N, R2W, Lansing Township (now City of Lansing), Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 16 of Plats, Page 43, Ingham County Records; thence S00°00'00"W 43.05 feet along the West line of said Lot 17; thence Northeasterly 10.63 feet along the arc of a 26.82 foot radius curve to the right whose chord bears N72°22'21"E 10.57 feet; thence S89°52'41"E 229.50 feet; thence Northeasterly 63.73 feet along the arc of a 50.91 foot radius curve to the left whose chord bears N50°35'31"E 59.65 feet; thence N00°02'15"E 4.59 feet; thence Northeasterly 8.50 feet along the arc of a 4.70 foot radius curve to the right whose chord bears N47°06'52"E 7.39 feet; thence S88°34'25"E 15.03 feet; thence S89°56'51"E 30.90 feet; thence S47°20'23"E 25.38 feet; thence S44°35'41"E 20.39 feet; thence S00°08'04"W 19.63 feet; thence S89°29'26"E 19.02 feet to the point of beginning; thence S89°29'26"E 0.44 feet; thence N44°18'40"E 16.40 feet; thence S45°38'23"E 7.47 feet; thence S45°08'04"W 16.75 feet; thence N45°16'49"W 7.55 feet to the point of beginning.

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G. The southwest portion of the Pedestrian Walkway is situated on the LLC Parcel (the "LLC Walkway"). The legal description of the LLC Walkway is:

A part of the Southwest ¼ of Section 27, T4N, R2W, City of Lansing, Ingham County, Michigan described as commencing at the Northwest corner of Lot 17 of CENTRAL WAREHOUSING a subdivision of a part of the SW ¼ of Section 27, T4N, R2W, Lansing Township (now City of Lansing), Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 16 of Plats, Page 43, Ingham County Records; thence S00°00'00"W 43.05 feet along the West line of said Lot 17; thence Northeasterly 10.63 feet along the arc of a 26.82 foot radius curve to the right whose chord bears N72°22'21"E 10.57 feet; thence S89°52'41"E 229.50 feet; thence Northeasterly 63.73 feet along the arc of a 50.91 foot radius curve to the left whose chord bears N50°35'31"E 59.65 feet; thence N00°02'15"E 4.59 feet; thence Northeasterly 8.50 feet along the arc of a 4.70 foot radius curve to the right whose chord bears N47°06'52"E 7.39 feet; thence S88°34'25"E 15.03 feet; thence S89°56'51"E 30.90 feet; thence S47°20'23"E 25.38 feet; thence S44°35'41"E 20.39 feet; thence S00°08'04"W 19.63 feet to the point of beginning; thence S89°29'26"E 19.02 feet; thence S45°16'49"E 7.55 feet; thence S45°08'04"W 2.69 feet; thence S89°58'16"W 22.49 feet; thence N00°08'04"E 7.39 feet to the point of beginning.

H. The Hospital Walkway and the LLC Walkway are not separate facilities, but are two portions of the same covered structure and together comprise the Pedestrian Easement.

I. IRMC and the LLC wish to maintain the access to the LLC Building and to the Hospital through the Pedestrian Walkway that currently exists for invitees of the LLC Building and the Hospital, respectively, and the parties wish to provide for maintenance of the Pedestrian Walkway.

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Page: 2 of 9
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THEREFORE, the parties agree as follows:

1. Reciprocal Grant of Easements for Pedestrian Walkway. IRMC grants to the LLC and its invitees the right to use the Hospital Walkway for access to and from the LLC Building and the Hospital. The LLC grants to IRMC and its invitees the right to use the LLC Walkway for access to and from the LLC Building and the Hospital. In addition, the LLC grants to IRMC an easement to use the LLC Walkway to repair, operate, and maintain the Pedestrian Walkway and for security for the Pedestrian Walkway.

2. Duration.

(a) The Reciprocal Grant of Easements for the Pedestrian Walkway shall terminate on the earlier of the following events:

(1) The LLC Building is no longer in existence; or

(2) The Hospital building no longer extends to a point as close to the LLC Building as it presently extends; or

(3) IRMC determines that the costs associated with the Pedestrian Walkway do not warrant the continued maintenance of the Pedestrian Walkway; or

(4) IRMC regains ownership of the LLC Parcel; or

(5) The mutual agreement of the parties.

(b) Upon the termination of the Easement for the Pedestrian Walkway as a result of paragraph 2(a)(1), 2(a)(2), or 2(a)(3), IRMC shall demolish and remove the Pedestrian Walkway at its own expense. The LLC shall be obligated at its own expense to restore or repair the exterior of the LLC Building, as needed to accommodate the absence of the Pedestrian Walkway.

3. Ownership of the Pedestrian Walkway. The Pedestrian Walkway structure is the property of IRMC, and this Reciprocal Grant of Easements will not affect the IRMC ownership.

4. Maintenance and Repair. During the period the Reciprocal Grant of Easements is in effect:

(a) IRMC shall maintain the interior and exterior of the Pedestrian Walkway in good condition and repair.

(b) IRMC shall pay for any utility expenses for the Pedestrian Walkway.

(c) The LLC will cooperate with any efforts of IRMC to maintain, repair or rebuild the Pedestrian Walkway, as well as IRMC efforts to afford security for the Pedestrian Walkway.

5. Access. Both parties will permit access into their respective buildings to individuals to whom the other party has afforded access and will grant such individuals access cards and/or codes, as applicable. The parties agree that access to their respective buildings will be so available between the hours of 6:30 a.m. and 6:30 p.m.

6. Liability.

(a) IRMC shall indemnify and hold harmless the LLC against any and all claims, demands, damages, costs and expenses of any kind (including attorney fees) arising out of the condition, operation, maintenance or repair of the Pedestrian Walkway, except to the extent that such claims arise from the condition of the Pedestrian Walkway caused by the negligence of invitees of the LLC.

(b) The LLC shall indemnify and hold harmless IRMC from and against any damage to the Pedestrian Walkway caused by LLC invitees who use the Pedestrian Walkway.

7. Warranty of Authority. Each party warrants to the other party that it is authorized and has the power to enter into and perform the terms of this Agreement, the execution and performance of its respective obligations have been authorized by all necessary legal action, and this Agreement is valid and binding upon such party in accordance with its terms.

8. Transfers, Conveyances, and Encumbrances. Each party shall have the right to sell, assign, transfer, convey, mortgage or otherwise encumber its respective interest in its parcel of real property subject to this Agreement (including all structures and improvements on such parcel), and its rights under this Agreement, subject to the terms and provisions of this Agreement provided, no such transfer shall relieve any party of its obligations under this Agreement and provided that such transfers may only be made to subsequent owners of either the IRMC Parcel or the LLC Parcel.

9. Notices. All notices or communications under this Agreement shall be in writing and shall be served personally or by overnight delivery service as follows:

If to the LLC:

Lansing Medical Office Center, L.L.C.
c/o James L. Vlahakis,
Managing Member
15851 S. U.S. 27, Suite 73
Lansing, MI 48906

If to IRMC: Ingham Regional Medical Center
c/o Paula Reichle, Senior Vice President and
Chief Financial Officer
401 W. Greenlawn,
Lansing, MI 48906

or at such other address as either party may from time to time designate in writing.

10. Miscellaneous.

(a) This Agreement may only be amended by a written agreement executed by both parties.

(b) The waiver of any breach of any provision of this Agreement by a party shall not operate as or be construed as a waiver by a party of any subsequent breach. Each and every right, remedy and power granted to a party under this Agreement or allowed by law shall be cumulative and not exclusive of any other.

(c) If any of the provisions of this Agreement or its application to any party under any circumstances is determined to be invalid or unenforceable, such invalidity or unenforceability shall not affect any other provision of this Agreement or its application.

(d) This Agreement constitutes the entire agreement between the parties with respect to the matters set forth in this Agreement. This Agreement supersedes and terminates any and all other previous or contemporaneous communications, representations, understandings, agreements, negotiations and discussions, whether oral or written, between the parties with respect to the matters set forth in this Agreement. There are no other written or oral agreements, understandings or representations directly or indirectly between the parties that are not expressly set forth in this Agreement.

(e) All notices, which may be sent under this Agreement, shall be in writing and either mailed by overnight mail to the address of a party set forth in the preamble of this Agreement or hand-delivered to the persons set forth in Paragraph 9. Any party may change its address by providing notice to the other party as set forth in this paragraph.

(f) This Agreement shall be governed by the laws of the State of Michigan.

(g) This Agreement may be executed in duplicate original counterparts and all copies of this Agreement so executed shall be deemed to be one agreement.

(h) This Agreement was drafted by Carol L. Fossee, of the law firm, Payne, Payne, Broder & Fossee, P, C. However, this Agreement was the result of

negotiations between the parties. In the event there is any ambiguity of any of the provisions of this Agreement, such as ambiguity shall not be construed against any party.

Lansing Medical Office Center, L.L.C.

By:_____
James Vlahakis, Its Managing Member

Ingham Regional Medical Center

By:_____
Paula M. Reichle, Its Senior Vice President and
Chief Financial Officer

The foregoing Reciprocal Easement Agreement was acknowledged before me on 30 Sept., 2004 by **JAMES L. VLAHAKIS**, the Managing Member of Lansing Medical Office Center, L.L.C., a Michigan limited liability company, on behalf of the company.

_____Notary Public

AMANDA COGSWELL
Notary Public, Ingham County, MI
My Comm. Expires Oct. 7, 2005

County of _____; Acting in Ingham County

My Commission Expires_____

Subscribed and sworn to before me this 30 day of Sept., 2004.

(Signatures continued on page 7.)

(Signatures continued from page 6.)

The foregoing Reciprocal Easement Agreement was acknowledged before me on 30 Sept., 2004 by **PAULA M. REICHLE**, the Senior Vice President and Chief Financial Officer of Ingham Regional Medical Center, a Michigan nonprofit corporation, on behalf of the corporation.

_____ Notary Public

AMANDA COGSWELL
Notary Public, Ingham County, MI
My Comm. Expires Oct. 7, 2005

County of _____; Acting in Ingham County

My Commission Expires _____

Subscribed and sworn to before me this 30 day of Sept., 2004.

Prepared by and return to:
Carol L. Fossee
Payne, Payne, Broder & Fossee, P.C.
32100 Telegraph, Suite 200
Bingham Farms, Michigan 4848025-2454

EXHIBIT A

THE IRMC PROPERTY

Parcel 1

That part of the Southwest ¼ of Section 27, Town 4 North, Range 2 West, lying East of the M.C.R.R. railroad described as: Beginning at a point on the East and West ¼ line of said Section 27, 1859.5 feet East of the West ¼ post of said Section 27, said point of beginning also being the Northeast corner of Central Warehousing Plat; thence South 790.7 feet along the East line of said plat; thence on a bearing of South 16°45' East 331.4 feet along the East side of said plat to the Southeast corner of said plat; thence East 685.3 feet; thence North 1,111.7 feet more or less to the East and West ¼ line of said Section 27; thence West along the said ¼ line 779 feet to the point at beginning.

and

Parcel 2

Lots 15, 16, and 17, Central Warehousing Subdivision, according to the recorded plat thereof, as recorded in Liber 16 of Plats, Page 43.

Except from Parcel 1 and Parcel 2 above the following described land:

A part of Lot 15 & 17 and all of Lot 16 of CENTRAL WAREHOUSING a subdivision of a part of CENTRAL WAREHOUSING a subdivision of a part of the SW ¼ Section 27, T4N, R2W, Lansing Township (now City of Lansing), Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 16 of Plats, Page 43, Ingham County Records, and a part of the Southwest ¼ of said Section 27; described as beginning at a point S00 00'00"W 43.05 feet along the West line of said Lot 17 from the Northwest corner of said Lot 17; thence Northeasterly 10.63 feet along the arc of a 26.82 foot radius curve to the right whose chord bears N72 22'21"E 10.57 feet; thence S89 52'41"E 229.50 feet; thence Northeasterly 63.73 feet along the arc of a 50.91 foot radius curve to the left whose chord bears N50 35'31"E 59.65 feet; thence N00 02'15"E 4.59 feet; thence Northeasterly 8.50 feet along the arc of a 4.70 foot radius curve to the right whose chord bears N47 06'52"E 7.39 feet; thence S88 34'25"E 15.03 feet; thence S89 56'51"E 30.90 feet; thence S47 20'23"E 25.38 feet; thence S44 35'41"E 33.53 feet; thence S47 26'52"E 6.67 feet; thence S 44 43'11"W 1.00 feet; thence S45 16'49"E 20.34 feet; thence N45 25'16"E 0.58 feet; thence S44 34'44"E 96.99 feet; thence S45 03'46"E 86.01 feet; thence S44 55'10"W 72.07 feet; thence Southwesterly 3.73 feet along the arc of a 4.47 foot radius curve to the right whose chord bears S67 51'35"W 3.62 feet; thence S88 09'26"W 8.14 feet; thence Northwesterly 4.62 feet along the arc of a 5.40 foot radius curve to the right whose chord bears N67 50'27"W 4.48 feet; thence N89 57'13"W 460.71 feet to the West line of said CENTRAL WAREHOUSING subdivision; thence N00 00'00"E 190.84 feet along the West line of said CENTRAL WAREHOUSING subdivision to the point of beginning, containing 2.18 acres of land more or less.

EXHIBIT B

THE LLC PARCEL

A part of Lot 15 & 17 and all of Lot 16 of CENTRAL WAREHOUSING a subdivision of a part of CENTRAL WAREHOUSING a subdivision of a part of the SW ¼ Section 27, T4N, R2W, Lansing Township (now City of Lansing), Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 16 of Plats, Page 43, Ingham County Records, and a part of the Southwest ¼ of said Section 27; described as beginning at a point S00°00'00"W 43.05 feet along the West line of said Lot 17 from the Northwest corner of said Lot 17; thence Northeasterly 10.63 feet along the arc of a 26.82 foot radius curve to the right whose chord bears N72°22'21"E 10.57 feet; thence S89°52'41"E 229.50 feet; thence Northeasterly 63.73 feet along the arc of a 50.91 foot radius curve to the left whose chord bears N50°35'31"E 59.65 feet; thence N00°02'15"E 4.59 feet; thence Northeasterly 8.50 feet along the arc of a 4.70 foot radius curve to the right whose chord bears N47°06'52"E 7.39 feet; thence S88°34'25"E 15.03 feet; thence S89°56'51"E 30.90 feet; thence S47°20'23"E 25.38 feet; thence S44°35'41"E 33.53 feet; thence S47°26'52"E 6.67 feet; thence S 44°43'11"W 1.00 feet; thence S45°16'49"E 20.34 feet; thence N45°25'16"E 0.58 feet; thence S44°34'44"E 96.99 feet; thence S45°03'46"E 86.01 feet; thence S44°55'10"W 72.07 feet; thence Southwesterly 3.73 feet along the arc of a 4.47 foot radius curve to the right whose chord bears S67°51'35"W 3.62 feet; thence S88°09'26"W 8.14 feet; thence Northwesterly 4.62 feet along the arc of a 5.40 foot radius curve to the right whose chord bears N67°50'27"W 4.48 feet; thence N89°57'13"W 460.71 feet to the West line of Said CENTRAL WAREHOUSING subdivision; thence N00°00'00"E 190.84 feet along the West line of said CENTRAL WAREHOUSING subdivision to the point of beginning, containing 2.18 acres of land more or less.

INGHAM COUNTY
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Paula Johnson-
INGHAM COUNTY
REGISTER OF DEEDS
OFFICIAL SEAL

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INGHAM COUNTY
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RECIPROCAL GRANT OF UTILITIES EASEMENTS

This **Reciprocal Grant of Utilities Easements** is made this September 30, 2004, by and between **Ingham Regional Medical Center**, a Michigan non-profit corporation, whose address is 401 W. Greenlawn, Lansing, ("IRMC"), as grantor, and **Lansing Medical Office Center, L.L.C.**, a Michigan limited liability company, 15851 South U.S. 27, Lansing, Michigan 48906, its successors and assigns (the "LLC"), as grantee.

RECITALS:

A. IRMC is the owner of the real property, located at 2727 S. Pennsylvania, Lansing, Ingham County, Michigan, which is more fully described in Exhibit A, attached (the "Hospital Parcel").

B. THE LLC is the owner of the real property, located at 2815 S. Pennsylvania, Lansing, Michigan, which is more fully described on Exhibit B, attached (the "LLC Parcel").

C. Certain utilities that serve the LLC Parcel require access to the LLC Parcel across or through the Hospital Parcel.

D. Certain utilities that serve the Hospital Parcel require access to the Hospital Parcel across or through the LLC Parcel.

E. IRMC has agreed to grant to the owner of the LLC Parcel, and subject to the conditions of this Reciprocal Grant of Utilities Easements, access across or through the Hospital Parcel for the utilities that serve the LLC Parcel.

F. The LLC has agreed to grant to the owner of the Hospital Parcel, and subject to the conditions of this Reciprocal Grant of Utilities Easements, access across or through the LLC Parcel for the utilities that serve the Hospital Parcel.

G. This Reciprocal Grant of Utilities Easements is given for consideration of less than $100.00. This transfer is exempt from county transfer tax under MCL 207.505(a) and exempt from state transfer tax under MCL 207.526(a).

N.C.S.
FATIC
N.C.S.

RETURN TO:
FIRST AMERICAN TITLE
COMMERCIAL DEPT.
612 W. LAKE LANSING, STE. 300
EAST LANSING, MI 48823

81481

AGREEMENT

Therefore, the parties agree as follows:

1. Easements.

1.01 IRMC hereby grants to the LLC, its successors and assigns, easements over the Hospital Parcel for the purpose of permitting across or through, as appropriate, access of all utilities, including without limitation a water line, a gas line, and sanitary sewer and storm drains for the LLC Parcel (each, a "Utility Easement"). A separate Utility Easement is intended by this grant for each of the separate utilities that serve the LLC Parcel.

1.02 The LLC hereby grants to IRMC, its successors and assigns, easements over the LLC Parcel for the purpose of permitting across or through, as appropriate, access of all utilities, including without limitation a water line, a gas line, and sanitary sewer and storm drains for the Hospital Parcel (each, a "Utility Easement"). A separate Utility Easement is intended by this grant for each of the separate utilities that serve the Hospital Parcel.

2. Appurtenant Nature of Easements. The Utility Easements granted herein are appurtenant to the LLC Parcel and to the Hospital Parcel, respectively.

3. Duration of Easements.

3.01 Each of Utility Easements shall terminate, in the event that the purposes of the easement are rendered moot. An easement will be rendered moot, if for any reason, the easement is no longer needed for access to the LLC Parcel or to the Hospital Parcel, as applicable, by the related utility service, In particular and without limitation, the following will render each Utility Easement moot:

(a) Other access for the related utility service to the LLC Parcel or to the Hospital Parcel, as applicable, is available; or

(b) Access for the related utility service to the LLC Parcel or to the Hospital Parcel, as applicable, is no longer needed; or

(c) IRMC or its successor becomes the owner of the LLC Parcel.

(d) The LLC or its successor becomes the owner of the Hospital Parcel.

A Utility Easement will not be rendered moot, and termination of the related Utility Easement cannot be effected, if the utility service is to be continued, but the alternate

means of gaining the service for the LLC Parcel or for the Hospital Parcel, as applicable, would result in a material interruption or a material diminution in the quality or quantity of the service.

3.02. A Utility Easement may be terminated upon the recording of a certificate by an officer of granting party, stating that the related Utility Easement is terminated because one of the conditions for termination has occurred. The granting party shall give 30 days' written notice of such termination of a Utility Easement to the other party and to each then-existing mortgagee of record. Notice to such mortgagees will be sufficient, if given in the manner provided in this Grant, to the address of record of each such mortgagee.

3.03. It is the intent of the parties that neither party or its successors is required by this grant to maintain a Utility Easement or to maintain a Utility Easement in its current form or any subsequent form, if other access to the LLC Parcel or to the Hospital Parcel, as applicable, is available for the related utility service.

4. LLC Obligations. LLC agrees as follows:

4.01 The LLC will indemnify and hold IRMC harmless for its proportional share with respect to any and all loss or damage to the Hospital Parcel that may be caused by the Utilities Easements granted herein or by any wrongful or negligent act of the LLC or of its agents or employees. Such indemnification will include the costs incurred by IRMC to restore the Hospital Parcel to its then-existing condition and any costs, including attorney fees, incurred in enforcing this indemnification.

4.02 The LLC will use the Utilities Easements in a manner that will not interfere with IRMC's full enjoyment of its ownership and use of the Hospital Parcel.

4.03 The LLC agrees that for so long as a Utility Easement exists, the LLC will not interfere with the access to the Hospital Parcel for the related utility service.

5. IRMC Obligations.

5.01 IRMC will indemnify and hold the IRMC harmless for its proportional share with respect to any and all loss or damage to the LLC Parcel that may be caused by the Utilities Easements granted herein or by any wrongful or negligent act of IRMC or of its agents or employees. Such indemnification will include the costs incurred by the LLC to restore the LLC Parcel to its then-existing condition and any costs, including attorney fees, incurred in enforcing this indemnification.

5.02 IRMC will use the Utilities Easements in a manner that will not interfere with the LLC's full enjoyment of its ownership and use of the LLC Parcel.

5.03 IRMC agrees that for so long as a Utility Easement exists, IRMC will not interfere with the access to the LLC Parcel for the related utility service.

6. Miscellaneous.

6.01 This Agreement shall constitute the entire agreement between the parties with respect to the matters addressed herein, and any prior understanding and representation of any kind proceeding the date of this Agreement shall not be binding upon either party, except to the extent incorporated in this Agreement.

6.02 This Agreement shall bind and inure to the benefit of the respective heirs, personal representatives, successors, and assigns of the parties and shall be construed and enforced in accordance with the laws of the State of Michigan.

6.03 Any notice provided for or concerning this Agreement shall be in writing and shall be deemed sufficiently given when delivered personally or sent by nationally-recognized overnight delivery service, if sent to the respective address of each party as set forth at the beginning of this Agreement or if delivered personally to the party.

IN WITNESS WHEREOF, each party to this Agreement has caused it to be executed at Lansing, Michigan on the dates indicated below.

INGHAM REGIONAL MEDICAL CENTER

WITNESS:

Amanda Cogswell

By: Paula M Reichle

Paula Reichle, Chief Financial Officer

Dated: 9/30/04

LANSING MEDICAL OFFEICE CENTER, L.L.C.

WITNESS:

Amanda Cogswell

By: J L Vlahakis

James L. Vlahakis, Managing Member

Dated: 9/30/04

STATE OF MICHIGAN)
SS)
COUNTY OF Ingham)

The foregoing Reciprocal Grant of Utilities Easements was acknowledged before me on 30 Sept., 2004 by **PAULA REICHLE**, the Senior Vice President and Chief Financial Officer of Ingham Regional Medical Center, a Michigan nonprofit corporation, on behalf of the corporation.

Notary Public AMANDA COGSWELL
Notary Public, Ingham County, MI
My Comm. Expires Oct. 7, 2005
County of _____ Acting in Ingham County
My Commission Expires

STATE OF MICHIGAN)
SS)
COUNTY OF Ingham)

The foregoing Reciprocal Grant of Utilities Easements was acknowledged before me on 30 Sept., 2004 by **JAMES L. VLAHAKIS**, the managing member of Lansing Medical Office Center, L.L.C., a Michigan limited liability company, on behalf of the company.

Notary Public AMANDA COGSWELL
Notary Public, Ingham County, MI
My Comm. Expires Oct. 7, 2005
County of _____ Acting in Ingham County
My Commission Expires

DRAFTED BY AND
WHEN RECORDED RETURN TO:

Carol L. Fossee
Payne, Payne, Broder & Fossee, P.C.
32100 Telegraph Road, Suite 200
Bingham Farms, MI 48025-2454
(248) 642-7733

EXHIBIT A

THE IRMC PROPERTY

Parcel 1

That part of the Southwest ¼ of Section 27, Town 4 North, Range 2 West, lying East of the M.C.R.R. railroad described as: Beginning at a point on the East and West ¼ line of said Section 27, 1859.5 feet East of the West ¼ post of said Section 27, said point of beginning also being the Northeast corner of Central Warehousing Plat; thence South 790.7 feet along the East line of said plat; thence on a bearing of South 16°45' East 331.4 feet along the East side of said plat to the Southeast corner of said plat; thence East 685.3 feet; thence North 1,111.7 feet more or less to the East and West ¼ line of said Section 27; thence West along the said ¼ line 779 feet to the point at beginning.

and

Parcel 2

Lots 15, 16, and 17, Central Warehousing Subdivision, according to the recorded plat thereof, as recorded in Liber 16 of Plats, Page 43.

Except from Parcel 1 and Parcel 2 above the following described land:

A part of Lot 15 & 17 and all of Lot 16 of CENTRAL WAREHOUSING a subdivision of a part of CENTRAL WAREHOUSING a subdivision of a part of the SW ¼ Section 27, T4N, R2W, Lansing Township (now City of Lansing), Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 16 of Plats, Page 43, Ingham County Records, and a part of the Southwest ¼ of said Section 27; described as beginning at a point S00 00'00"W 43.05 feet along the West line of said Lot 17 from the Northwest corner of said Lot 17; thence Northeasterly 10.63 feet along the arc of a 26.82 foot radius curve to the right whose chord bears N72 22'21"E 10.57 feet; thence S89 52'41"E 229.50 feet; thence Northeasterly 63.73 feet along the arc of a 50.91 foot radius curve to the left whose chord bears N50 35'31"E 59.65 feet; thence N00 02'15"E 4.59 feet; thence Northeasterly 8.50 feet along the arc of a 4.70 foot radius curve to the right whose chord bears N47 06'52"E 7.39 feet; thence S88 34'25"E 15.03 feet; thence S89 56'51"E 30.90 feet; thence S47 20'23"E 25.38 feet; thence S44 35'41"E 33.53 feet; thence S47 26'52"E 6.67 feet; thence S 44 43'11"W 1.00 feet; thence S45 16'49"E 20.34 feet; thence N45 25'16"E 0.58 feet; thence S44 34'44"E 96.99 feet; thence S45 03'46"E 86.01 feet; thence S44 55'10"W 72.07 feet; thence Southwesterly 3.73 feet along the arc of a 4.47 foot radius curve to the right whose chord bears S67 51'35"W 3.62 feet; thence S88 09'26"W 8.14 feet; thence Northwesterly 4.62 feet along the arc of a 5.40 foot radius curve to the right whose chord bears N67 50'27"W 4.48 feet; thence N89 57'13"W 460.71 feet to the West line of said CENTRAL WAREHOUSING subdivision; thence N00 00'00"E 190.84 feet along the West line of said CENTRAL WAREHOUSING subdivision to the point of beginning, containing 2.18 acres of land more or less.

EXHIBIT B

THE LLC PARCEL

A part of Lot 15 & 17 and all of Lot 16 of CENTRAL WAREHOUSING a subdivision of a part of CENTRAL WAREHOUSING a subdivision of a part of the SW ¼ Section 27, T4N, R2W, Lansing Township (now City of Lansing), Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 16 of Plats, Page 43, Ingham County Records, and a part of the Southwest ¼ of said Section 27; described as beginning at a point S00°00'00"W 43.05 feet along the West line of said Lot 17 from the Northwest corner of said Lot 17; thence Northeasterly 10.63 feet along the arc of a 26.82 foot radius curve to the right whose chord bears N72°22'21"E 10.57 feet; thence S89°52'41"E 229.50 feet; thence Northeasterly 63.73 feet along the arc of a 50.91 foot radius curve to the left whose chord bears N50°35'31"E 59.65 feet; thence N00°02'15"E 4.59 feet; thence Northeasterly 8.50 feet along the arc of a 4.70 foot radius curve to the right whose chord bears N47°06'52"E 7.39 feet; thence S88°34'25"E 15.03 feet; thence S89°56'51"E 30.90 feet; thence S47°20'23"E 25.38 feet; thence S44°35'41"E 33.53 feet; thence S47°26'52"E 6.67 feet; thence S 44°43'11"W 1.00 feet; thence S45°16'49"E 20.34 feet; thence N45°25'16"E 0.58 feet; thence S44°34'44"E 96.99 feet; thence S45°03'46"E 86.01 feet; thence S44°55'10"W 72.07 feet; thence Southwesterly 3.73 feet along the arc of a 4.47 foot radius curve to the right whose chord bears S67°51'35"W 3.62 feet; thence S88°09'26"W 8.14 feet; thence Northwesterly 4.62 feet along the arc of a 5.40 foot radius curve to the right whose chord bears N67°50'27"W 4.48 feet; thence N89°57'13"W 460.71 feet to the West line of Said CENTRAL WAREHOUSING subdivision; thence N00°00'00"E 190.84 feet along the West line of said CENTRAL WAREHOUSING subdivision to the point of beginning, containing 2.18 acres of land more or less.

INGHAM COUNTY
REGISTER OF DEEDS
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Paula Johnson-
INGHAM COUNTY
REGISTER OF DEEDS
OFFICIAL SEAL

L-3133 P-990
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Page: 1 of 8
10/07/2004 08:57 A

INGHAM COUNTY
REGISTER OF DEEDS
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RECIPROCAL LICENSE FOR PARKING

This License for Parking is made this September 30, 2004, by and between **Lansing Medical Office Center, L.L.C.**, a Michigan limited liability company, whose address is 15851 S. U.S. 27, Suite 73, Lansing, Michigan 48906 (the "LLC"), as licensor, and **Ingham Regional Medical Center**, a Michigan non-profit corporation, whose address is 401 W. Greenlawn, Lansing, ("IRMC"), and as licensee.

This Reciprocal License for Parking is given for consideration of less than $100.00. This transfer is exempt from county transfer tax under MCL 207.505(a) and is exempt from state transfer tax under MCL 207.526(a).

RECITALS:

A. The LLC is the owner of a medical office building, named the Lansing Medical Office Center (the "LMOC").

B. The LMOC is located at 2815 S. Pennsylvania, Lansing, Michigan, for which a legal description is found on Exhibit A, attached (the "LMOC Property").

C. IRMC is the owner of real property, located at 2727 S. Pennsylvania, Michigan, which is adjacent to the LMOC Property (the "IRMC Property"). A legal description for the IRMC Property is attached on Exhibit B.

D. IRMC owns and operates a medical facility at the IRMC Property.

E. Many of the people who have business at the IRMC Property, including patients and physicians, have used parking areas in the LMOC Property while they are conducting their business at the IRMC Property.

F. Many of the people who have business at the LMOC Property, including patients and physicians, have used parking areas in the IRMC Property while they are conducting their business at the LMOC Property.

G. IRMC and the LLC do not wish to interfere with the parking habits of their respective licensees.

N.C.S.
FATIC
N.C.S.

RETURN TO:
FIRST AMERICAN TITLE
COMMERCIAL DEPT.
612 W. LAKE LANSING, STE. 300
EAST LANSING, MI 48823

81481

H. IRMC has agreed to grant to the LLC, including its successors and assigns, and subject to the conditions of this License for Parking, a right for the use in common with invitees of IRMC, parking areas of the IRMC Property.

I. The LMOC has agreed to grant to IRMC, including its successors and assigns, and subject to the conditions of this License for Parking, a right for the use in common with invitees of the LLC, parking areas of the LMOC Property.

Therefore, the parties agree as follows:

1. License from IRMC to the LLC. IRMC hereby grants to the LLC a license for the use in common by invitees of the IRMC Property the parking areas of the IRMC Property. Such license (the "LLC License") shall be subject to the following:

(a) The LLC License shall be solely for the purpose of parking vehicles for business purposes, and the LLC will not permit any other use of the IRMC Property.

(b) The LLC License shall not interfere with the right of IRMC to use the IRMC Property as IRMC requires for its business.

2. License from the LLC to IRMC. The LLC hereby grants to IRMC a license for the use in common by invitees of the LMOC Property the parking areas of the LMOC Property. Such license (the "IRMC License") shall be subject to the following:

(a) The IRMC License shall be solely for the purpose of parking vehicles for business purposes, and IRMC will not permit any other use of the LMOC Property.

(b) The IRMC License shall not interfere with the right of the LLC to use the LMOC Property as the LLC requires for its business.

3. No Interference with Title.

(a) The LLC acknowledges that IRMC holds title to the IRMC Property. The LLC agrees that it will not, as a result of this LLC License, deny that IRMC has title to, or seek to gain title to, the IRMC Property.

(b) IRMC acknowledges that the LLC holds title to the LMOC Property. IRMC agrees that it will not, as a result of this IRMC License, deny that the LLC has title to, or seek to gain title to, the LMOC Property.

4. **Other Obligations of the Parties.** The parties agrees as follows:

4.01 The LLC will indemnify and hold IRMC harmless from and against any and all loss or damage to the IRMC Property and from any liability for personal injury, property damage, or loss of life or property, caused by the use of the IRMC Property by LLC invitees.

4.02 IRMC will indemnify and hold the LLC harmless from and against any and all loss or damage to the LMOC Property and from any liability for personal injury, property damage, or loss of life or property, caused by the use of the LMOC Property by IRMC invitees.

4.03 Neither party will erect any signs in or on the property of the other party without the prior written consent of party that owns the property, which consent will not be unreasonably withheld.

4.04 Neither party will interfere with, and will cooperate with, all efforts of a party to maintain its property.

5. **IRMC Parking Policy.**

The LLC has agreed to apply the IRMC Parking Policy on the LMOC Property, provided to the LLC and as it may be changed from time to time. The LLC will adopt a policy, similar to the IRMC Parking Policy, pursuant to which employees of tenants of the LMOC will not park their personal vehicles in the parking area at the rear of the LMOC building. IRMC agrees that it will not adopt other policies relating to its parking areas and will not modify the IRMC Parking Policy in a manner that would affect the LMOC without the prior consent of the LLC.

6. **Assignability.**

6.01 Any successor of the LLC and of IRMC and any successor of either, may assign this License, only upon the following conditions:

(a) Neither party may assign this License, except to a successor owner of the LMOC Property or of the IRMC Property, respectively. The term "successor owner" includes a party that becomes the owner through mortgage foreclosure or deed in lieu of foreclosure, and a permissible assignment includes a succession through mortgage foreclosure or deed in lieu of foreclosure.

(b) Any assignee and any assignment must be subject to the terms of this License, and any assignee shall hold the rights and assume all obligations of the assigning party under this License for Parking.

6.02 Any assignment of this License that may be permitted under this section 6 shall not cause a waiver of the provisions of this section 6 with respect to any subsequent attempt at assignment, and each attempted or proposed assignment of this License shall be subject to the provisions of this section 6.

7. Termination. The License granted herein shall be subject to termination in the event that:

7.01 The LLC or IRMC assigns or attempts to assign the License without adhering to the requirements of section 5 of this License.

7.02 The LLC fails to pay to IRMC within thirty days' of written notice of non-payment, the sum provided by the Maintenance Services Agreement, of even date with this License, between IRMC and the LLC, as the Maintenance Services Agreement may be amended.

8. Miscellaneous.

8.01 This Agreement shall constitute the entire agreement between the parties and any prior understanding and representation of any kind proceeding the date of this Agreement shall not be binding upon either party except to the extent incorporated in this Agreement.

8.02 This Agreement was drafted by Carol L. Fossee, of Payne, Payne, Broder & Fossee, P.C., on behalf of IRMC. The language set forth in this Agreement is the result of comprehensive negotiations between the parties. In the event there is any ambiguity of any of the provisions of this Agreement, such ambiguity shall not be construed against any party.

8.03 Any notice provided for or concerning this Agreement shall be in writing and shall be deemed sufficiently given when sent by overnight delivery service, if sent to the respective address of each party as set forth at the beginning of this Agreement or if delivered personally to the party. Notice to a mortgagee will be sufficient if given in the manner provided in this License for Parking, to the address of record of such mortgagee.

In witness whereof, each party to this Agreement has caused it to be executed at Lansing, Michigan on the dates indicated below.

WITNESSES:

Amanda Cogswell

INGHAM REGIONAL MEDICAL CENTER

By: _____

Paula M. Reichle, Its Senior Vice President and Chief Financial Officer

Dated: 9/30/04

WITNESSES:

Amanda Cogswell

LANSING MEDICAL OFFICE CENTER, L.L.C.

By: _____

James L. Vlahakis, Its Managing Member

Dated: 9/30/04

STATE OF MICHIGAN)
SS)
COUNTY OF INGHAM)

The foregoing License for Parking was acknowledged before me on September 30, 2004 by **PAULA M. REICHLE**, the Chief Financial Officer of Ingham Regional Medical Center, a Michigan nonprofit corporation, on behalf of the Corporation.

Notary Public
County of
My Commission Expires

AMANDA COGSWELL
Notary Public, Ingham County, MI
My Comm. Expires Oct. 7, 2005

STATE OF MICHIGAN)
SS)
COUNTY OF INGHAM)

The foregoing License for Parking was acknowledged before me on September 30, 2004 by **JAMES L. VLAHAKIS**, the Managing Member of Lansing Medical Office Center, L.L.C., a Michigan limited liability company, on behalf of the Company.

Notary Public
County of
My Commission Expires

AMANDA COGSWELL
Notary Public, Ingham County, MI
My Comm. Expires Oct. 7, 2005

DRAFTED BY AND
WHEN RECORDED RETURN TO:

Carol L. Fossee
Payne, Payne, Broder & Fossee, P.C.
32100 Telegraph Road, Suite 200
Bingham Farms, MI 48025-2454
(248) 642-7733

EXHIBIT A

THE LMOC PARCEL

A part of Lot 15 & 17 and all of Lot 16 of CENTRAL WAREHOUSING a subdivision of a part of CENTRAL WAREHOUSING a subdivision of a part of the SW ¼ Section 27, T4N, R2W, Lansing Township (now City of Lansing), Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 16 of Plats, Page 43, Ingham County Records, and a part of the Southwest ¼ of said Section 27; described as beginning at a point S00°00'00"W 43.05 feet along the West line of said Lot 17 from the Northwest corner of said Lot 17; thence Northeasterly 10.63 feet along the arc of a 26.82 foot radius curve to the right whose chord bears N72°22'21"E 10.57 feet; thence S89°52'41"E 229.50 feet; thence Northeasterly 63.73 feet along the arc of a 50.91 foot radius curve to the left whose chord bears N50°35'31"E 59.65 feet; thence N00°02'15"E 4.59 feet; thence Northeasterly 8.50 feet along the arc of a 4.70 foot radius curve to the right whose chord bears N47°06'52"E 7.39 feet; thence S88°34'25"E 15.03 feet; thence S89°56'51"E 30.90 feet; thence S47°20'23"E 25.38 feet; thence S44°35'41"E 33.53 feet; thence S47°26'52"E 6.67 feet; thence S 44°43'11"W 1.00 feet; thence S45°16'49"E 20.34 feet; thence N45°25'16"E 0.58 feet; thence S44°34'44"E 96.99 feet; thence S45°03'46"E 86.01 feet; thence S44°55'10"W 72.07 feet; thence Southwesterly 3.73 feet along the arc of a 4.47 foot radius curve to the right whose chord bears S67°51'35"W 3.62 feet; thence S88°09'26"W 8.14 feet; thence Northwesterly 4.62 feet along the arc of a 5.40 foot radius curve to the right whose chord bears N67°50'27"W 4.48 feet; thence N89°57'13"W 460.71 feet to the West line of said CENTRAL WAREHOUSING subdivision; thence N00°00'00"E 190.84 feet along the West line of said CENTRAL WAREHOUSING subdivision to the point of beginning, containing 2.18 acres of land more or less.

EXHIBIT B

THE IRMC PROPERTY

Parcel 1

That part of the Southwest ¼ of Section 27, Town 4 North, Range 2 West, lying East of the M.C.R.R. railroad described as: Beginning at a point on the East and West ¼ line of said Section 27, 1859.5 feet East of the West ¼ post of said Section 27, said point of beginning also being the Northeast corner of Central Warehousing Plat; thence South 790.7 feet along the East line of said plat; thence on a bearing of South 16°45' East 331.4 feet along the East side of said plat to the Southeast corner of said plat; thence East 685.3 feet; thence North 1,111.7 feet more or less to the East and West ¼ line of said Section 27; thence West along the said ¼ line 779 feet to the point at beginning.

and

Parcel 2

Lots 15, 16, and 17, Central Warehousing Subdivision, according to the recorded plat thereof, as recorded in Liber 16 of Plats, Page 43.

Except from Parcel 1 and Parcel 2 above the following described land:

A part of Lot 15 & 17 and all of Lot 16 of CENTRAL WAREHOUSING a subdivision of a part of CENTRAL WAREHOUSING a subdivision of a part of the SW ¼ Section 27, T4N, R2W, Lansing Township (now City of Lansing), Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 16 of Plats, Page 43, Ingham County Records, and a part of the Southwest ¼ of said Section 27; described as beginning at a point S00 00'00"W 43.05 feet along the West line of said Lot 17 from the Northwest corner of said Lot 17; thence Northeasterly 10.63 feet along the arc of a 26.82 foot radius curve to the right whose chord bears N72 22'21"E 10.57 feet; thence S89 52'41"E 229.50 feet; thence Northeasterly 63.73 feet along the arc of a 50.91 foot radius curve to the left whose chord bears N50 35'31"E 59.65 feet; thence N00 02'15"E 4.59 feet; thence Northeasterly 8.50 feet along the arc of a 4.70 foot radius curve to the right whose chord bears N47 06'52"E 7.39 feet; thence S88 34'25"E 15.03 feet; thence S89 56'51"E 30.90 feet; thence S47 20'23"E 25.38 feet; thence S44 35'41"E 33.53 feet; thence S47 26'52"E 6.67 feet; thence S 44 43'11"W 1.00 feet; thence S45 16'49"E 20.34 feet; thence N45 25'16"E 0.58 feet; thence S44 34'44"E 96.99 feet; thence S45 03'46"E 86.01 feet; thence S44 55'10"W 72.07 feet; thence Southwesterly 3.73 feet along the arc of a 4.47 foot radius curve to the right whose chord bears S67 51'35"W 3.62 feet; thence S88 09'26"W 8.14 feet; thence Northwesterly 4.62 feet along the arc of a 5.40 foot radius curve to the right whose chord bears N67 50'27"W 4.48 feet; thence N89 57'13"W 460.71 feet to the West line of said CENTRAL WAREHOUSING subdivision; thence N00 00'00"E 190.84 feet along the West line of said CENTRAL WAREHOUSING subdivision to the point of beginning, containing 2.18 acres of land more or less.

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2010-026865 MISCELLANEOUS Receipt #60819
Curtis Hertel Jr., Ingham County, Michigan

EXCLUSIVE
EASEMENT GRANT FOR WATERMAIN FACILITY INSTALLATION

Ingham Regional Medical Center, 401 West Greenlawn Avenue, Lansing, Michigan 48910

Ingham Regional Medical Center, Grantor, in consideration of Twenty-Five and no/100-------Dollar ($25.00) to it paid by the City of Lansing by its BOARD OF WATER AND LIGHT, a Municipal Corporation, P. O. Box 13007, Lansing, Michigan, 48901, **Grantee**, receipt of which is hereby acknowledged, Conveys and Warrants to the City of Lansing by its Board of Water and Light, its successors and assigns, Forever, the easement and right to lay, bury and maintain pipes, facilities, hydrants, and all other fixtures and appurtenances for the purpose of distributing water, for Board of Water and Light's use only, on, over, under and across the following described parcel of land, including all public highways upon or adjacent to said parcels of land, which parcels situated in the City of Lansing, County of Ingham and State of Michigan, to-wit:

PROPERTY DESCRIPTION: 2727 South Pennsylvania, Lansing, MI 33-01-01-27-327-113

Description
N 1102 FT +/- OF N.E. 1/4 OF THE S.W. 1/4 OF SECTION 27, T. 4 N., R. 2 W. LYING E. OF CENTRAL WAREHOUSING SUBDIVISION. ALSO PARTS OF LOTS 12 THROUGH 21 OF SAID SUBDIVISION LYING E. OF ALPHA ACCESS STREET EXCEPT ANY PARTS THEREOF AS DESCRIBED IN A WARRANTY DEED RECORDED IN LIBER 3133, PAGE 986 OF INGHAM COUNTY RECORDS, ALL IN THE CITY OF LANSING, INGHAM COUNTY, MICHIGAN.

Said parcel are subject to all easements and restriction of record if any.

Grantor warrants that it has good and marketable title to the parcel as legally described above.

EASEMENT DESCRIPTION:

Easement Area
Beginning at a point on the south line of the Property that is 197.35 feet easterly of the S.E. corner of Lot 12 of Central Warehousing Subdivision; thence N 16° 15' E 367.9 feet, more or less, to the southeast edge of an asphalt parking lot; thence along the southeast edge of said parking lot N 45°25' E 18.15 feet; thence across said parking lot N 44°26' W 143.5 feet, more or less, to a point that is 10 feet past (N.W. of) an existing water main running in a N.E. to S.W. direction; thence parallel to the existing N.E. to S.W. water main N 45°34' E 20 feet; thence S 44°26' E 163.5 feet, more or less, to a point that is 20 feet past (S.E. of) the southeast edge of the asphalt parking lot; thence S 45°25' W 32.9 feet parallel to and 20 feet from the southeast edge of the parking lot; thence S 16°15' W 356.8 feet, more or less, to a point on the south line of the Property; thence westerly along said south property line 20.85 feet, more or less, to the Easement Area Point of Beginning, it being the intent to describe an area 20 feet in width.

**See attached "Exhibit A" drawing.*

With full right and authority to Grantee, its successors, licensees, lessees or assigns, and its and their agents and employees, to enter and exit at all times upon said premises for the purpose of constructing, repairing, removing, replacing, patrolling, improving, enlarging and maintaining such pipes, hydrants, appurtenances, conduits and other supports with all necessary manholes, for the distribution of water, and to trim, remove or otherwise control any trees, brush, and landscaping which may, in the opinion of the Grantee, interfere or threaten to interfere with or be hazardous to the construction, operation and maintenance of water facilities. Grantor specifically acknowledges that Grantee is not responsible to replace, repair or restore any vegetation, landscaping, pavements, sidewalks, curb, gutter, fences, or buildings or structures located within this easement and damaged or destroyed by Grantee's exercise of its rights, and Grantor does hereby waive and release any right, cause of action or claim that it may have now or in the future against Grantee concerning the replacement, repair, or restoration of any vegetation, landscaping, pavements, sidewalks, curb, gutter, fences, or buildings or structures damaged or destroyed by Grantee's utilization of this easement.

= pg 2

EXCLUSIVE
EASEMENT GRANT FOR WATERMAIN FACILITY INSTALLATION

Also it is expressly understood that no landscape grade change will be made and no buildings or other structures will be placed upon the above-described easement without the written consent of the Grantee. It is expressly understood that non-use or a limited use of this easement by Grantee shall not prevent Grantee from later making use of the easement to the full extent herein authorized.

To the extent permitted by law, the parties shall indemnify and hold each other harmless from any damages arising from or incident to their action or inaction concerning the Easement Area.

Grantee is a tax exempt governmental corporation and is exempt from paying any real estate property transfer taxes. (Federal ID #38-6005774), MCLA 207.504, 207.525

Grantor understands and acknowledges that Grantee is not responsible nor does Grantee assume Grantor's tax responsibilities, which include but are not limited to applicable transfer taxes"

Witness the hand and seal of the party of the first part, this 4 day of May, 2010

Signed, Sealed and Delivered
in Presence of: **Ingham Regional Medical Center**

By: _____
Robert N. Wright

Its: Robert N Wright, President + CEO
President/CEO

(STATE OF Michigan)

COUNTY OF Ingham

On 4 day of May, 2010, Robert Wright appeared before me and signed as CEO.

Michele Beuschbach
, Notary Public

Clinton County, _____

My Commission Expires: 7/20/14

Acting in the County of Ingham

Drafted By: Robin R. Sorrells after signing please return to:
Utility Services
Board of Water and Light
Bldg. B 2nd. Fl
P. O. Box 13007
Lansing, Michigan 48901

BOARD OF WATER & LIGHT EASEMENT DRAWING

GRANTOR: Ingham Regional Medical Center

LOCATION: 2727 W. Pennsylvania Avenue (on the S.W. 1/4 of Sec. 27, T. 4 N., R. 2 W., City of Lansing, Ingham County, Mich.

DRAWN BY: M. Witalec CHECKED: K. Brown APPROVED: _____

DATE: March 19, 2010 EASEMENT NO.: 3301-27-3014

Exhibit A

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

33716

CENTRAL WAREHOUSING
A SUBDIVISION OF A PART OF THE SW ¼ OF SECTION 27, T4N, R2W, LANSING TWP. INGHAM COUNTY, MICHIGAN.

0' 50' 100' 200' 300' 400'

Scale 1" = 100'

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we, Hazen C. Everett, Edith M. Everett his wife, Wm. H. Forgrove and Dorothy E. Forgrove his wife, Robert E. Savage and Virginia A. Savage his wife, Clyde J. Olin and Helen A. Olin his wife, Herbert A. Kierstead and Velma J. Kierstead his wife, Daniel W. Smith and Carolyn J. Smith his wife, as proprietors, have caused the land embraced in the annexed plat to be surveyed, laid out and platted to be known as CENTRAL WAREHOUSING SUBDIVISION. Being a part of the S.W. ¼ of Section 27, T.4N, R.2W, Lansing Twp., Ingham Co. Michigan and that the streets and alleys as shown on said plat are hereby dedicated to the public.

Signed and Sealed in the Presence of:

William R. Barnett (Witness)
Earl A. Murphy (Witness)
EARL A. MURPHY

Hazen C. Everett (L.S)
Edith M. Everett (L.S)
Wm. H. Forgrove (L.S)
Dorothy E. Forgrove (L.S)
Robert E. Savage (L.S)
Virginia A. Savage (L.S)
Clyde J. Olin (L.S)
Helen A. Olin (L.S)
Herbert A. Kierstead (L.S)
Velma J. Kierstead (L.S)
Daniel W. Smith (L.S.)
Carolyn J. Smith (L.S)

J. Burt Bendyll (Witness)
M. E. Hartgerink (Witness)
M. E. HARTGERINK

COPY

Register's Office, Ingham County, Mich.

Plat of Central Warehousing Lansing Twp.

was Recorded this 26th day of February A.D. 1953 at 4 o'clock P. M. in Liber 16 of Plats on Page 43

Mae Bell Humphrey
Register of Deeds

I hereby certify that this copy is a true copy of the map or plat furnished the Register of Deeds for recording

Date January 26, 1953

Filed in Auditor General's Dept.

Date March 3, 1953

Examined and Approved

Date February 24, 1953

John B. Martin
Auditor General
D. J. McCreary
Asst. Auditor General

ACKNOWLEDGEMENT

STATE OF MICHIGAN } ss
COUNTY OF INGHAM }

On this 6TH day of FEB. 1953 before me, a Notary Public in and for said County, personally come the above named Hazen C. Everett and Edith M. Everett, Wm. H. Forgrove and Dorothy E. Forgrove, Robert E. Savage and Virginia A. Savage, Clyde J. Olin and Helen A. Olin, Herbert A. Kierstead and Velma J. Kierstead, Daniel W. Smith and Carolyn J. Smith

known to me to be the persons who executed the above dedication, and acknowledged the same to be their free act and deed.

William R. Barnett
WILLIAM R. BARNETT
Notary Public INGHAM County
My Commission Expires SEPT. 23, 1954.

MUNICIPAL APPROVAL

This plat was approved by the Township Board of the Township of Lansing at a meeting held February 3, 1953

Belle McMillen (Clerk)

APPROVAL BY BOARD OF COUNTY ROAD COMMISSIONERS

This plat has been examined and was approved on the 26th day of February 1953 by the Ingham County Board of Road Commissioners

Roy B. Moore (Chairman)
Leroy D. Dunckel (Member)
Guy C. Hull (Member)

APPROVAL BY COUNTY PLAT BOARD

This plat was approved on the 26th day of February 1953 by the Ingham County Plat Board

Mae Bell Humphrey (County Register of Deeds)
Cross Hilliard (County Clerk)
Lyle B. Austin (County Treasurer)
Gerald L. Graham (County Drain Commissioner)

COUNTY TREASURER'S CERTIFICATE

Office of County Treasurer, Ingham County.
I hereby certify, that there are no tax liens or titles held by the State on on the lands described hereon, and that there are no tax liens or titles held by individuals on said lands, for the five years preceding the 24th day of February 1953 and that the taxes for said period of five years are all paid, as shown by the records of this office
This certificate does not apply to taxes, if any, now in process of collection by township, city or village collecting officer.

Lyle B. Austin (County Treasurer)

SURVEYOR'S CERTIFICATE

I hereby certify that the plat hereon delineated is a correct one and that permanent monuments consisting of iron rods at least one half inch in diameter and 48 inches in length, encased in concrete cylinders four inches in diameter and 48 inches in length have been set at points marked thus( ) as thereon shown at all angles in the boundaries of the land platted, at all intersections of the lines of streets and at intersections of the lines of streets with the boundaries of the plat.

G. A. Steadman
Registered Land Surveyor

DESCRIPTION OF LAND PLATTED

The land embraced in the annexed plat of CENTRAL WAREHOUSING, a subdivision of a part of the SW ¼ of Sec. 27, T.4N, R2W, Lansing Twp., Ingham Co., Mich. lying East of the M.C.R.R. described as follows: Beginning at a point on the East & West ¼ line of said Sec. 27, 1380.1 ft. East of the W ¼ Post of said Sec. 27, thence South 542.1 ft. to the East right of way line of the M.C.R.R., thence along said right of way line on a bearing of S17°05'E, 591.7 ft., thence on a bearing of N89°51'E, 400.98 ft. thence on a bearing of N16°45'W, 331.4 ft. thence due North 790.7', thence West along the East & West ¼ line of said Sec. 27 on a bearing of S89°51'W 479.4 ft. to the point of beginning.

Order No: 12848748 Reference Number: 25-4921-MI

Date Completed: 12/16/25

Tax Parcel Address: 2815 S PENNSYLVANIA AVE
Municipality: Lansing

County: Ingham
Tax ID: 33-01-01-27-327-042

Legal Description: THOSE PARTS OF N 1102 FT+/- OF NE 1/4 OF SW 1/4 SEC 27 T4N R2W LYING E OF CENTRAL WAREHOUSING SUB,AND PARTS OF LOTS 15 THRU 17 SAID SUB, AS DESCRIBED IN A WARRANTY DEED RECORDED IN LIBER 3133 PAGE 986 INGHAM COUNTY RECORDS; CENTRAL WAREHOUSING SUB

Tax Payer: 2815 PENNSYLVAINIA HOLDINGS L L C

Taxable Value: $1055486.00
SEV: $1,255,200.00

School District: LANSING PUBLIC SCHOOL DIST
Homestead / PRE: 0%

TAX SEARCH RESULTS

Year	Kind	Base Amount	Balance Due	Paid/Due	
2025	Summer	$73,753.86	$0.00	**Paid**	08/29/2025
2025	Winter	$11,627.92	$11,627.92	**Due**	N/A

COMMENTS:

CHARGES INCLUDED IN CURRENT TAXES

Year	Kind	Type	Description	Amount

OUTSIDE SPECIAL ASSESMENTS

Kind	Description	Balance Due	No. of Parts	Parts Paid	Parts Due

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Additional Search Results

School District : LANSING PUBLIC SCHOOL DIST
Taxable Value : $1055486.00

2025 SEV and Taxable Value Provided

PAYOFF Good thru : December
2025 **WINTER :** **$11627.92**