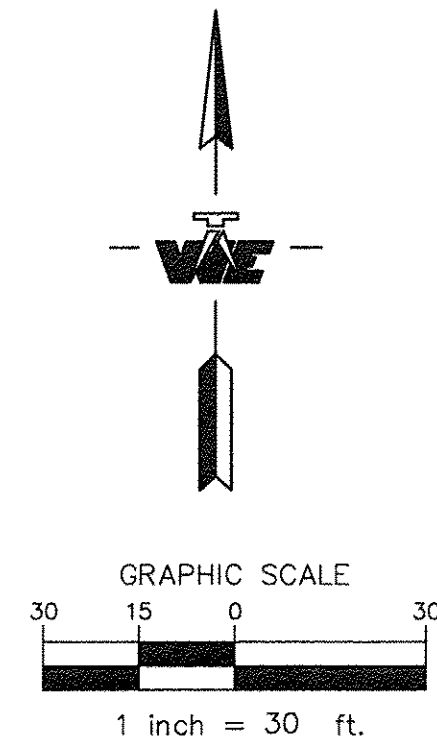
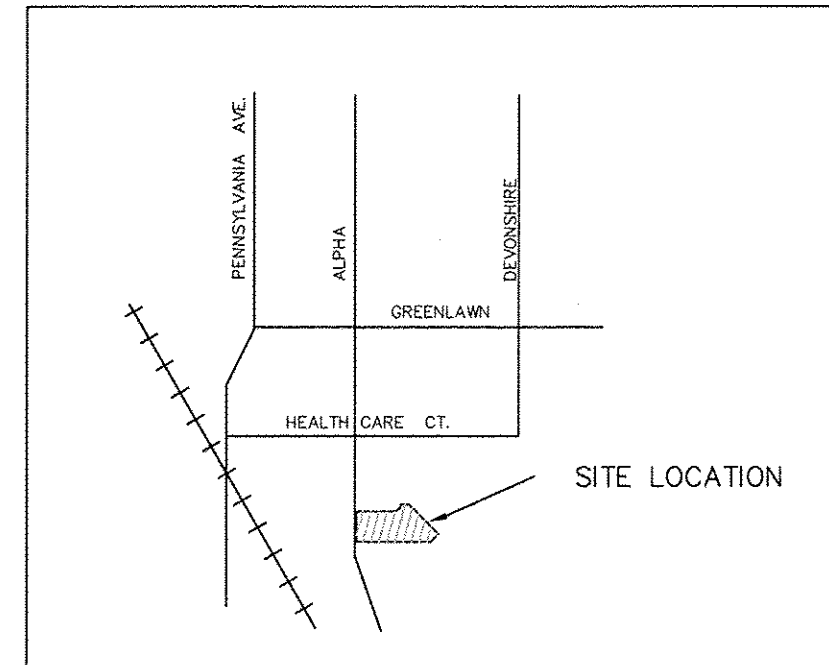


LEGEND		
(WM)	WATER METER	ASPHALT
(H)	HYDRANT	CONCRETE
(V)	WATER VALVE	STRUCTURE
(E)	ELECTRIC CONDUIT	
(S)	SANITARY MANHOLE	
(D)	STORM MANHOLE	
(C)	CATCH BASIN	
(*)	SATELLITE DISH	
(P)	LIGHT POLE	
(S)	SIGN	
(U)	UTILITY POLE	
(ER)	ELECTRIC BOX	
(TB)	TELEPHONE BOX	

ALTA / ACSM LAND TITLE SURVEY

JADE PIG VENTURES
2815 SOUTH PENNSYLVANIA
SECTION 27, T4N, R2W
CITY OF LANSING, INGHAM COUNTY, MICHIGAN



SCHEDULE "B" SECTION II ITEMS:

ITEM 4: ACCESS EASEMENT AND THE TERMS, CONDITIONS AND PROVISIONS WHICH ARE RECITED IN LIBER 3133, PAGE 987, DOES AFFECT THIS SUBJECT PARCEL AND IS SHOWN HEREON.

ITEM 5: PEDESTRIAN WALKWAY RECIPROCAL EASEMENT AGREEMENT AND THE TERMS, CONDITIONS AND PROVISIONS WHICH ARE RECITED IN LIBER 3133, PAGE 988, DOES AFFECT THIS SUBJECT PARCEL AND IS SHOWN HEREON.

ITEM 6: RECIPROCAL GRANT OF UTILITIES EASEMENTS IS SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS WHICH ARE RECITED IN LIBER 3133, PAGE 989 AND HAS NO SPECIFIED ROUTE.

ITEM 7: RECIPROCAL LICENSE FOR EASEMENT AND THE TERMS, CONDITIONS AND PROVISIONS WHICH ARE RECITED IN LIBER 3133, PAGE 990, DOES NOT DESCRIBE THE VARIOUS PARKING AREAS SUBJECT TO THE RECIPROCAL LICENSE AND IS NOT MAPPED. THE RECIPROCAL LICENSE INCLUDES THE RIGHT TO USE PARKING AREAS LOCATED AT 2727 SOUTH PENNSYLVANIA.

ITEM 9: RESTRICTIONS AND ANY OTHER TERMS, COVENANTS, CONDITIONS AGREEMENTS, OBLIGATIONS AND EASEMENTS WHICH ARE RECITED IN LIBER 785, PAGE 769, DOES AFFECT THIS SUBJECT PARCEL AND IS SHOWN HEREON.

ITEM 10: EASEMENT AND THE TERMS, CONDITIONS AND PROVISIONS THEREOF IN FAVOR OF THE CITY OF LANSING, A MUNICIPAL CORPORATION, WHICH ARE RECITED IN THE EASEMENT AGREEMENT RECORDED IN MISCELLANEOUS RECORDS LIBER 42, PAGE 561 DOES AFFECT THE SUBJECT PARCEL AND IS SHOWN HEREON.

ITEM 11: EASEMENT AND THE TERMS, CONDITIONS AND PROVISIONS THEREOF IN FAVOR OF THE CITY OF LANSING, A MUNICIPAL CORPORATION, WHICH ARE RECITED IN THE EASEMENT AGREEMENT RECORDED IN MISCELLANEOUS RECORDS LIBER 59, PAGE 569 DOES AFFECT THE SUBJECT PARCEL AND IS SHOWN HEREON.

ITEM 12: EASEMENT TO THE CITY OF LANSING FOR THE CONSTRUCTION OF A STORM SEWER IN LIBER 822, PAGE 149 NO LONGER AFFECTS THE SUBJECT PARCEL AND IS NOT SHOWN HEREON.

ITEM 13: EASEMENT AND THE TERMS, CONDITIONS AND PROVISIONS TO THE CITY OF LANSING BOARD OF WATER & LIGHT WHICH ARE RECITED IN THE EASEMENT AGREEMENT RECORDED IN LIBER 1624, PAGE 167 DOES NOT AFFECT THE SUBJECT PARCEL.

SURVEYOR'S NOTES:

1.) OPTIONAL TABLE A ITEM 3: THIS PARCEL DOES NOT LIE WITHIN THE FEMA MAPPED 100 YEAR SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA MAP #26065C01330, EFFECTIVE DATE AUGUST 16, 2011.

2.) OPTIONAL TABLE A ITEM 4: GROSS LAND AREA = 94,797 SQ. FEET OR 2.18 ACRES

3.) TABLE A ITEM 6(b): THE PORTION OF THIS PARCEL LOCATED IN CENTRAL WAREHOUSING SUBDIVISION IS ZONED DM-4: RESIDENTIAL DISTRICT. FRONT SETBACK=20' BUILDINGS 35' AND UNDER IN HEIGHT 35' BUILDINGS 35'-75' IN HEIGHT 50' BUILDINGS IN EXCESS OF 75' IN HEIGHT SIDE YARD SETBACK=TO BE DETERMINED BY PLANNING DIVISION REAR YARD SETBACK=NOT LESS THAN 25'

THE PORTION OF THIS PARCEL NOT LOCATED IN CENTRAL WAREHOUSING SUBDIVISION IS ZONED G-2: WHOLESALE DISTRICT. FRONT SETBACK= NOT LESS THAN 20' (12" FOR CANOPIES) SIDE YARD SETBACK=DETERMINED BY PLANNING DIVISION REAR YARD SETBACK=NOT LESS THAN 15'

4.) OPTIONAL TABLE A ITEM 9: THE TOTAL NUMBER OF PARKING AREAS WITH VISIBLE STRIPING IS 126, (22 BARRIER FREE SPACES - 104 REGULAR PARKING SPACES). THE EAST PARKING LOT HAD NO VISIBLE STRIPING AT THE TIME OF THE FIELD SURVEY.

5.) OPTIONAL TABLE A ITEM 16: NO EVIDENCE OF RECENT EARTHMOVING ACTIVITIES OR BUILDING CONSTRUCTION WERE EVIDENT AT THE TIME OF THE FIELD SURVEY.

6.) OPTIONAL TABLE A ITEM 17: NO KNOWN FUTURE CHANGES IN STREET RIGHT-OF-WAY LINES OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OF REPAIRS.

7.) OPTIONAL TABLE A ITEM 18: NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP OR SANITARY LANDFILL WERE EVIDENT AT THE TIME OF THE FIELD SURVEY.

CERTIFICATION:

TO FIRST AMERICAN TITLE INSURANCE COMPANY, LANSING MEDICAL OFFICE CENTER, L.L.C., A MICHIGAN LIMITED LIABILITY COMPANY, 2815 PENNSYLVANIA HOLDINGS, LLC, DIVERSIFIED NATIONAL TITLE AGENCY, THE BANK OF HOLLAND AND RHODES McKEE:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(a), 8, 9, 11(a), 16, 17, 18, 19, 20(a) AND 21, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 5, 2014.



GREG VAUGHN P.S. #41113
gregv@wolveng.com

PARCEL DESCRIPTION:

AS STATED IN THE COMMITMENT FOR TITLE INSURANCE, FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT #132188. (EFFECTIVE DATE: NOVEMBER 21, 2014)

THE LAND REFERRED TO IN THIS COMMITMENT, SITUATED IN THE COUNTY OF INGHAM, CITY OF LANSING, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

A PART OF LOT 15 & 17 AND ALL OF LOT 16 OF CENTRAL WAREHOUSING, A SUBDIVISION OF A PART OF THE SW 1/4 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(S) 43, INGHAM COUNTY RECORDS, AND A PART OF THE SW 1/4 OF SAID SECTION 27; DESCRIBED AS BEGINNING AT A POINT 500°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°28'52"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 88.01 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 7.40 FOOT RADIUS CURVE TO THE RIGHT WHOSE CHORD BEARS N67°51'35"E 3.62 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.

TOGETHER WITH ACCESS EASEMENT AS SET FORTH IN INSTRUMENT RECORDED IN LIBER 3133, PAGE 987.

(TAX ITEM NO. 33-01-01-27-327-042)

EASEMENT FOR INGRESS & EGRESS: (LIBER 3133, PAGE 987)

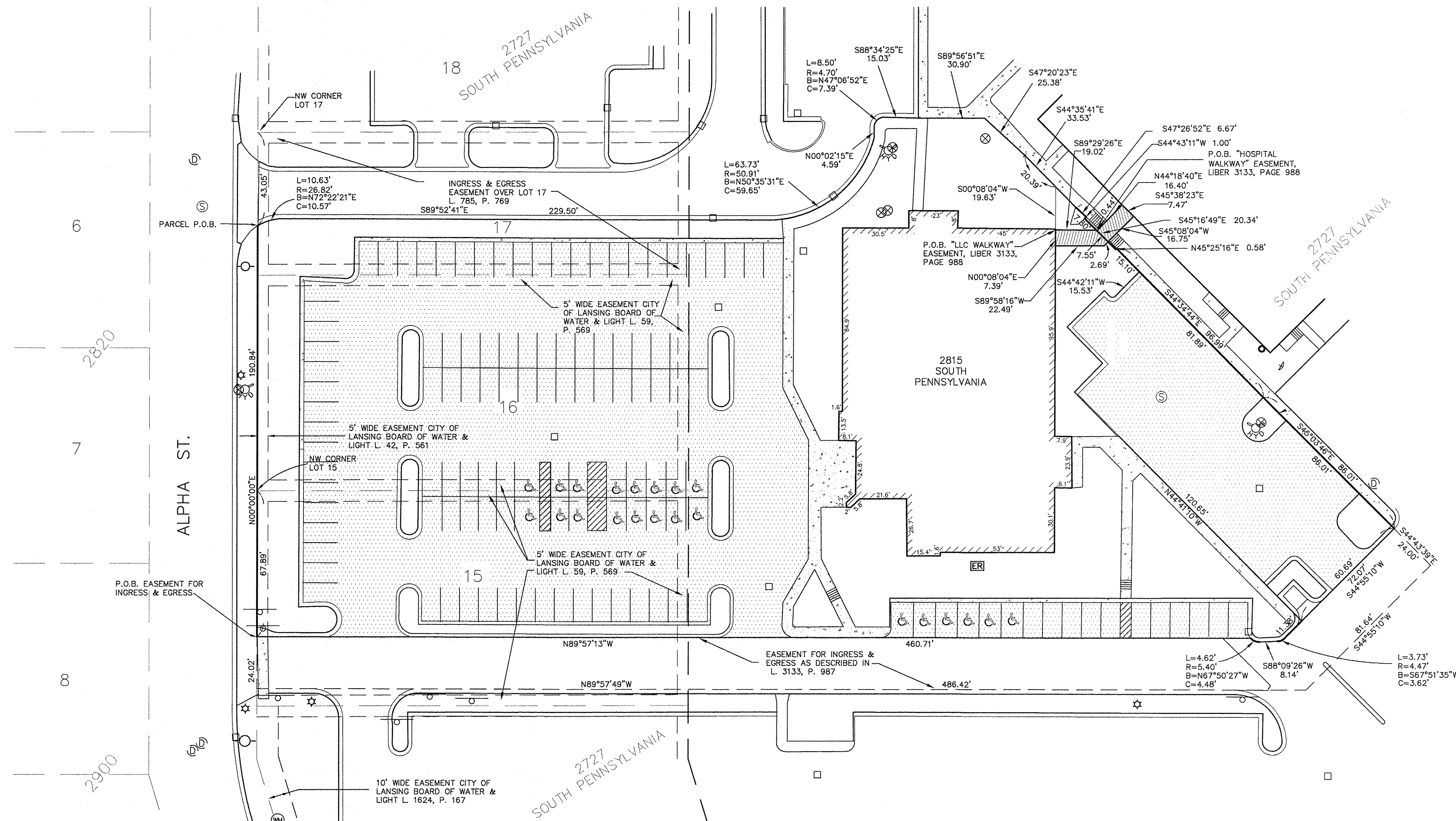
A PART OF LOT 15 OF CENTRAL WAREHOUSING A SUBDIVISION OF A PART OF THE SW 1/4 OF SECTION 27, T4N, R2W, LANSING TOWNSHIP (NOW CITY OF LANSING), INGHAM COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF LOT 17 OF CENTRAL WAREHOUSING A SUBDIVISION OF A PART OF THE SW 1/4 OF SECTION 27, 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 33.53 FEET; THENCE S47°28'52"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 88.01 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 7.40 FOOT RADIUS CURVE TO THE RIGHT WHOSE CHORD BEARS N67°51'35"E 3.62 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 LOT 15 TO THE POINT OF BEGINNING.

"LLC WALKWAY" DESCRIPTION: (LIBER 3133, PAGE 988)

A PART OF THE SOUTHWEST 1/4 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 1/4 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 33.53 FEET; THENCE S47°28'52"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 88.01 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 7.40 FOOT RADIUS CURVE TO THE RIGHT WHOSE CHORD BEARS N67°51'35"E 3.62 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 LOT 15 TO THE POINT OF BEGINNING.

"HOSPITAL WALKWAY" DESCRIPTION: (LIBER 3133, PAGE 988)

A PART OF THE SOUTHWEST 1/4 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 1/4 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 33.53 FEET; THENCE S47°28'52"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 88.01 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 7.40 FOOT RADIUS CURVE TO THE RIGHT WHOSE CHORD BEARS N67°51'35"E 3.62 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 LOT 15 TO THE POINT OF BEGINNING.



PROJECT		
APPROVED	GVW	
CHECKED	GVW	
DRAWN	LDR	
JOB NO.	14-0575	
DATE	11/19/2014	
SCALE	1"=30'	
SHEET NO.	1 OF 1	

WOLVERINE
Engineers & Surveyors, Inc.
312 North Street
Mason, Michigan 48854
Ph: 517-676-9200
Ex: 517-676-9596
http://www.wolveng.com

JADE PIG VENTURES
PENNSYLVANIA CAMPUS OFFICE BUILDING
CITY OF LANSING, MICHIGAN
ALTA / ACSM LAND TITLE SURVEY

PROJECT		
APPROVED	GVW	
CHECKED	GVW	
DRAWN	LDR	
JOB NO.	14-0575	
DATE	11/19/2014	
SCALE	1"=30'	
SHEET NO.	1 OF 1	