

SCHEDULE B-II (EXCEPTIONS)

ALTA Commitment for Title Insurance
Chicago Title Insurance Company
Commitment No.: GLT2000260
Commitment Date: June 15, 2020

- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I--Requirements are met. [SURVEYOR'S COMMENTS: STANDARD TITLE EXCEPTION.]
- Rights or claims of parties in possession not shown by the Public Records. [SURVEYOR'S COMMENTS: STANDARD TITLE EXCEPTION.]
- Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete survey of the Land. [SURVEYOR'S COMMENTS: STANDARD TITLE EXCEPTION.]
- Easements or claims of easements not shown by the Public Records and existing water, mineral, oil and exploration rights. [SURVEYOR'S COMMENTS: STANDARD TITLE EXCEPTION.]
- Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records. [SURVEYOR'S COMMENTS: STANDARD TITLE EXCEPTION.]
- Building and use restrictions not appearing in the record chain of title. [SURVEYOR'S COMMENTS: STANDARD TITLE EXCEPTION.]
- Taxes and/or assessments which become a lien or become due and payable subsequent to the effective date herein. [SURVEYOR'S COMMENTS: STANDARD TITLE EXCEPTION.]
- No liability is assumed by the Company for tax increase occasioned by retroactive revaluation or change in land usage. [SURVEYOR'S COMMENTS: STANDARD TITLE EXCEPTION.]
- Rights of the public to any portion of the Land lying within the bounds of any street, road, alley or highway. [SURVEYOR'S COMMENTS: STANDARD TITLE EXCEPTION.]
- Easements for gasoline pipeline in the instrument recorded in Liber 324, Page 617 and Liber 354, Page 78. [SURVEYOR'S COMMENTS: CROSSES THE SURVEYED PROPERTY AS PLOTTED AND SHOWN ON THE SURVEY MAP.]
- Easement for driveway purposes vested in General Motors Corporation by instrument recorded in Liber 813, Page 734. [SURVEYOR'S COMMENTS: AS PLOTTED AND SHOWN ON THE SURVEY MAP.]
- Easement for utilities purposes and rights incidental thereto, as granted to Consumers Power Company (now known as Consumers Energy) as recorded in Liber 1492, Page 1158. [SURVEYOR'S COMMENTS: ITEM 6 OF THE TABLE IN APPENDIX A, CPCO FILE NUMBER #597-UG-52, IS CONSISTENT WITH THE PIPELINE EASEMENT REFERENCED HEREIN AS EXCEPTION 10 LIBER 324, PAGE 617 AND LIBER 354, PAGE 78; THE LOCATION OF THIS EASEMENT AREA IS ARE PLOTTED AND SHOWN ON THE SURVEY MAP.]
- Terms, covenants, and conditions of Notice of Approved Environmental Remediation as recorded in Liber 2888, Page 557. [SURVEYOR'S COMMENTS: ENCOMPASSED WITHIN THE SURVEYED PROPERTY AND IS LOCATED AS PLOTTED AND SHOWN ON THE SURVEY MAP.]
- Terms, covenants, and conditions of Notice Regarding Statutory Obligations Applicable to Property as recorded in Liber 2889, Page 731. [SURVEYOR'S COMMENTS: THE PROPERTY DESCRIBED IN EXHIBIT A INCLUDES THE SURVEYED PROPERTY; HOWEVER, THE TERMS, COVENANTS, AND CONDITIONS DESCRIBED THEREIN ARE NOT PLOTTABLE LAND SURVEY ITEMS AND CANNOT BE PLOTTED NOR SHOWN ON THE SURVEY MAP.]
- Terms, covenants, and conditions of Board of Water and Light Steam Main License Agreement as recorded in Liber 2936, Page 931. [SURVEYOR'S COMMENTS: THE LICENSE AREA DEFINED IN ATTACHMENT "B" IS ENCOMPASSED WITHIN THE SURVEYED PROPERTY AND IS LOCATED AS PLOTTED AND SHOWN ON THE SURVEY MAP.]
- Terms, covenants, and conditions of Declaration of Restrictive Covenant as recorded in Instrument No. 2013-046136. [SURVEYOR'S COMMENTS: THE PROPERTY DESCRIBED IN EXHIBIT 1 INCLUDES THE SURVEYED PROPERTY; HOWEVER, THE TERMS, COVENANTS, AND CONDITIONS DESCRIBED THEREIN ARE NOT PLOTTABLE LAND SURVEY ITEMS AND CANNOT BE PLOTTED NOR SHOWN ON THE SURVEY MAP.]
- Terms, covenants, and conditions of Environmental Easement Agreement as recorded in Instrument No. 2017-030748. [SURVEYOR'S COMMENTS: THE PROPERTY DESCRIBED THEREIN DOES NOT INCLUDED THE SURVEYED PROPERTY.]
- Terms, covenants, and conditions of Easement Agreement for Overhead and Underground Electric Facilities as recorded in Instrument No. 2017-031824. [SURVEYOR'S COMMENTS: THE PROPERTY DESCRIBED IN EXHIBIT A, LANSING PLANT 6, INCLUDES THE SURVEYED PROPERTY; THE EASEMENT AREA 4 DEFINED IN EXHIBIT "B" IS ENCOMPASSED WITHIN THE SURVEYED PROPERTY AND IS LOCATED AS PLOTTED AND SHOWN ON THE SURVEY MAP.]
- Terms, covenants, and conditions of Amended and Restated Declaration of Restrictive Covenant as recorded in Instrument No. 2018-017967 (the 2013 Restrictive Covenant is recorded in Instrument No. 2013-046134). [SURVEYOR'S COMMENTS: THE PROPERTY DESCRIBED IN EXHIBIT 1 INCLUDES THE SURVEYED PROPERTY; THE APPROXIMATE LOCATIONS OF THE EXPOSURE BARRIER AND INFILTRATION MANAGEMENT AREA ARE PLOTTED AND SHOWN ON THE SURVEY MAP.]
- Terms, covenants, and conditions contained in the Deeds recorded in Liber 3424, Page 232 and in Instrument No. 2014-007567. [SURVEYOR'S COMMENTS: THE PROPERTY DESCRIBED IN EXHIBIT 1 INCLUDES THE SURVEYED PROPERTY; HOWEVER, THE TERMS, COVENANTS, AND CONDITIONS DESCRIBED THEREIN ARE NOT PLOTTABLE LAND SURVEY ITEMS AND CANNOT BE PLOTTED NOR SHOWN ON THE SURVEY MAP.]

NOTE: THE PROPERTY DESCRIBED IN THE 2013 RESTRICTIVE COVENANT RECORDED IN INSTRUMENT NO. 2013-046134 DOES NOT INCLUDED THE SURVEYED PROPERTY.]

SCHEDULE A - EXHIBIT A - PROPERTY DESCRIPTION

ALTA Commitment for Title Insurance
Chicago Title Insurance Company
Commitment No.: GLT2000260
Commitment Date: June 15, 2020

Land situated in the City of Lansing, County of Ingham, State of Michigan, and described as:
Commencing at the Southwest corner of Verlinden Avenue and Osborn Road; thence South 1,737.57 feet to the North line of Michigan Avenue; thence West 1,191.37 feet to the East line LM Railroad Right-of-Way; thence Northerly to a point on the South line of Saginaw Street relocated, lying 72.10 feet East and 247.44 feet South of the Northwest corner of Section 17; thence Northeasterly along Right-of-Way to the West line of Stanley Street; thence South to the South line of Osborn Road; thence East to the point of beginning; EXCEPT a parcel described as commencing at the Northwest corner of Section 17; thence South 89 degrees 55 minutes 20 seconds East 218.60 feet on the North line of said Section 17; thence South 00 degrees 26 minutes 38 seconds East 100.00 feet to the point of beginning; running thence South 00 degrees 26 minutes 38 seconds East 87.05 feet; thence North 67 degrees 52 minutes 03 seconds East 106.37 feet to a point of curvature; thence Northeasterly 150.09 feet on the arc of a 1,072.92 foot radius curve to the right whose chord bears North 71 degrees 52 minutes 30 seconds East 149.93 feet to a point lying 100.00 feet South of the North line of said Section 17; thence North 89 degrees 55 minutes 20 seconds West 241.69 feet to the point of beginning, Town 4 North, Range 2 West, City of Lansing, Ingham County, Michigan.

SURVEYOR'S NOTES

Table A Items

- The subject property is identified as consisting of:
Ingham County Tax Parcel No.: 33-01-01-17-101-023
401 North Verlinden Avenue, Lansing, MI 48915

- By graphic plotting, the subject parcel is in "Zone X" (Areas determined to be outside of 0.2% annual chance floodplain) per FEMA Flood Insurance Rate Map Numbers 26065C0127D, Effective Date of August 16, 2011

- The surveyed property covers approximately 56.99 acres of land

- Substantial features observed in the process of conducting the fieldwork are shown on the survey map and are depicted as observed

- Underground utilities obtained via a Miss Dig Design Ticket submission and observed in the process of conducting the fieldwork are shown on the survey map and are depicted hereon. Due to site restrictions we were not able to open and inventory subsurface utility structures.

- Names of adjoining land owners are shown and noted on the survey map

- Site mapping was completed using conventional aerial mapping, photography was acquired on March 16, 2020. Due to State of Michigan "Stay Home, Stay Safe" Executive Orders the mapping has not been field verified.



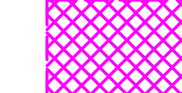

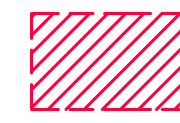


SURVEYOR'S CERTIFICATE

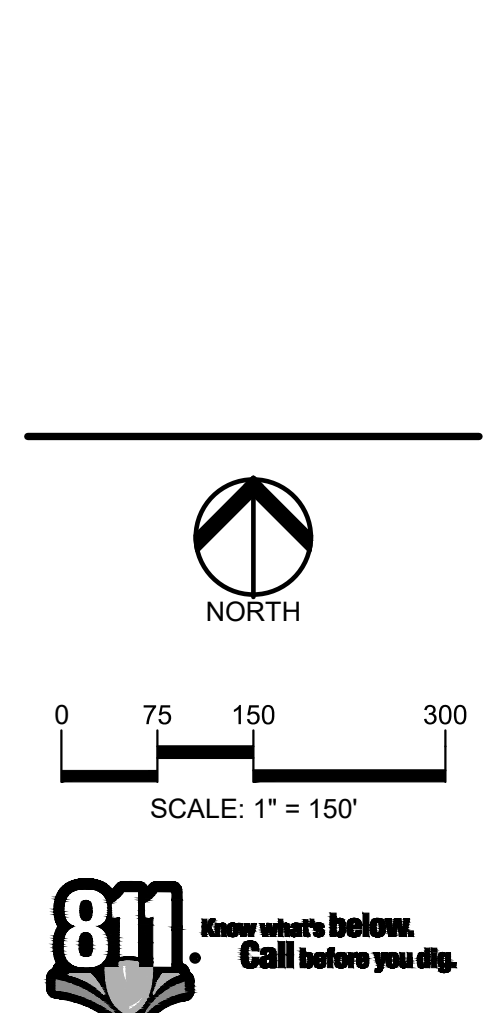
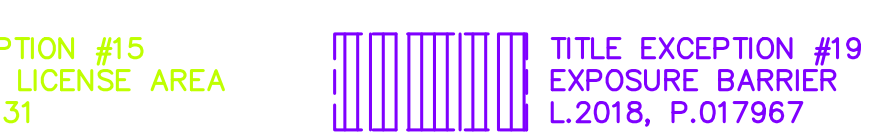
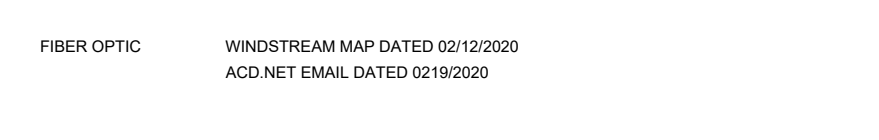
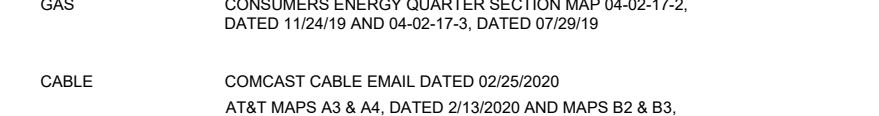
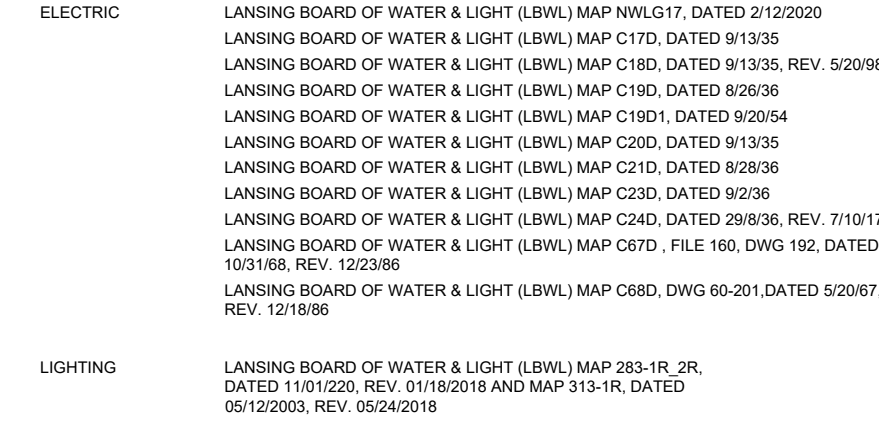
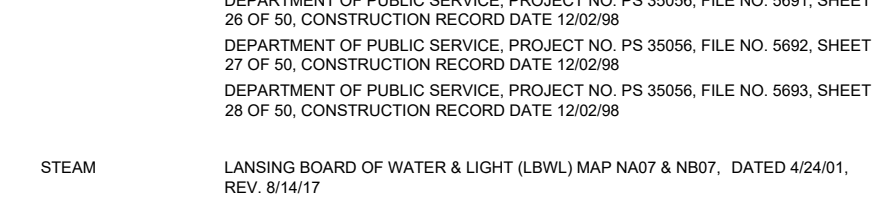
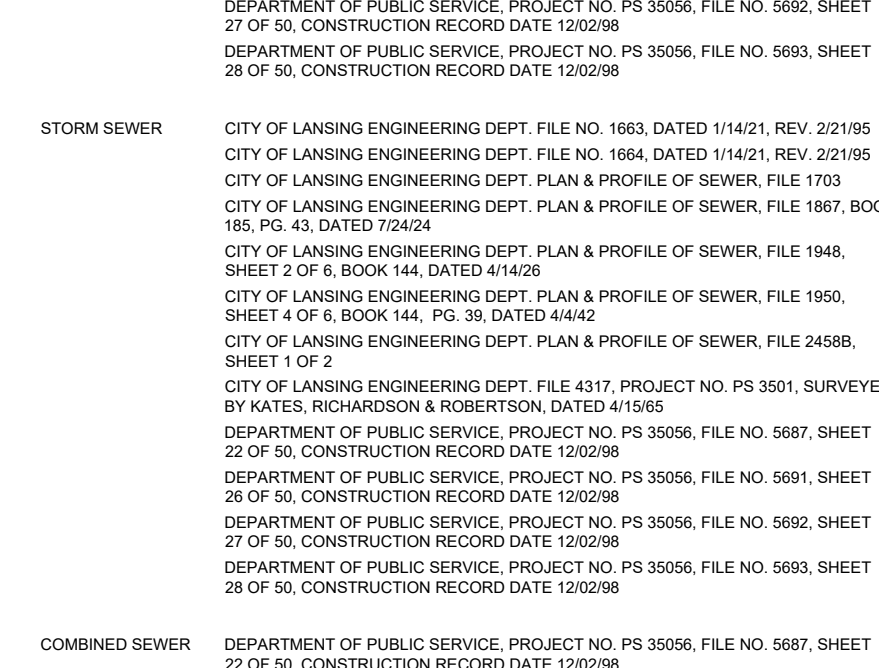
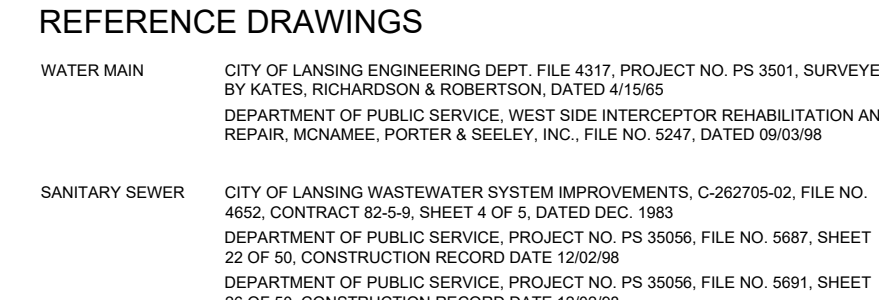
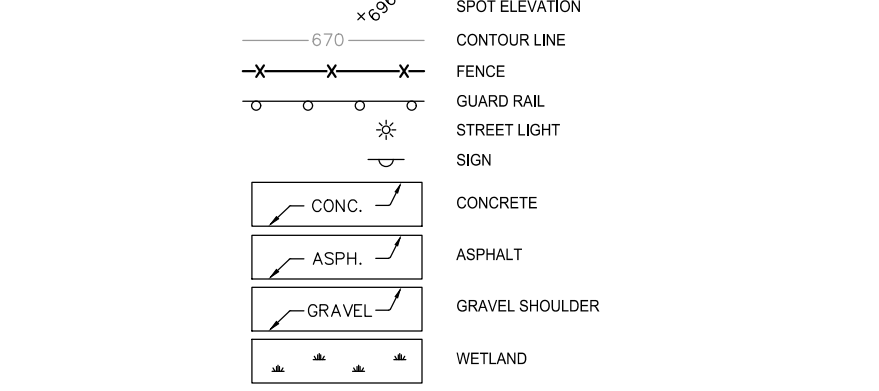
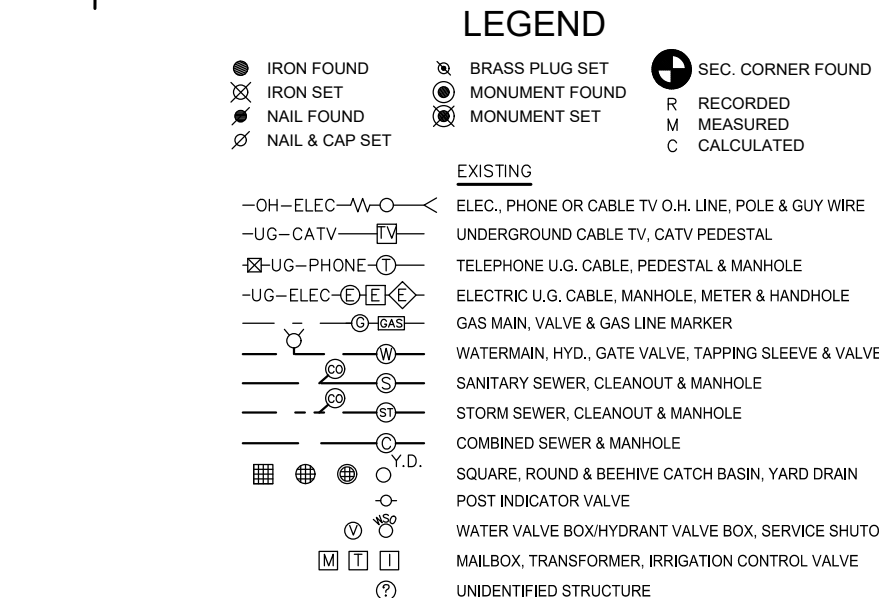
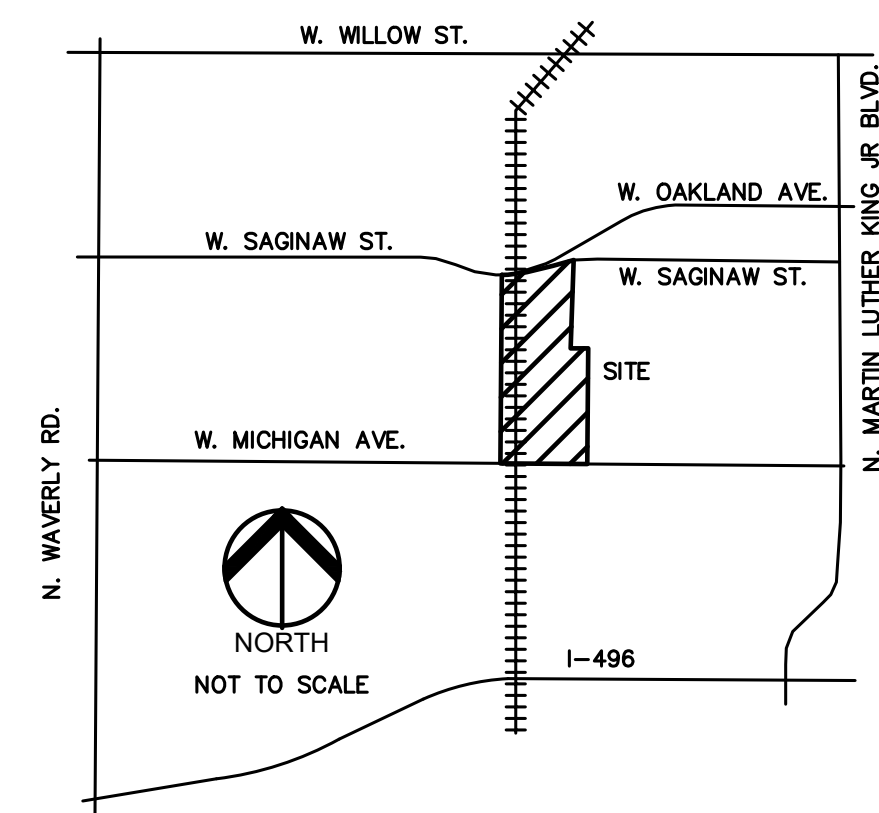
To: Chicago Title Insurance Company
NorthPoint Development, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 8, 11, 13, and 15 of Table A thereof. The fieldwork was completed on July 16, 2020.

Christopher T. Beland, P.S.
Michigan Professional Surveyor No. 4001049106
Agent for Professional Engineering Associates, Inc.

Date:

-  TITLE EXCEPTION #10 AND #12 GASOLINE PIPELINE EASEMENT L.324, P.617; L.354, P.78; L.1492, P.1158
-  TITLE EXCEPTION #11 DRIVEWAY EASEMENT L.813, P.734
-  TITLE EXCEPTION #13 REMEDIATION AREA L.2888, P.557
-  TITLE EXCEPTION #15 BWL STEAM LICENSE AREA L.2936, P.931
-  TITLE EXCEPTION #18 BWL ELECTRIC EASEMENT 2017-031824
-  TITLE EXCEPTION #19 INFILTRATION MANAGEMENT AREA L.2018, P.017967
-  TITLE EXCEPTION #19 EXPOSURE BARRIER L.2018, P.017967



CAUTION!! THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

02	04
03	06
05	08
07	08
09	10

CLIENT
NORTH POINT DEVELOPMENT
4825 NW 14th STREET, SUITE 500
RIVERDALE, MI 48150

PROJECT TITLE
NPD LANSING INDUSTRIAL PLANT 6
PROJECT ADDRESS
TWP/CITY, STATE

REVISIONS

ORIGINAL ISSUE DATE:
XXXXXX, 2020

DRAWING TITLE

ALTA/NSPS LAND TITLE SURVEY

PEA JOB NO. 2020-0217

P.M. CB
DN. XXX
DES. XXX

DRAWING NUMBER:

LEGEND

● IRON FOUND	⊗ BRASS PLUG SET	⊗ SEC. CORNER FOUND
⊗ IRON SET	⊗ MONUMENT FOUND	⊗ RECORDED
⊗ NAIL FOUND	⊗ MONUMENT SET	⊗ MEASURED
⊗ NAIL & CAP SET		⊗ CALCULATED

EXISTING

—OH—ELEC—W—	ELEC. PHONE OR CABLE TV O/L LINE, POLE & GUY WIRE
—UG—CATV—	UNDERGROUND CABLE TV, CATV PRESTAL
—UG—PHONE—	TELEPHONE U.G. CABLE, FIBER OPTIC & MANHOLE
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—UND.—	UNDERGROUND STRUCTURE
—CONC.—	CONCRETE
—ASPH.—	ASPHALT
—GRAVEL—	GRAVEL SHOULDER
—WET.—	WETLAND

REFERENCE DRAWINGS

WATER MAIN	CITY OF LANSING ENGINEERING DEPT. FILE 4317, PROJECT NO. PS 3501, SURVEYED BY WATERS, RICHARDSON & ROBERTSON, DATED 4/15/85
SANITARY SEWER	CITY OF LANSING WASTEWATER SYSTEM IMPROVEMENTS, C-262705-02, FILE NO. 4652, CONTRACT 82-5-9, SHEET 4 OF 5, DATED DEC. 1983 DEPARTMENT OF PUBLIC SERVICE, PROJECT NO. PS 35056, FILE NO. 5687, SHEET 22 OF 50, CONSTRUCTION RECORD DATE 12/02/98 DEPARTMENT OF PUBLIC SERVICE, PROJECT NO. PS 35056, FILE NO. 5691, SHEET 26 OF 50, CONSTRUCTION RECORD DATE 12/02/98 DEPARTMENT OF PUBLIC SERVICE, PROJECT NO. PS 35056, FILE NO. 5692, SHEET 27 OF 50, CONSTRUCTION RECORD DATE 12/02/98 DEPARTMENT OF PUBLIC SERVICE, PROJECT NO. PS 35056, FILE NO. 5693, SHEET 28 OF 50, CONSTRUCTION RECORD DATE 12/02/98
STORM SEWER	CITY OF LANSING ENGINEERING DEPT. FILE NO. 1963, DATED 1/14/21, REV. 2/21/95 CITY OF LANSING ENGINEERING DEPT. FILE NO. 1664, DATED 1/14/21, REV. 2/21/95 CITY OF LANSING ENGINEERING DEPT. PLAN & PROFILE OF SEWER, FILE 1703 CITY OF LANSING ENGINEERING DEPT. PLAN & PROFILE OF SEWER, FILE 1987, BOOK 185, PG. 44, DATED 7/24/24 CITY OF LANSING ENGINEERING DEPT. PLAN & PROFILE OF SEWER, FILE 1948, SHEET 4 OF 8, BOOK 144, DATED 4/14/28 CITY OF LANSING ENGINEERING DEPT. PLAN & PROFILE OF SEWER, FILE 1950, SHEET 4 OF 8, BOOK 144, PG. 30, DATED 4/4/22 CITY OF LANSING ENGINEERING DEPT. PLAN & PROFILE OF SEWER, FILE 2498B, SHEET 1 OF 2 CITY OF LANSING ENGINEERING DEPT. FILE 4317, PROJECT NO. PS 3501, SURVEYED BY WATERS, RICHARDSON & ROBERTSON, DATED 4/15/85
COMBINED SEWER	DEPARTMENT OF PUBLIC SERVICE, PROJECT NO. PS 35056, FILE NO. 5687, SHEET 22 OF 50, CONSTRUCTION RECORD DATE 12/02/98 DEPARTMENT OF PUBLIC SERVICE, PROJECT NO. PS 35056, FILE NO. 5691, SHEET 26 OF 50, CONSTRUCTION RECORD DATE 12/02/98 DEPARTMENT OF PUBLIC SERVICE, PROJECT NO. PS 35056, FILE NO. 5692, SHEET 27 OF 50, CONSTRUCTION RECORD DATE 12/02/98 DEPARTMENT OF PUBLIC SERVICE, PROJECT NO. PS 35056, FILE NO. 5693, SHEET 28 OF 50, CONSTRUCTION RECORD DATE 12/02/98
STEAM	LANSING BOARD OF WATER & LIGHT (LBWL) MAP N807, DATED 4/24/01, REV. 8/14/17
ELECTRIC	LANSING BOARD OF WATER & LIGHT (LBWL) MAP NW1617, DATED 2/12/2020 LANSING BOARD OF WATER & LIGHT (LBWL) MAP C170, DATED 9/13/05 LANSING BOARD OF WATER & LIGHT (LBWL) MAP C180, DATED 9/13/05, REV. 5/20/98 LANSING BOARD OF WATER & LIGHT (LBWL) MAP C180, DATED 8/26/06 LANSING BOARD OF WATER & LIGHT (LBWL) MAP C1901, DATED 9/20/04 LANSING BOARD OF WATER & LIGHT (LBWL) MAP C200, DATED 9/13/05 LANSING BOARD OF WATER & LIGHT (LBWL) MAP C210, DATED 8/26/06 LANSING BOARD OF WATER & LIGHT (LBWL) MAP C230, DATED 9/23/06 LANSING BOARD OF WATER & LIGHT (LBWL) MAP C240, DATED 2/28/06, REV. 7/10/17 LANSING BOARD OF WATER & LIGHT (LBWL) MAP C270, FILE NO. DWG 182, DATED 10/31/86, REV. 12/23/86 LANSING BOARD OF WATER & LIGHT (LBWL) MAP C280, DWG 60-201, DATED 9/26/87, REV. 12/18/86
LIGHTING	LANSING BOARD OF WATER & LIGHT (LBWL) MAP 283-1R, 2R, DATED 1/10/20, REV. 01/10/20 AND MAP 313-1R, DATED 05/12/2003, REV. 05/24/2018
GAS	CONSUMERS ENERGY QUARTER SECTION MAP 04-02-17-2, DATED 11/24/19 AND 04-02-17-3, DATED 07/29/19
CABLE	COMCAST CABLE EMAIL DATED 02/05/2020 AT&T MAPS A3 A4, DATED 2/13/2020 AND MAPS B2 & B3, DATED 1/5/2020
FIBER OPTIC	WINDSTREAM MAP DATED 02/12/2020 ACD NET EMAIL DATED 02/19/2020

811 Know what's below. Call before you dig.

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KEY MAP

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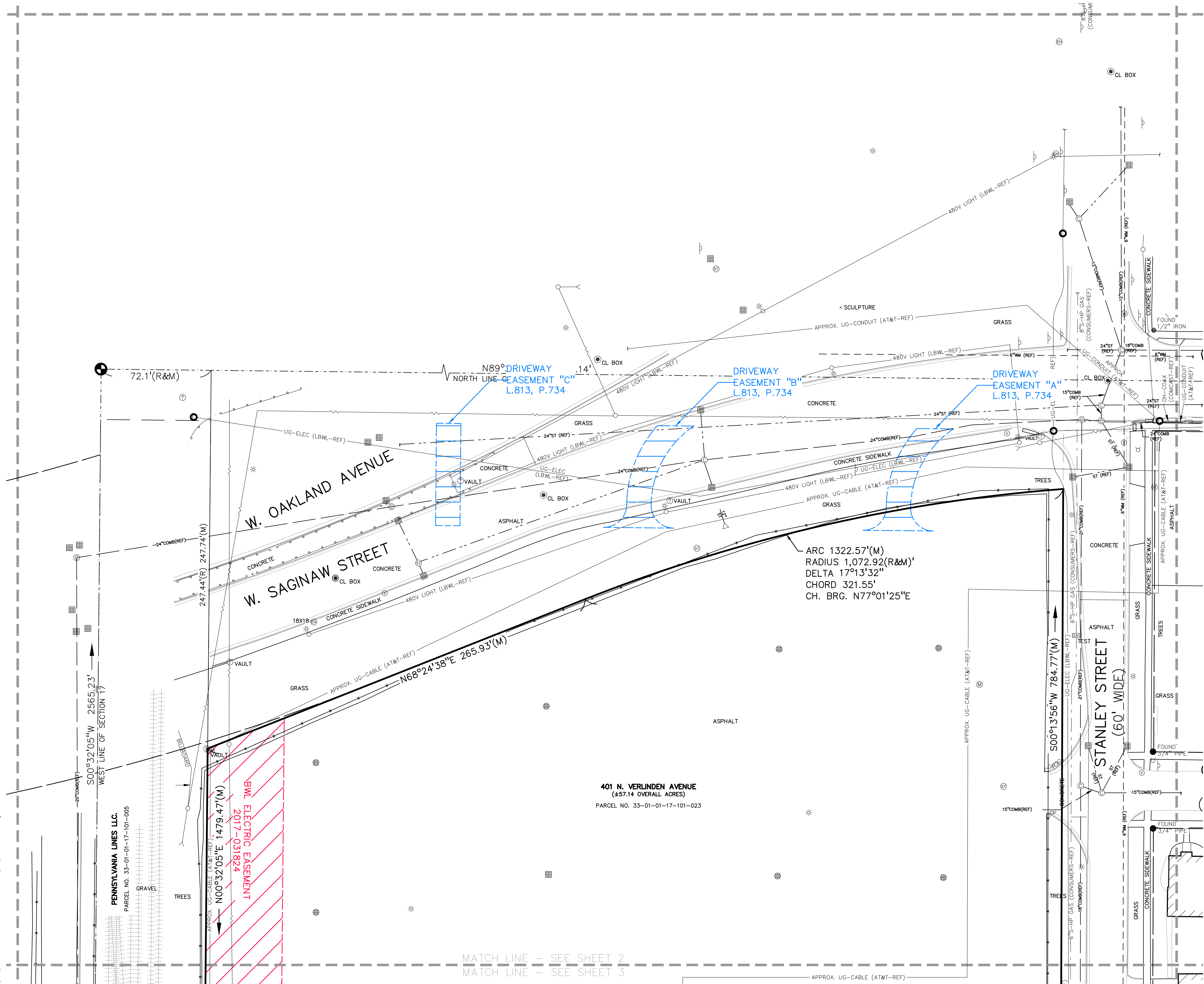
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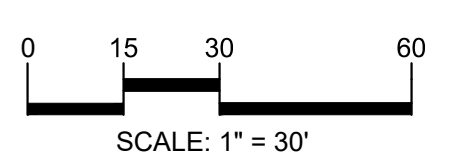


FLOODPLAIN NOTE:
 BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26055C01270, DATED 08/16/2011.

- TITLE EXCEPTION #10 AND #12 GASOLINE PIPELINE EASEMENT L.324, P.617; L.354, P.78; L.1492, P.1158
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S:\PROJECTS\2020\2020-0217 NPD LANSING INDUSTRIAL - PLANT 6\DWG\TOPBASE-202017.dwg

MATCH LINE - SEE SHEET 2
 MATCH LINE - SEE SHEET 3



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—POST—	POST INDICATOR VALVE
—SHUT—	WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
—METER—	METER BOX, TRANSFORMER, IRRIGATION CONTROL VALVE
—STRUCT—	UNDERGROUND STRUCTURE

CONTOUR ELEVATION

—ELEV—	CONTOUR LINE
—FENCE—	FENCE
—RAIL—	GUARD RAIL
—LIGHT—	STREET LIGHT
—SIGN—	SIGN

CONCRETE

—CONC—	CONCRETE
—ASPH—	ASPHALT
—GRAVEL—	GRAVEL SHOULDER
—WETLAND—	WETLAND

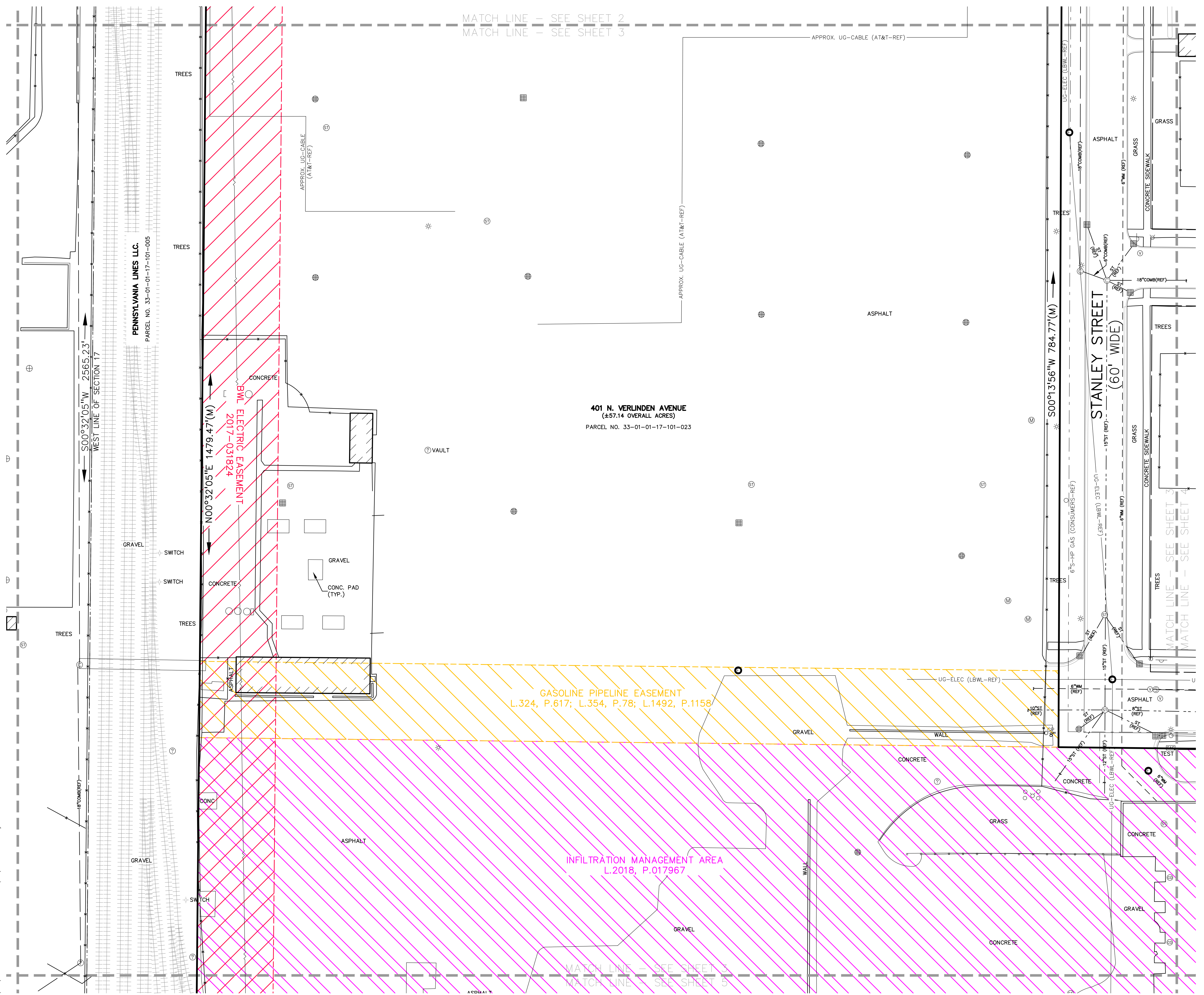
REFERENCE DRAWINGS

WATER MAIN	CITY OF LANSING ENGINEERING DEPT. FILE 4317, PROJECT NO. PS 3501, SURVEYED BY KATES, RICHARDSON & ROBERTSON, DATED 4/15/85 DEPARTMENT OF PUBLIC SERVICE, PROJECT NO. PS 35056, FILE NO. 5681, SHEET 22 OF 50, CONSTRUCTION RECORD DATE 12/02/88 DEPARTMENT OF PUBLIC SERVICE, WEST SIDE INTERCEPTOR REHABILITATION AND REPAIR, MCNAMEE, PORTER & SEELEY, INC., FILE NO. 5247, DATED 08/03/98
SANITARY SEWER	CITY OF LANSING WASTEWATER SYSTEM IMPROVEMENTS, C-282705-02, FILE NO. 4652, CONTRACT 85-59, SHEET 4 OF 5, DATED DEC. 1983 DEPARTMENT OF PUBLIC SERVICE, PROJECT NO. PS 35056, FILE NO. 5681, SHEET 22 OF 50, CONSTRUCTION RECORD DATE 12/02/88 DEPARTMENT OF PUBLIC SERVICE, PROJECT NO. PS 35056, FILE NO. 5681, SHEET 26 OF 50, CONSTRUCTION RECORD DATE 12/02/88 DEPARTMENT OF PUBLIC SERVICE, PROJECT NO. PS 35056, FILE NO. 5681, SHEET 27 OF 50, CONSTRUCTION RECORD DATE 12/02/88 DEPARTMENT OF PUBLIC SERVICE, PROJECT NO. PS 35056, FILE NO. 5681, SHEET 28 OF 50, CONSTRUCTION RECORD DATE 12/02/88
STORM SEWER	CITY OF LANSING ENGINEERING DEPT. FILE NO. 1863, DATED 1/14/21, REV. 2/21/95 CITY OF LANSING ENGINEERING DEPT. FILE NO. 1864, DATED 1/14/21, REV. 2/21/95 CITY OF LANSING ENGINEERING DEPT. PLAN & PROFILE OF SEWER, FILE 1703 CITY OF LANSING ENGINEERING DEPT. PLAN & PROFILE OF SEWER, FILE 1897, BOOK 185, PG. 43, DATED 7/24/24 CITY OF LANSING ENGINEERING DEPT. PLAN & PROFILE OF SEWER, FILE 1948, SHEET 2 OF 8, BOOK 144, DATED 4/14/28 CITY OF LANSING ENGINEERING DEPT. PLAN & PROFILE OF SEWER, FILE 1950, SHEET 4 OF 8, BOOK 144, PG. 30, DATED 4/4/28 CITY OF LANSING ENGINEERING DEPT. PLAN & PROFILE OF SEWER, FILE 2498, SHEET 1 OF 2 CITY OF LANSING ENGINEERING DEPT. FILE 4317, PROJECT NO. PS 3501, SURVEYED BY KATES, RICHARDSON & ROBERTSON, DATED 4/15/85 DEPARTMENT OF PUBLIC SERVICE, PROJECT NO. PS 35056, FILE NO. 5681, SHEET 22 OF 50, CONSTRUCTION RECORD DATE 12/02/88 DEPARTMENT OF PUBLIC SERVICE, PROJECT NO. PS 35056, FILE NO. 5681, SHEET 26 OF 50, CONSTRUCTION RECORD DATE 12/02/88 DEPARTMENT OF PUBLIC SERVICE, PROJECT NO. PS 35056, FILE NO. 5681, SHEET 27 OF 50, CONSTRUCTION RECORD DATE 12/02/88 DEPARTMENT OF PUBLIC SERVICE, PROJECT NO. PS 35056, FILE NO. 5681, SHEET 28 OF 50, CONSTRUCTION RECORD DATE 12/02/88
COMBINED SEWER	DEPARTMENT OF PUBLIC SERVICE, PROJECT NO. PS 35056, FILE NO. 5681, SHEET 22 OF 50, CONSTRUCTION RECORD DATE 12/02/88 DEPARTMENT OF PUBLIC SERVICE, PROJECT NO. PS 35056, FILE NO. 5681, SHEET 26 OF 50, CONSTRUCTION RECORD DATE 12/02/88 DEPARTMENT OF PUBLIC SERVICE, PROJECT NO. PS 35056, FILE NO. 5681, SHEET 27 OF 50, CONSTRUCTION RECORD DATE 12/02/88 DEPARTMENT OF PUBLIC SERVICE, PROJECT NO. PS 35056, FILE NO. 5681, SHEET 28 OF 50, CONSTRUCTION RECORD DATE 12/02/88
STEAM	LANSING BOARD OF WATER & LIGHT (LBWL) MAP NA67 & NB07, DATED 4/24/01, REV. 8/14/17
ELECTRIC	LANSING BOARD OF WATER & LIGHT (LBWL) MAP NWL617, DATED 2/12/2020 LANSING BOARD OF WATER & LIGHT (LBWL) MAP C170, DATED 9/13/35 LANSING BOARD OF WATER & LIGHT (LBWL) MAP C180, DATED 9/13/35, REV. 5/20/98 LANSING BOARD OF WATER & LIGHT (LBWL) MAP C190, DATED 8/28/36 LANSING BOARD OF WATER & LIGHT (LBWL) MAP C1901, DATED 9/20/54 LANSING BOARD OF WATER & LIGHT (LBWL) MAP C200, DATED 9/13/35 LANSING BOARD OF WATER & LIGHT (LBWL) MAP C210, DATED 8/28/36 LANSING BOARD OF WATER & LIGHT (LBWL) MAP C230, DATED 9/2/36 LANSING BOARD OF WATER & LIGHT (LBWL) MAP C240, DATED 2/28/36, REV. 7/10/17 LANSING BOARD OF WATER & LIGHT (LBWL) MAP C270, FILE NO. DWG 182, DATED 10/31/88, REV. 12/23/88 LANSING BOARD OF WATER & LIGHT (LBWL) MAP C280, DWG 60-201, DATED 9/20/87, REV. 12/18/86
LIGHTING	LANSING BOARD OF WATER & LIGHT (LBWL) MAP 283-1R, 2R, DATED 11/01/20, REV. 01/02/09 AND MAP 313-1R, DATED 05/12/2003, REV. 05/24/2018
GAS	CONSUMERS ENERGY QUARTER SECTION MAP 04-02-17-2, DATED 11/24/19 AND 04-02-17-3, DATED 07/29/19
CABLE	COMCAST CABLE EMAIL DATED 02/05/2020 AT&T MAPS A3 & A4, DATED 2/13/2020 AND MAPS B2 & B3, DATED 1/5/2020
FIBER OPTIC	WINDSTREAM MAP DATED 02/12/2020 ACD NET EMAIL DATED 02/19/2020

FLOODPLAIN NOTE:
 BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26055C01270, DATED 08/16/2011.

	TITLE EXCEPTION #10 AND #12 GASOLINE PIPELINE EASEMENT L.324, P.617; L.354, P.78; L.1492, P.1158
	TITLE EXCEPTION #11 DRIVEWAY EASEMENT L.813, P.734
	TITLE EXCEPTION #13 REMEDIATION AREA L.2888, P.557
	TITLE EXCEPTION #15 BWL STEAM LICENSE AREA L.2936, P.931
	TITLE EXCEPTION #18 BWL ELECTRIC EASEMENT 2017-031824
	TITLE EXCEPTION #19 EXPOSURE BARRIER L.2018, P.017967
	TITLE EXCEPTION #19 INFILTRATION MANAGEMENT AREA L.2018, P.017967

MATCH LINE - SEE SHEET 2
 MATCH LINE - SEE SHEET 3

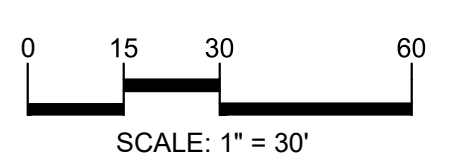


401 N. VERLINDEN AVENUE
 (#57.14 OVERALL ACRES)
 PARCEL NO. 33-01-01-17-101-023

GASOLINE PIPELINE EASEMENT
 L.324, P.617; L.354, P.78; L.1492, P.1158

INFILTRATION MANAGEMENT AREA
 L.2018, P.017967

MATCH LINE - SEE SHEET 3
 MATCH LINE - SEE SHEET 5



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KEY MAP

02	04
03	06
05	08
07	08
09	10

CLIENT
NORTH POINT DEVELOPMENT
 4825 NW 14th STREET, SUITE 500
 RIVERSIDE, MD 64150

PROJECT TITLE
NPD LANSING INDUSTRIAL PLANT 6
 PROJECT ADDRESS
 TWP/CITY, STATE

REVISIONS

NO.	DESCRIPTION

ORIGINAL ISSUE DATE:
 XXXXXX, 2020

DRAWING TITLE
ALTA/NSPS LAND TITLE SURVEY

PEA JOB NO.	2020-0217
P.M.	CB
DN.	XXX
DES.	XXX
DRAWING NUMBER:	

LEGEND

● IRON FOUND	⊗ BRASS PLUG SET	⊗ SEC. CORNER FOUND
⊗ IRON SET	⊗ MONUMENT FOUND	⊗ RECORDED
⊗ NAIL FOUND	⊗ MONUMENT SET	⊗ MEASURED
⊗ NAIL & CAP SET		⊗ CALCULATED

EXISTING

-OH-ELEC-W-O-	ELEC. PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
-UG-CATV-	UNDERGROUND CABLE TV, CATV PRESTAL
⊗-UG-PHON-C-	TELEPHONE U.G. CABLE, PRESTAL & MANHOLE
-UG-ELEC-C-	ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
⊗	GAS MAIN, VALVE & GAS LINE MARKER
⊗	WATERMAIN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE
⊗	SANITARY SEWER, CLEANOUT & MANHOLE
⊗	STORM SEWER, CLEANOUT & MANHOLE
⊗	COMBINED SEWER & MANHOLE
⊗	SQUARE, ROUND & REEFIVE CATCH BASIN, YARD DRAIN
⊗	POST INDICATOR VALVE
⊗	WATER VALVE BOX/DRAIN VALVE BOX, SERVICE SHUTOFF
⊗	MAL. BOX, TRANSFORMER, IRRIGATION CONTROL VALVE
⊗	UNDERTYPED STRUCTURE

CONTOUR LINE

⊗	SPOT ELEVATION
⊗	CONTOUR LINE
⊗	FENCE
⊗	GUARD RAIL
⊗	STREET LIGHT
⊗	SIGN

KEY MATERIALS

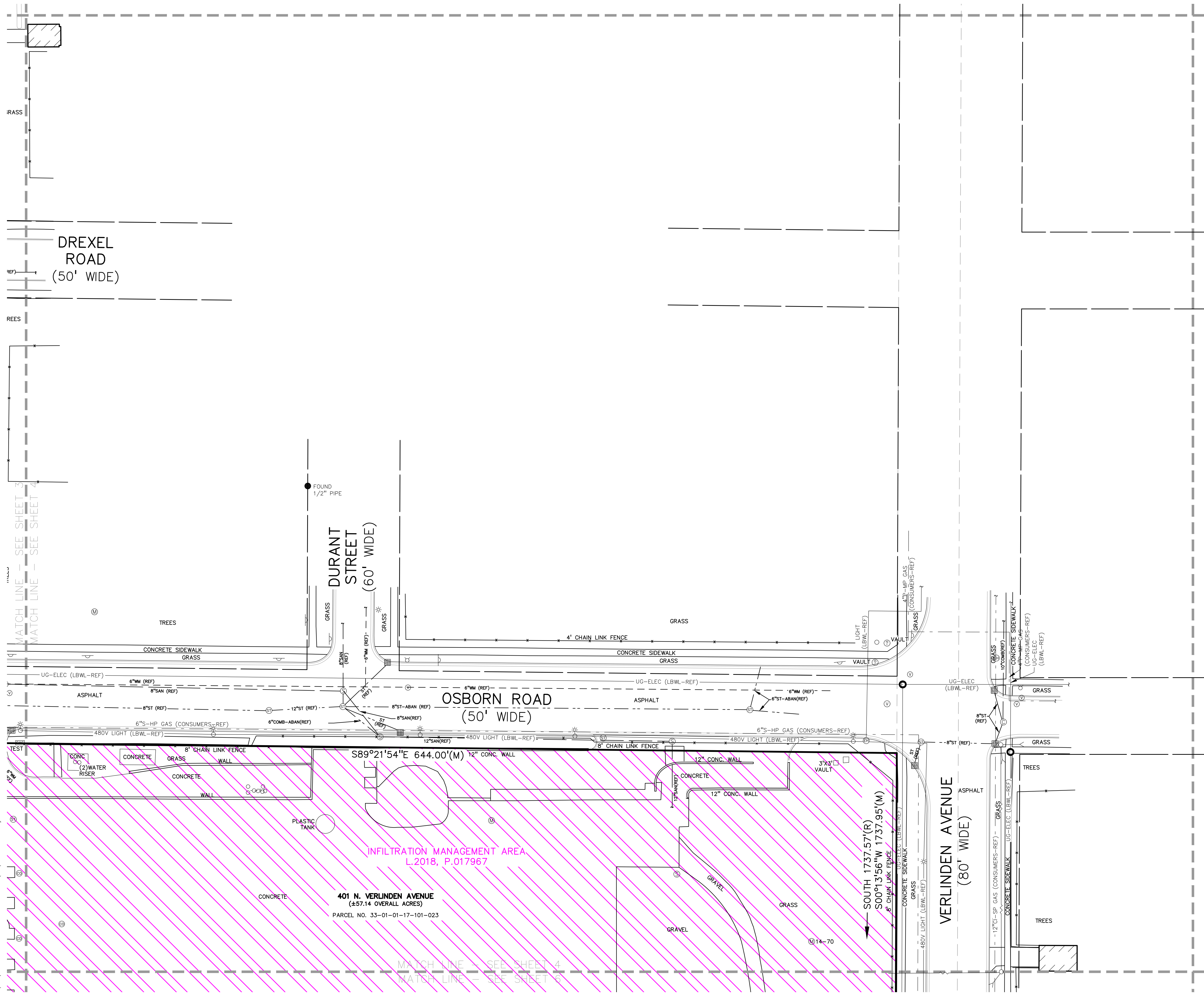
CONC.	CONCRETE
ASPH.	ASPHALT
GRAVEL	GRAVEL SHOULDER
WETLAND	WETLAND

REFERENCE DRAWINGS

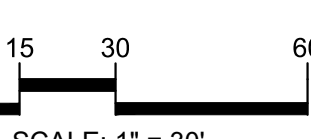
WATER MAIN	CITY OF LANSING ENGINEERING DEPT. FILE 4317, PROJECT NO. PS 3501, SURVEYED BY KATES, RICHARDSON & ROBERTSON, DATED 4/15/85 DEPARTMENT OF PUBLIC SERVICE, WEST SIDE INTERCEPTOR REHABILITATION AND REPAIR, MCNAMEE, PORTER & SEELEY, INC., FILE NO. 5247, DATED 09/03/98
SANITARY SEWER	CITY OF LANSING WASTEWATER SYSTEM IMPROVEMENTS, C-262705-02, FILE NO. 4652, CONTRACT 82-59, SHEET 4 OF 5, DATED DEC. 1983 DEPARTMENT OF PUBLIC SERVICE, PROJECT NO. PS 35056, FILE NO. 5687, SHEET 22 OF 50, CONSTRUCTION RECORD DATE 12/02/98 DEPARTMENT OF PUBLIC SERVICE, PROJECT NO. PS 35056, FILE NO. 5681, SHEET 26 OF 50, CONSTRUCTION RECORD DATE 12/02/98 DEPARTMENT OF PUBLIC SERVICE, PROJECT NO. PS 35056, FILE NO. 5682, SHEET 27 OF 50, CONSTRUCTION RECORD DATE 12/02/98 DEPARTMENT OF PUBLIC SERVICE, PROJECT NO. PS 35056, FILE NO. 5683, SHEET 28 OF 50, CONSTRUCTION RECORD DATE 12/02/98
STORM SEWER	CITY OF LANSING ENGINEERING DEPT. FILE NO. 1963, DATED 1/14/21, REV. 2/21/95 CITY OF LANSING ENGINEERING DEPT. FILE NO. 1864, DATED 1/14/21, REV. 2/21/95 CITY OF LANSING ENGINEERING DEPT. PLAN & PROFILE OF SEWER, FILE 1703 CITY OF LANSING ENGINEERING DEPT. PLAN & PROFILE OF SEWER, FILE 1897, BOOK 185 PG. 43, DATED 7/24/24 CITY OF LANSING ENGINEERING DEPT. PLAN & PROFILE OF SEWER, FILE 1948, SHEET 2 OF 8, BOOK 144, DATED 4/14/28 CITY OF LANSING ENGINEERING DEPT. PLAN & PROFILE OF SEWER, FILE 1950, SHEET 4 OF 8, BOOK 144, PG. 39, DATED 4/4/24 CITY OF LANSING ENGINEERING DEPT. PLAN & PROFILE OF SEWER, FILE 2468B, SHEET 1 OF 2 CITY OF LANSING ENGINEERING DEPT. FILE 4317, PROJECT NO. PS 3501, SURVEYED BY KATES, RICHARDSON & ROBERTSON, DATED 4/15/85 DEPARTMENT OF PUBLIC SERVICE, PROJECT NO. PS 35056, FILE NO. 5681, SHEET 22 OF 50, CONSTRUCTION RECORD DATE 12/02/98 DEPARTMENT OF PUBLIC SERVICE, PROJECT NO. PS 35056, FILE NO. 5682, SHEET 26 OF 50, CONSTRUCTION RECORD DATE 12/02/98 DEPARTMENT OF PUBLIC SERVICE, PROJECT NO. PS 35056, FILE NO. 5683, SHEET 27 OF 50, CONSTRUCTION RECORD DATE 12/02/98 DEPARTMENT OF PUBLIC SERVICE, PROJECT NO. PS 35056, FILE NO. 5683, SHEET 28 OF 50, CONSTRUCTION RECORD DATE 12/02/98
COMBINED SEWER	DEPARTMENT OF PUBLIC SERVICE, PROJECT NO. PS 35056, FILE NO. 5687, SHEET 22 OF 50, CONSTRUCTION RECORD DATE 12/02/98 DEPARTMENT OF PUBLIC SERVICE, PROJECT NO. PS 35056, FILE NO. 5681, SHEET 26 OF 50, CONSTRUCTION RECORD DATE 12/02/98 DEPARTMENT OF PUBLIC SERVICE, PROJECT NO. PS 35056, FILE NO. 5682, SHEET 27 OF 50, CONSTRUCTION RECORD DATE 12/02/98 DEPARTMENT OF PUBLIC SERVICE, PROJECT NO. PS 35056, FILE NO. 5683, SHEET 28 OF 50, CONSTRUCTION RECORD DATE 12/02/98
STEAM	LANSING BOARD OF WATER & LIGHT (LBWL) MAP NA07 & NB07, DATED 4/24/01, REV. 8/14/17
ELECTRIC	LANSING BOARD OF WATER & LIGHT (LBWL) MAP NWLG17, DATED 2/12/2020 LANSING BOARD OF WATER & LIGHT (LBWL) MAP C170, DATED 9/13/35 LANSING BOARD OF WATER & LIGHT (LBWL) MAP C180, DATED 9/13/35, REV. 5/20/98 LANSING BOARD OF WATER & LIGHT (LBWL) MAP C190, DATED 8/28/36 LANSING BOARD OF WATER & LIGHT (LBWL) MAP C190/1, DATED 9/20/54 LANSING BOARD OF WATER & LIGHT (LBWL) MAP C200, DATED 9/13/35 LANSING BOARD OF WATER & LIGHT (LBWL) MAP C210, DATED 8/28/36 LANSING BOARD OF WATER & LIGHT (LBWL) MAP C230, DATED 9/2/36 LANSING BOARD OF WATER & LIGHT (LBWL) MAP C240, DATED 2/8/36, REV. 7/10/17 LANSING BOARD OF WATER & LIGHT (LBWL) MAP C270, FILE NO. DWG 182, DATED 10/31/88, REV. 12/23/88 LANSING BOARD OF WATER & LIGHT (LBWL) MAP C280, DWG 60-201, DATED 5/20/87, REV. 12/18/86
LIGHTING	LANSING BOARD OF WATER & LIGHT (LBWL) MAP 283-1R, 2R, DATED 1/10/20, REV. 01/10/20 AND MAP 313-1R, DATED 05/12/2003, REV. 05/24/2018
GAS	CONSUMERS ENERGY QUARTER SECTION MAP 04-02-17-2, DATED 11/24/19 AND 04-02-17-3, DATED 07/29/19
CABLE	COMCAST CABLE EMAIL DATED 02/05/2020 AT&T MAPS A3 & A4, DATED 2/13/2020 AND MAPS B2 & B3, DATED 1/5/2020
FIBER OPTIC	WINDSTREAM MAP DATED 02/12/2020 ACD NET EMAIL DATED 02/19/2020

FLOODPLAIN NOTE:
 BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26065C01270, DATED 08/16/2011.

- TITLE EXCEPTION #10 AND #12 GASOLINE PIPELINE EASEMENT L.324, P.617; L.354, P.78; L.1492, P.1158
- TITLE EXCEPTION #11 DRIVEWAY EASEMENT L.813, P.734
- TITLE EXCEPTION #13 REMEDIATION AREA L.2888, P.557
- TITLE EXCEPTION #15 BWL STEAM LICENSE AREA L.2936, P.931
- TITLE EXCEPTION #18 BWL ELECTRIC EASEMENT 2017-031824
- TITLE EXCEPTION #19 EXPOSURE BARRIER L.2018, P.017967
- TITLE EXCEPTION #19 INFILTRATION MANAGEMENT AREA L.2018, P.017967



S:\PROJECTS\2020\2020-0217 NPD LANSING INDUSTRIAL - PLANT 6\DWG\TOPBASE-202017.dwg



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KEY MAP

02	04
03	06
05	08
07	08
09	10

CLIENT
NORTH POINT DEVELOPMENT
4825 NW 14th STREET, SUITE 500
RIVERSIDE, MO 64150

PROJECT TITLE
NPD LANSING INDUSTRIAL PLANT 6
PROJECT ADDRESS
TWP/CITY, STATE

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:
XXXXXX, 2020

DRAWING TITLE
ALTA/NSPS LAND TITLE SURVEY

PEA JOB NO.	2020-0217
P.M.	CB
DN.	XXX
DES.	XXX

DRAWING NUMBER:
5 of 11

LEGEND

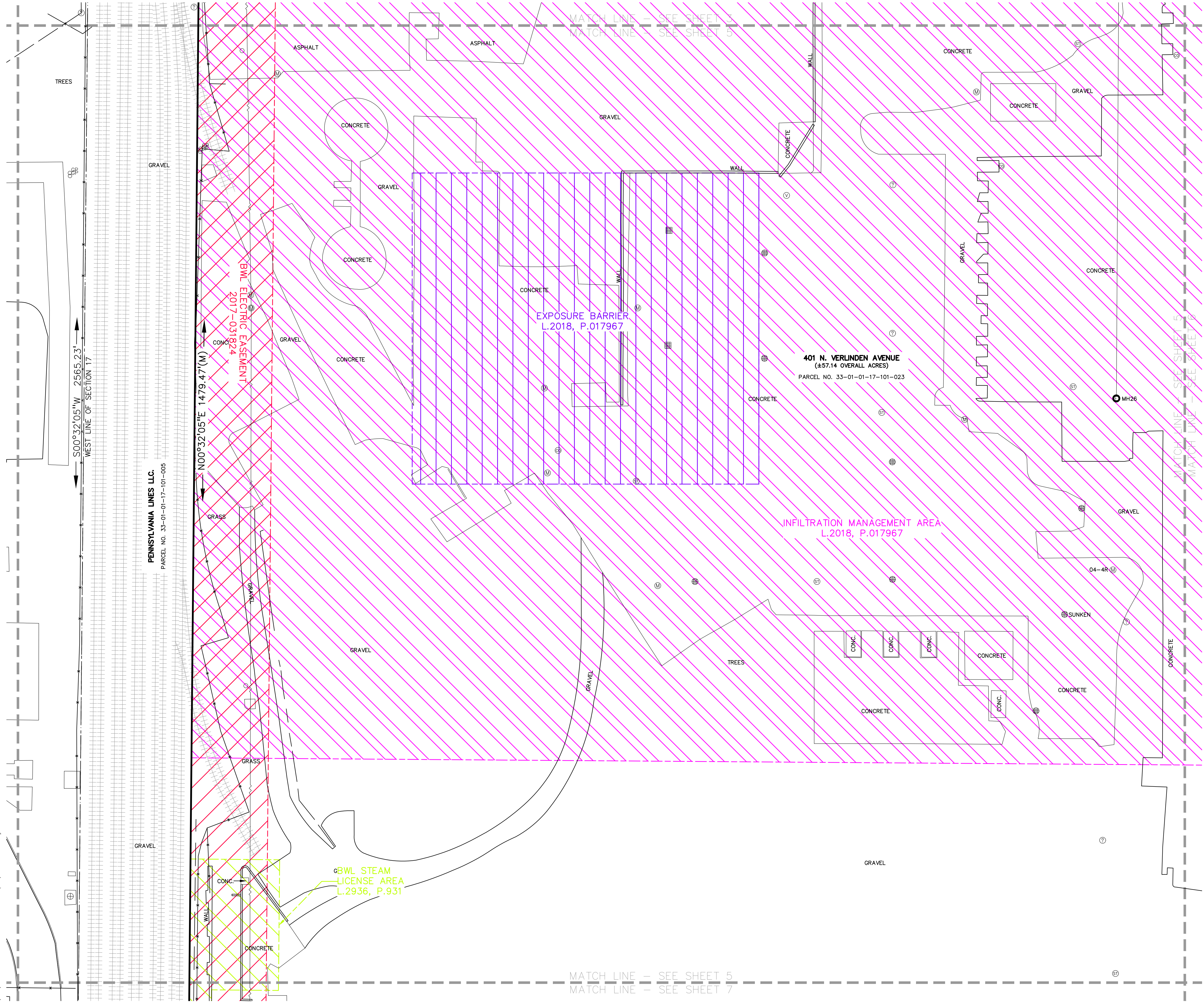
- IRON FOUND
 - IRON SET
 - NAIL FOUND
 - NAIL & CAP SET
 - BRASS PLUG SET
 - MONUMENT FOUND
 - MONUMENT SET
 - SEC. CORNER FOUND
 - RECORDED
 - MEASURED
 - CALCULATED
- EXISTING**
- OH-ELEC-W-○ ELEC. PHONE OR CABLE TV DIAL LINE, POLE & GUY WIRE
 - UG-CATV-○ UNDERGROUND CABLE TV, CATV PRESTAL
 - UG-TEL-○ TELEPHONE U.S. CABLE, REDUCED & MANHOLE
 - UG-ELEC-○ ELECTRIC U.S. CABLE, MANHOLE, METER & MANHOLE
 - GAS MAIN VALVE & GAS LINE MARKER
 - WATERMAIN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE
 - SANITARY SEWER, CLEANOUT & MANHOLE
 - STORM SEWER, CLEANOUT & MANHOLE
 - COMBINED SEWER & MANHOLE
 - S.S. D.
 - SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
 - POST INDICATOR VALVE
 - WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
 - MAIL BOX, TRANSFORMER, IRRIGATION CONTROL VALVE
 - UNDERGROUND STRUCTURE
 - SPOT ELEVATION
 - CONTOUR LINE
 - FENCE
 - GUARD RAIL
 - STREET LIGHT
 - SIGN
- CONCRETE**
- ASPH.**
- GRAVEL**
- WETLAND**

REFERENCE DRAWINGS

- WATER MAIN**
CITY OF LANSING ENGINEERING DEPT. FILE 4317, PROJECT NO. PS 3501, SURVEYED BY WATERS, RICHARDSON & ROBERTSON, DATED 4/15/85
- SANITARY SEWER**
CITY OF LANSING WASTEWATER SYSTEM IMPROVEMENTS, C-282705-02, FILE NO. 4652, CONTRACT 85-59, SHEET 4 OF 5, DATED DEC. 1983
- STORM SEWER**
CITY OF LANSING ENGINEERING DEPT. FILE NO. 1963, DATED 11/4/21, REV. 2/21/95
- COMBINED SEWER**
DEPARTMENT OF PUBLIC SERVICE, PROJECT NO. PS 35056, FILE NO. 5687, SHEET 22 OF 50, CONSTRUCTION RECORD DATE 12/02/98
- STEAM**
LANSING BOARD OF WATER & LIGHT (LBWL) MAP N807 & N807, DATED 4/24/01, REV. 8/14/17
- ELECTRIC**
LANSING BOARD OF WATER & LIGHT (LBWL) MAP NWL617, DATED 2/12/2020
- LIGHTING**
LANSING BOARD OF WATER & LIGHT (LBWL) MAP 283-1R, 2R, DATED 11/01/20, REV. 01/02/09 AND MAP 313-1R, DATED 05/12/2003, REV. 05/24/2018
- GAS**
CONSUMERS ENERGY QUARTER SECTION MAP 04-02-17-2, DATED 11/24/19 AND 04-02-17-3, DATED 07/29/19
- CABLE**
COMCAST CABLE EMAIL DATED 02/05/2020
- FIBER OPTIC**
WINDSTREAM MAP DATED 02/12/2020

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26065C01270, DATED 08/16/2011.

- TITLE EXCEPTION #10 AND #12 GASOLINE PIPELINE EASEMENT L.324, P.617; L.354, P.78; L.1492, P.1158
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- TITLE EXCEPTION #15 BWL STEAM LICENSE AREA L.2936, P.931
- TITLE EXCEPTION #18 BWL ELECTRIC EASEMENT 2017-031824
- TITLE EXCEPTION #19 EXPOSURE BARRIER L.2018, P.017967
- TITLE EXCEPTION #19 INFILTRATION MANAGEMENT AREA L.2018, P.017967



MATCH LINE - SEE SHEET 3
MATCH LINE - SEE SHEET 5

MATCH LINE - SEE SHEET 5
MATCH LINE - SEE SHEET 7

PENNSYLVANIA LINES LLC.
PARCEL NO. 33-01-01-17-101-005

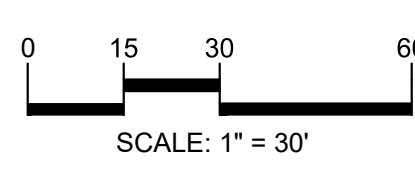
S:\PROJECTS\2020\0202-0217 NPD LANSING INDUSTRIAL - PLANT 6\DWG\TOPBASE-202017.dwg

LEGEND

● IRON FOUND	⊗ BRASS PLUG SET	⊗ SEC. CORNER FOUND
⊙ IRON SET	⊙ MONUMENT FOUND	⊙ RECORDED
⊙ NAIL FOUND	⊙ MONUMENT SET	⊙ MEASURED
⊙ NAIL & CAP SET		⊙ CALCULATED

EXISTING

—OH—ELEC—W—	ELEC. PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
—UG—CATV—	UNDERGROUND CABLE TV, CATV PRESENT
—UG—PHONE—	TELEPHONE U.G. CABLE, FEDERAL & MANHOLE
—UG—ELEC—	ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
—GAS—	GAS MAIN, VALVE & GAS LINE MARKER
—WATER—	WATERMAIN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE
—SEWER—	SANITARY SEWER, CLEANOUT & MANHOLE
—STORM—	STORM SEWER, CLEANOUT & MANHOLE
—COMB—	COMBINED SEWER & MANHOLE
—S&B—	SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
—PI—	POST INDICATOR VALVE
—WV—	WATER VALVE BOX/DRAIN VALVE BOX, SERVICE SHUTOFF
—M&B—	M&B BOX, TRANSFORMER, IRRIGATION CONTROL VALVE
—UNDEF—	UNDEFINED STRUCTURE
—SPOT—	SPOT ELEVATION
—ELEV—	CONTOUR LINE
—FENCE—	FENCE
—GR—	GRASS
—ASPH—	ASPHALT
—CONC—	CONCRETE
—SH—	GRAVEL SHOULDER
—WET—	WETLAND



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KEY MAP

02	04
03	06
05	08
07	10
09	

CLIENT
NORTH POINT DEVELOPMENT
 4825 NW 14th STREET, SUITE 500
 RIVERSIDE, MD 64150

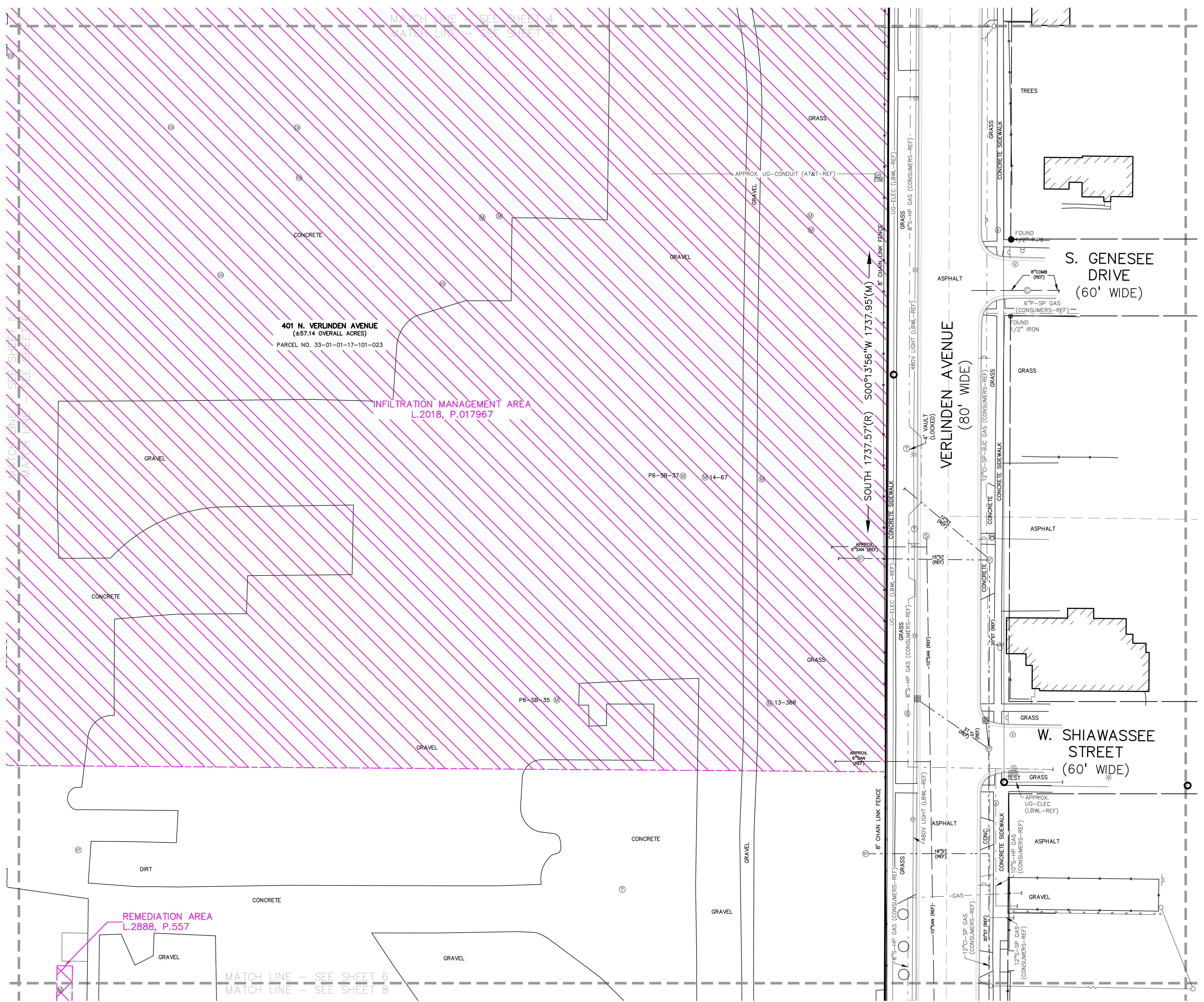
PROJECT TITLE
NPD LANSING INDUSTRIAL PLANT 6
 PROJECT ADDRESS
 TWP/CITY, STATE

REVISIONS

NO.	DESCRIPTION

ORIGINAL ISSUE DATE:
 XXXXXX, 2020
 DRAWING TITLE
ALTA/NSPS LAND TITLE SURVEY

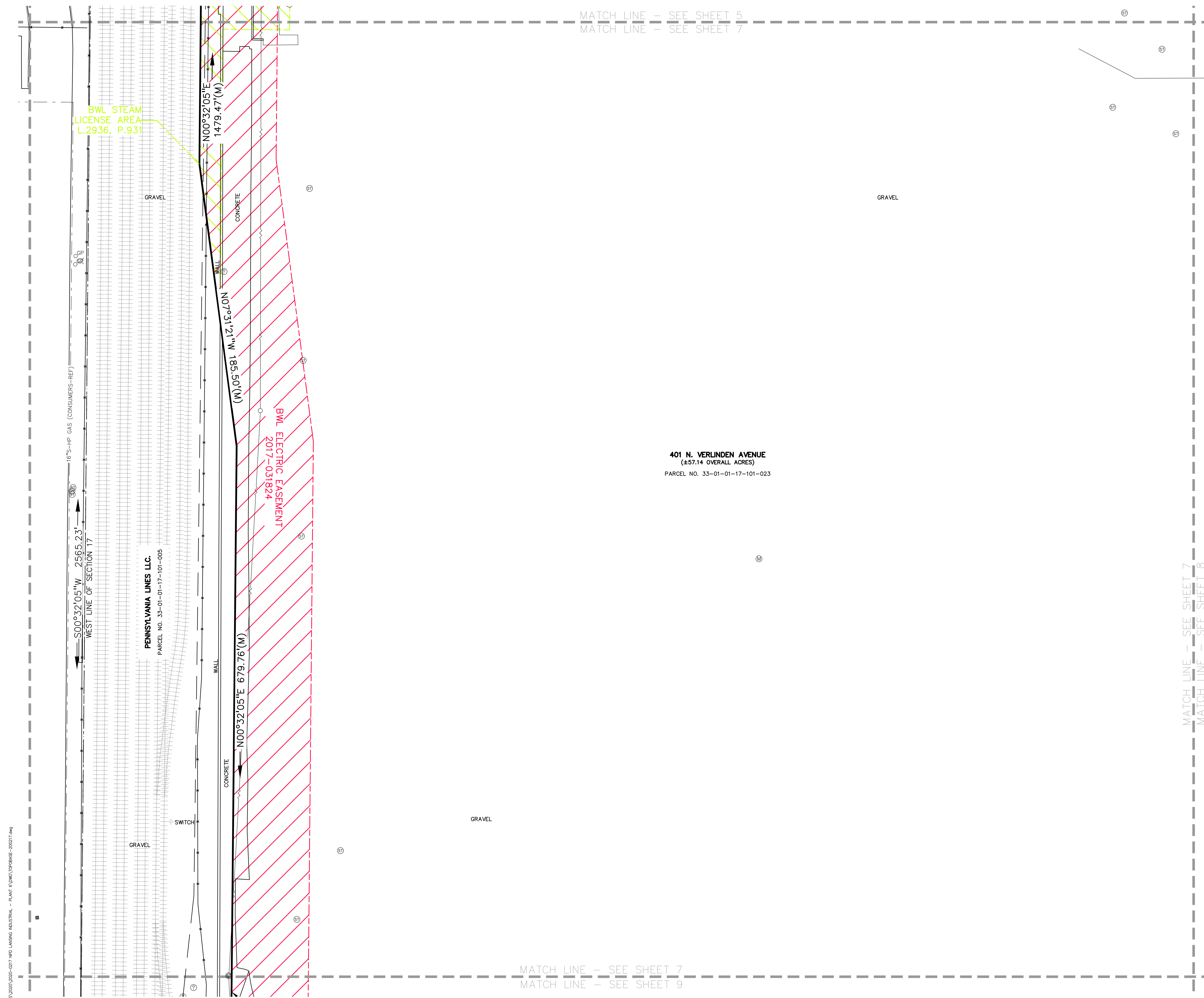
PEA JOB NO.	2020-0217
P.M.	CB
DN.	XXX
DES.	XXX
DRAWING NUMBER:	



FLOODPLAIN NOTE:
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- TITLE EXCEPTION #10 AND #12 GASOLINE PIPELINE EASEMENT L.324, P.617; L.354, P.78; L.1492, P.1158
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S:\PROJECTS\2020\2020-0217 NPD LANSING INDUSTRIAL - PLANT 6\DWG\TOPBASE-202017.dwg



MATCH LINE - SEE SHEET 5
 MATCH LINE - SEE SHEET 7

401 N. VERLINDEN AVENUE
 (±57.14 OVERALL ACRES)
 PARCEL NO. 33-01-01-17-101-023

MATCH LINE - SEE SHEET 7
 MATCH LINE - SEE SHEET 9

LEGEND

● IRON FOUND	⊗ BRASS PLUG SET	⊙ SEC. CORNER FOUND
⊙ IRON SET	⊙ MONUMENT FOUND	⊙ RECORDED
⊙ NAIL FOUND	⊙ MONUMENT SET	⊙ MEASURED
⊙ NAIL & CAP SET		⊙ CALCULATED

EXISTING

-OH-ELEC-W-O-	ELEC. PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
-UG-CATV-	UNDERGROUND CABLE TV, CATV PRESTAL
⊙-UG-PHONING	TELEPHONE U.G. CABLE, REEDTAL & MANHOLE
-UG-ELEC-⊙-	ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
⊙	GAS MAIN, VALVE & GAS LINE MARKER
⊙	WATERMAIN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE
⊙	SANITARY SEWER, CLEANOUT & MANHOLE
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⊙	SIGN
⊙	CONCRETE
⊙	ASPHALT
⊙	GRAVEL SHOULDER
⊙	WETLAND

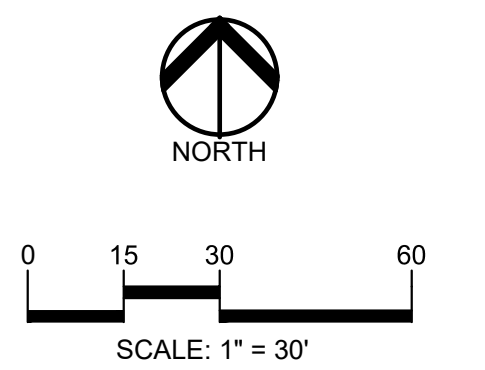
REFERENCE DRAWINGS

WATER MAIN	CITY OF LANSING ENGINEERING DEPT. FILE 4317, PROJECT NO. PS 3501, SURVEYED BY WATERS, RICHARDSON & ROBERTSON, DATED 4/15/85 DEPARTMENT OF PUBLIC SERVICE, WEST SIDE INTERCEPTOR REHABILITATION AND REPAIR, MCNAMEE, PORTER & SEELEY, INC., FILE NO. 5247, DATED 09/03/98
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STORM SEWER	CITY OF LANSING ENGINEERING DEPT. FILE NO. 1963, DATED 1/14/21, REV. 2/21/95 CITY OF LANSING ENGINEERING DEPT. FILE NO. 1964, DATED 1/14/21, REV. 2/21/95 CITY OF LANSING ENGINEERING DEPT. PLAN & PROFILE OF SEWER, FILE 1703 CITY OF LANSING ENGINEERING DEPT. PLAN & PROFILE OF SEWER, FILE 1987, BOOK 195, PG. 43, DATED 7/24/24 CITY OF LANSING ENGINEERING DEPT. PLAN & PROFILE OF SEWER, FILE 1948, SHEET 2 OF 8, BOOK 144, DATED 4/14/28 CITY OF LANSING ENGINEERING DEPT. PLAN & PROFILE OF SEWER, FILE 1950, SHEET 4 OF 8, BOOK 144, PG. 39, DATED 4/4/24 CITY OF LANSING ENGINEERING DEPT. PLAN & PROFILE OF SEWER, FILE 2468B, SHEET 1 OF 2 CITY OF LANSING ENGINEERING DEPT. FILE 4317, PROJECT NO. PS 3501, SURVEYED BY WATERS, RICHARDSON & ROBERTSON, DATED 4/15/85 DEPARTMENT OF PUBLIC SERVICE, PROJECT NO. PS 35056, FILE NO. 5687, SHEET 22 OF 50, CONSTRUCTION RECORD DATE 12/02/98 DEPARTMENT OF PUBLIC SERVICE, PROJECT NO. PS 35056, FILE NO. 5691, SHEET 26 OF 50, CONSTRUCTION RECORD DATE 12/02/98 DEPARTMENT OF PUBLIC SERVICE, PROJECT NO. PS 35056, FILE NO. 5692, SHEET 27 OF 50, CONSTRUCTION RECORD DATE 12/02/98 DEPARTMENT OF PUBLIC SERVICE, PROJECT NO. PS 35056, FILE NO. 5693, SHEET 28 OF 50, CONSTRUCTION RECORD DATE 12/02/98
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STEAM	LANSING BOARD OF WATER & LIGHT (LBWL) MAP NA07 & NB07, DATED 4/24/01, REV. 8/14/17
ELECTRIC	LANSING BOARD OF WATER & LIGHT (LBWL) MAP NWLG17, DATED 2/12/2020 LANSING BOARD OF WATER & LIGHT (LBWL) MAP C170, DATED 9/13/35 LANSING BOARD OF WATER & LIGHT (LBWL) MAP C180, DATED 9/13/35, REV. 5/20/98 LANSING BOARD OF WATER & LIGHT (LBWL) MAP C190, DATED 8/26/36 LANSING BOARD OF WATER & LIGHT (LBWL) MAP C1901, DATED 9/20/54 LANSING BOARD OF WATER & LIGHT (LBWL) MAP C200, DATED 9/13/35 LANSING BOARD OF WATER & LIGHT (LBWL) MAP C210, DATED 8/26/36 LANSING BOARD OF WATER & LIGHT (LBWL) MAP C230, DATED 9/2/36 LANSING BOARD OF WATER & LIGHT (LBWL) MAP C240, DATED 2/28/36, REV. 7/10/17 LANSING BOARD OF WATER & LIGHT (LBWL) MAP C270, FILE NO. DWG 192, DATED 10/31/58, REV. 12/23/89 LANSING BOARD OF WATER & LIGHT (LBWL) MAP C280, DWG 60-201, DATED 5/20/87, REV. 12/18/86
LIGHTING	LANSING BOARD OF WATER & LIGHT (LBWL) MAP 283-1R, 2R, DATED 1/10/20, REV. 01/16/09 AND MAP 313-1R, DATED 05/12/2003, REV. 05/24/2018
GAS	CONSUMERS ENERGY QUARTER SECTION MAP 04-02-17-2, DATED 1/12/41 AND 04-02-17-3, DATED 07/29/19
CABLE	COMCAST CABLE EMAIL DATED 02/05/2020 AT&T MAPS A3 & A4, DATED 2/13/2020 AND MAPS B2 & B3, DATED 1/5/2020
FIBER OPTIC	WINDSTREAM MAP DATED 02/12/2020 ACD NET EMAIL DATED 02/19/2020

FLOODPLAIN NOTE:
 BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26065C01270, DATED 08/16/2011.

	TITLE EXCEPTION #10 AND #12 GASOLINE PIPELINE EASEMENT L.324, P.617; L.354, P.78; L.1492, P.1158
	TITLE EXCEPTION #11 DRIVEWAY EASEMENT L.813, P.734
	TITLE EXCEPTION #13 REMEDIATION AREA L.2888, P.557
	TITLE EXCEPTION #15 BWL STEAM LICENSE AREA L.2936, P.931
	TITLE EXCEPTION #18 BWL ELECTRIC EASEMENT 2017-031824
	TITLE EXCEPTION #19 EXPOSURE BARRIER L.2018, P.017967
	TITLE EXCEPTION #19 INFILTRATION MANAGEMENT AREA L.2018, P.017967

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KEY MAP

02	
03	04
05	06
07	08
09	10

CLIENT
NORTH POINT DEVELOPMENT
 4825 NW 14th STREET, SUITE 500
 RIVERSIDE, MD 64150

PROJECT TITLE
NPD LANSING INDUSTRIAL PLANT 6
 PROJECT ADDRESS
 TWP/CITY, STATE

REVISIONS

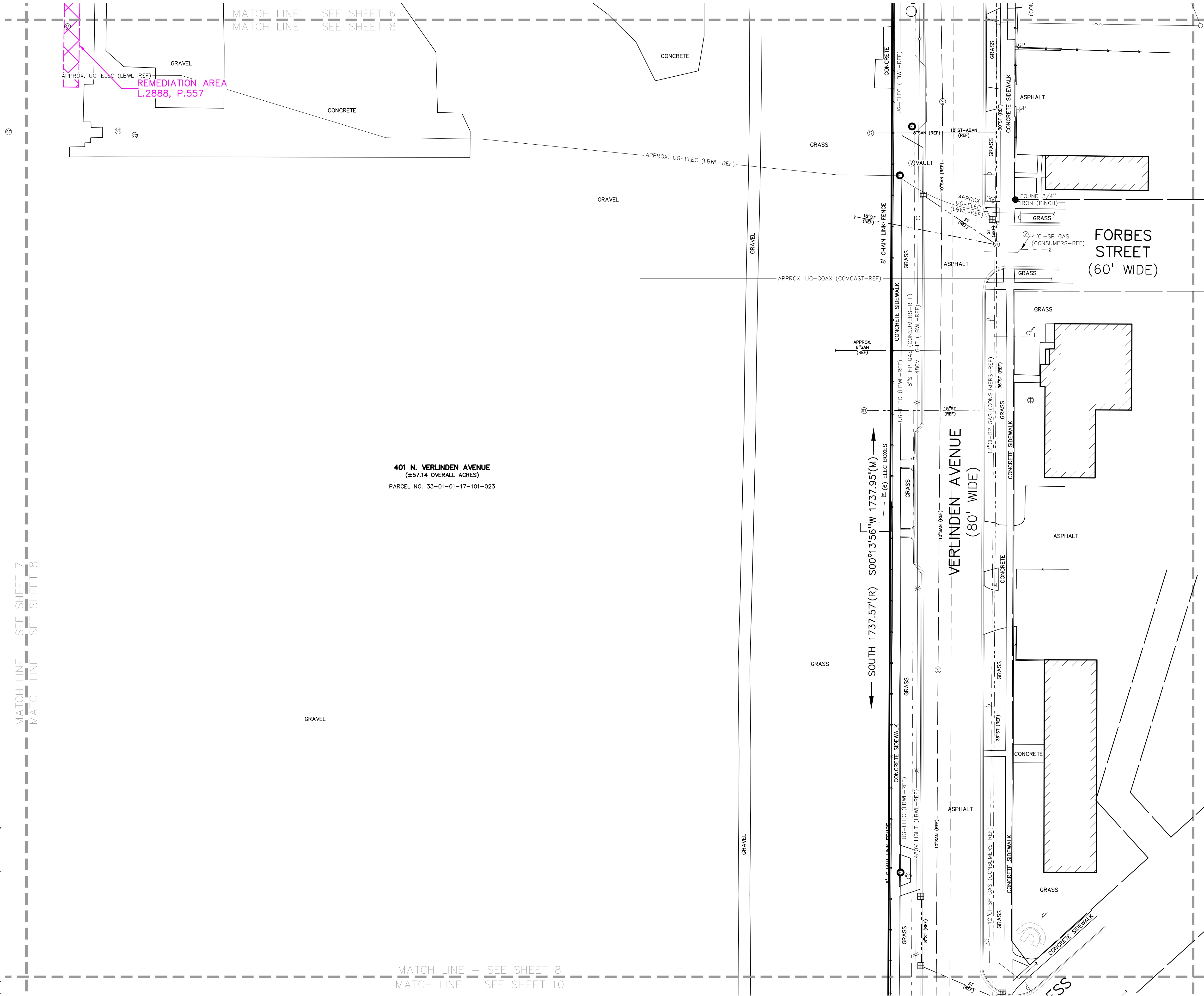
ORIGINAL ISSUE DATE:
 XXXXXX, 2020

DRAWING TITLE
ALTA/NSPS LAND TITLE SURVEY

PEA JOB NO.	2020-0217
P.M.	CB
DN.	XXX
DES.	XXX

DRAWING NUMBER:
7 of 11

S:\PROJECTS\2020\2020-0217 NPD LANSING INDUSTRIAL - PLANT 6\DWG\TOPDRISE-202017.dwg



401 N. VERLINDEN AVENUE
 (±57.14 OVERALL ACRES)
 PARCEL NO. 33-01-01-17-101-023

LEGEND

● IRON FOUND	⊗ BRASS PLUG SET	⊗ SEC. CORNER FOUND
⊗ IRON SET	⊗ MONUMENT FOUND	⊗ RECORDED
⊗ NAIL FOUND	⊗ MONUMENT SET	⊗ MEASURED
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EXISTING

—OH—ELEC—W—	ELEC. PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
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⊗	CONCRETE
⊗	ASPHALT
⊗	GRAVEL SHOULDER
⊗	WETLAND

REFERENCE DRAWINGS

WATER MAIN
 CITY OF LANSING ENGINEERING DEPT. FILE 4317, PROJECT NO. PS 3501, SURVEYED BY MATS, RICHARDSON & ROBERTSON, DATED 4/15/05
 DEPARTMENT OF PUBLIC SERVICE, PROJECT NO. PS 35056, FILE NO. 5661, SHEET 22 OF 50, CONSTRUCTION RECORD DATE 12/02/08
 DEPARTMENT OF PUBLIC SERVICE, WEST SIDE INTERCEPTOR REHABILITATION AND REPAIR, MCNAMEE, PORTER & SEELEY, INC., FILE NO. 5247, DATED 08/03/08

SANITARY SEWER
 CITY OF LANSING WASTEWATER SYSTEM IMPROVEMENTS, C-262705-02, FILE NO. 4652, CONTRACT 82-5-9, SHEET 4 OF 5, DATED DEC. 1983
 DEPARTMENT OF PUBLIC SERVICE, PROJECT NO. PS 35056, FILE NO. 5661, SHEET 22 OF 50, CONSTRUCTION RECORD DATE 12/02/08
 DEPARTMENT OF PUBLIC SERVICE, PROJECT NO. PS 35056, FILE NO. 5661, SHEET 26 OF 50, CONSTRUCTION RECORD DATE 12/02/08
 DEPARTMENT OF PUBLIC SERVICE, PROJECT NO. PS 35056, FILE NO. 5662, SHEET 27 OF 50, CONSTRUCTION RECORD DATE 12/02/08
 DEPARTMENT OF PUBLIC SERVICE, PROJECT NO. PS 35056, FILE NO. 5663, SHEET 28 OF 50, CONSTRUCTION RECORD DATE 12/02/08

STORM SEWER
 CITY OF LANSING ENGINEERING DEPT. FILE NO. 1963, DATED 1/14/21, REV. 2/21/95
 CITY OF LANSING ENGINEERING DEPT. FILE NO. 1664, DATED 1/14/21, REV. 2/21/95
 CITY OF LANSING ENGINEERING DEPT. PLAN & PROFILE OF SEWER, FILE 1703
 CITY OF LANSING ENGINEERING DEPT. PLAN & PROFILE OF SEWER, FILE 1897, BOOK 185, PG. 43, DATED 7/24/24
 CITY OF LANSING ENGINEERING DEPT. PLAN & PROFILE OF SEWER, FILE 1948, SHEET 4 OF 6, BOOK 144, DATED 4/14/28
 CITY OF LANSING ENGINEERING DEPT. PLAN & PROFILE OF SEWER, FILE 1950, SHEET 4 OF 6, BOOK 144, PG. 39, DATED 4/4/22
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COMBINED SEWER
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STEAM
 LANSING BOARD OF WATER & LIGHT (LBWL) MAP NA07 & NB07, DATED 4/24/01, REV. 8/14/17

ELECTRIC
 LANSING BOARD OF WATER & LIGHT (LBWL) MAP NWL07, DATED 2/12/2020
 LANSING BOARD OF WATER & LIGHT (LBWL) MAP C178, DATED 9/13/26
 LANSING BOARD OF WATER & LIGHT (LBWL) MAP C180, DATED 9/13/26, REV. 05/20/08
 LANSING BOARD OF WATER & LIGHT (LBWL) MAP C180, DATED 8/26/06
 LANSING BOARD OF WATER & LIGHT (LBWL) MAP C190, DATED 9/20/04
 LANSING BOARD OF WATER & LIGHT (LBWL) MAP C200, DATED 9/13/26
 LANSING BOARD OF WATER & LIGHT (LBWL) MAP C210, DATED 8/26/06
 LANSING BOARD OF WATER & LIGHT (LBWL) MAP C230, DATED 9/2/06
 LANSING BOARD OF WATER & LIGHT (LBWL) MAP C240, DATED 2/28/06, REV. 7/10/17
 LANSING BOARD OF WATER & LIGHT (LBWL) MAP C07D, FILE NO. DWG 182, DATED 10/31/88, REV. 12/23/88
 LANSING BOARD OF WATER & LIGHT (LBWL) MAP C08D, DWG 60-201, DATED 5/20/87, REV. 12/18/86

LIGHTING
 LANSING BOARD OF WATER & LIGHT (LBWL) MAP 283-1R, 2R, DATED 11/01/20, REV. 01/10/09 AND MAP 313-1R, DATED 05/12/2003, REV. 05/24/2018

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 CONSUMERS ENERGY QUARTER SECTION MAP 04-02-17-2, DATED 11/24/19 AND 04-02-17-3, DATED 07/29/19

CABLE
 COMCAST CABLE EMAIL DATED 02/05/2020
 AT&T MAPS A3 & A4, DATED 2/13/2020 AND MAPS B2 & B3, DATED 1/5/2020

FIBER OPTIC
 WINDSTREAM MAP DATED 02/12/2020
 ACD NET EMAIL DATED 02/19/2020

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NORTH

0 15 30 60
 SCALE: 1" = 30'

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KEY MAP

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CLIENT
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 4825 NW 14th STREET, SUITE 500
 RIVERSIDE, MD 64150

PROJECT TITLE
NPD LANSING INDUSTRIAL PLANT 6
 PROJECT ADDRESS
 TWP/CITY, STATE

FLOODPLAIN NOTE:
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- TITLE EXCEPTION #10 AND #12**
 GASOLINE PIPELINE EASEMENT
 L.324, P.617; L.354, P.78;
 L.1492, P.1158
- TITLE EXCEPTION #11**
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- TITLE EXCEPTION #13**
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 L.2888, P.557
- TITLE EXCEPTION #15**
 BWL STEAM LICENSE AREA
 L.2936, P.931
- TITLE EXCEPTION #18**
 BWL ELECTRIC EASEMENT
 2017-031824
- TITLE EXCEPTION #19**
 EXPOSURE BARRIER
 L.2018, P.017967
- TITLE EXCEPTION #19**
 INFILTRATION MANAGEMENT AREA
 L.2018, P.017967

REVISIONS

ORIGINAL ISSUE DATE:
 XXXXXX, 2020

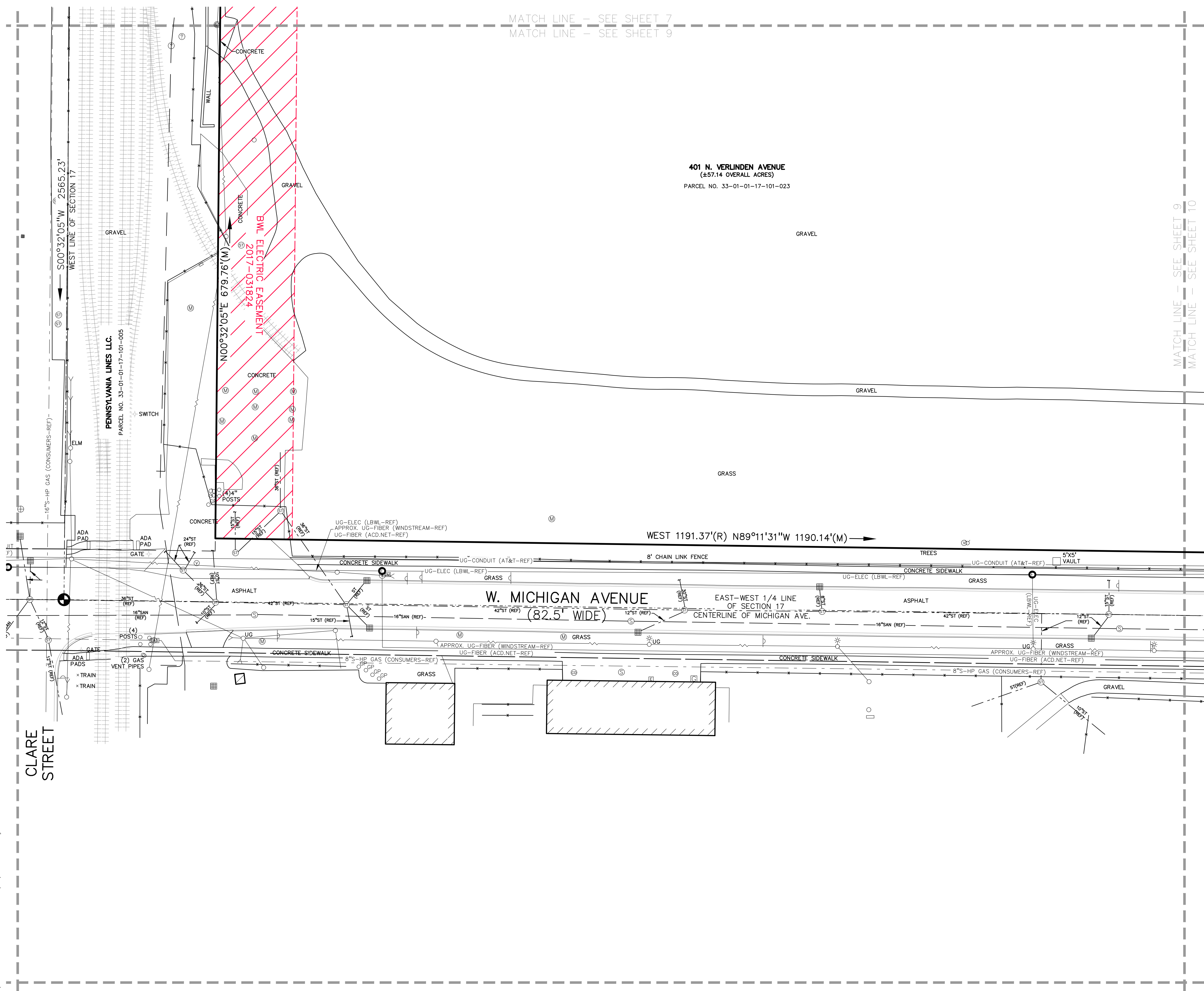
DRAWING TITLE
ALTA/NSPS LAND TITLE SURVEY

PEA JOB NO.	2020-0217
P.M.	CB
DN	XXX
DES.	XXX

DRAWING NUMBER:
8 of 11

S:\PROJECTS\2020\2020-0217 NPD LANSING INDUSTRIAL - PLANT 6\DWG\TOPBASE-202017.dwg

MATCH LINE - SEE SHEET 7
 MATCH LINE - SEE SHEET 9



401 N. VERLINDEN AVENUE
 (±57.14 OVERALL ACRES)
 PARCEL NO. 33-01-01-17-101-023

WEST 1191.37'(R) N89°11'31"W 1190.14'(M)

W. MICHIGAN AVENUE
 (82.5' WIDE)
 EAST-WEST 1/4 LINE
 OF SECTION 17
 CENTERLINE OF MICHIGAN AVE.

LEGEND

● IRON FOUND	⊗ BRASS PLUG SET	⊗ SEC. CORNER FOUND
⊗ IRON SET	⊗ MONUMENT FOUND	⊗ RECORDED
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—	GUARD RAIL
—	STREET LIGHT
—	SIGN

CONC.	CONCRETE
ASPH.	ASPHALT
GRAVEL	GRAVEL SHOULDER
WETLAND	WETLAND

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CLIENT
NORTH POINT DEVELOPMENT
 4825 NW 14th STREET, SUITE 500
 RIVERSIDE, MO 64150

PROJECT TITLE
NPD LANSING INDUSTRIAL PLANT 6
 PROJECT ADDRESS
 TWP/CITY, STATE

- REFERENCE DRAWINGS**
- WATER MAIN: CITY OF LANSING ENGINEERING DEPT. FILE 4317, PROJECT NO. PS 3501, SURVEYED BY KATES, RICHARDSON & ROBERTSON, DATED 4/15/05; DEPARTMENT OF PUBLIC SERVICE, PROJECT NO. PS 35056, FILE NO. 5681, SHEET 22 OF 50, CONSTRUCTION RECORD DATE 12/02/08; DEPARTMENT OF PUBLIC SERVICE, WEST SIDE INTERCEPTOR REHABILITATION AND REPAIR, MCNAMEE, PORTER & SEELEY, INC., FILE NO. 5247, DATED 08/03/08
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 - COMBINED SEWER: DEPARTMENT OF PUBLIC SERVICE, PROJECT NO. PS 35056, FILE NO. 5681, SHEET 22 OF 50, CONSTRUCTION RECORD DATE 12/02/08; DEPARTMENT OF PUBLIC SERVICE, PROJECT NO. PS 35056, FILE NO. 5681, SHEET 26 OF 50, CONSTRUCTION RECORD DATE 12/02/08; DEPARTMENT OF PUBLIC SERVICE, PROJECT NO. PS 35056, FILE NO. 5682, SHEET 27 OF 50, CONSTRUCTION RECORD DATE 12/02/08; DEPARTMENT OF PUBLIC SERVICE, PROJECT NO. PS 35056, FILE NO. 5683, SHEET 28 OF 50, CONSTRUCTION RECORD DATE 12/02/08
 - STEAM: LANSING BOARD OF WATER & LIGHT (LBWL) MAP N807 & N807, DATED 4/24/01, REV. 8/14/17
 - ELECTRIC: LANSING BOARD OF WATER & LIGHT (LBWL) MAP NWLG17, DATED 2/12/2020; LANSING BOARD OF WATER & LIGHT (LBWL) MAP C170, DATED 9/13/05; LANSING BOARD OF WATER & LIGHT (LBWL) MAP C180, DATED 9/13/05, REV. 5/20/08; LANSING BOARD OF WATER & LIGHT (LBWL) MAP C190, DATED 8/26/06; LANSING BOARD OF WATER & LIGHT (LBWL) MAP C190, DATED 9/20/04; LANSING BOARD OF WATER & LIGHT (LBWL) MAP C200, DATED 9/13/05; LANSING BOARD OF WATER & LIGHT (LBWL) MAP C210, DATED 8/26/06; LANSING BOARD OF WATER & LIGHT (LBWL) MAP C230, DATED 9/23/06; LANSING BOARD OF WATER & LIGHT (LBWL) MAP C240, DATED 2/28/06, REV. 7/10/17; LANSING BOARD OF WATER & LIGHT (LBWL) MAP C270, FILE NO. DWG 182, DATED 10/31/06, REV. 12/23/06; LANSING BOARD OF WATER & LIGHT (LBWL) MAP C280, DWG 60-201, DATED 9/20/07, REV. 12/18/06
 - LIGHTING: LANSING BOARD OF WATER & LIGHT (LBWL) MAP 283-1R, 2R, DATED 1/10/20, REV. 01/10/09 AND MAP 313-1R, DATED 05/12/2003, REV. 05/24/2018
 - GAS: CONSUMERS ENERGY QUARTER SECTION MAP 04-02-17-2, DATED 11/24/19 AND 04-02-17-3, DATED 07/29/19
 - CABLE: COMCAST CABLE EMAIL DATED 02/05/2020; AT&T MAPS A3 A4, DATED 2/13/2020 AND MAPS B2 & B3, DATED 1/5/2020
 - FIBER OPTIC: WINDSTREAM MAP DATED 02/12/2020; ACD NET EMAIL DATED 02/19/2020

FLOODPLAIN NOTE:
 BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26065C01270, DATED 08/16/2011.

- TITLE EXCEPTION #10 AND #12**
 GASOLINE PIPELINE EASEMENT
 L.324, P.617; L.354, P.78;
 L.1492, P.1158
- TITLE EXCEPTION #11**
 DRIVEWAY EASEMENT
 L.813, P.734
- TITLE EXCEPTION #13**
 REMEDIATION AREA
 L.2888, P.557
- TITLE EXCEPTION #15**
 B.W.L. STEAM LICENSE AREA
 L.2936, P.931
- TITLE EXCEPTION #18**
 B.W.L. ELECTRIC EASEMENT
 2017-031824
- TITLE EXCEPTION #19**
 EXPOSURE BARRIER
 L.2018, P.017967
- TITLE EXCEPTION #19**
 INFILTRATION MANAGEMENT AREA
 L.2018, P.017967

REVISIONS

ORIGINAL ISSUE DATE:
 XXXXXX, 2020

DRAWING TITLE
ALTA/NSPS LAND TITLE SURVEY

PEA JOB NO.	2020-0217
P.M.	CB
DN.	XXX
DES.	XXX

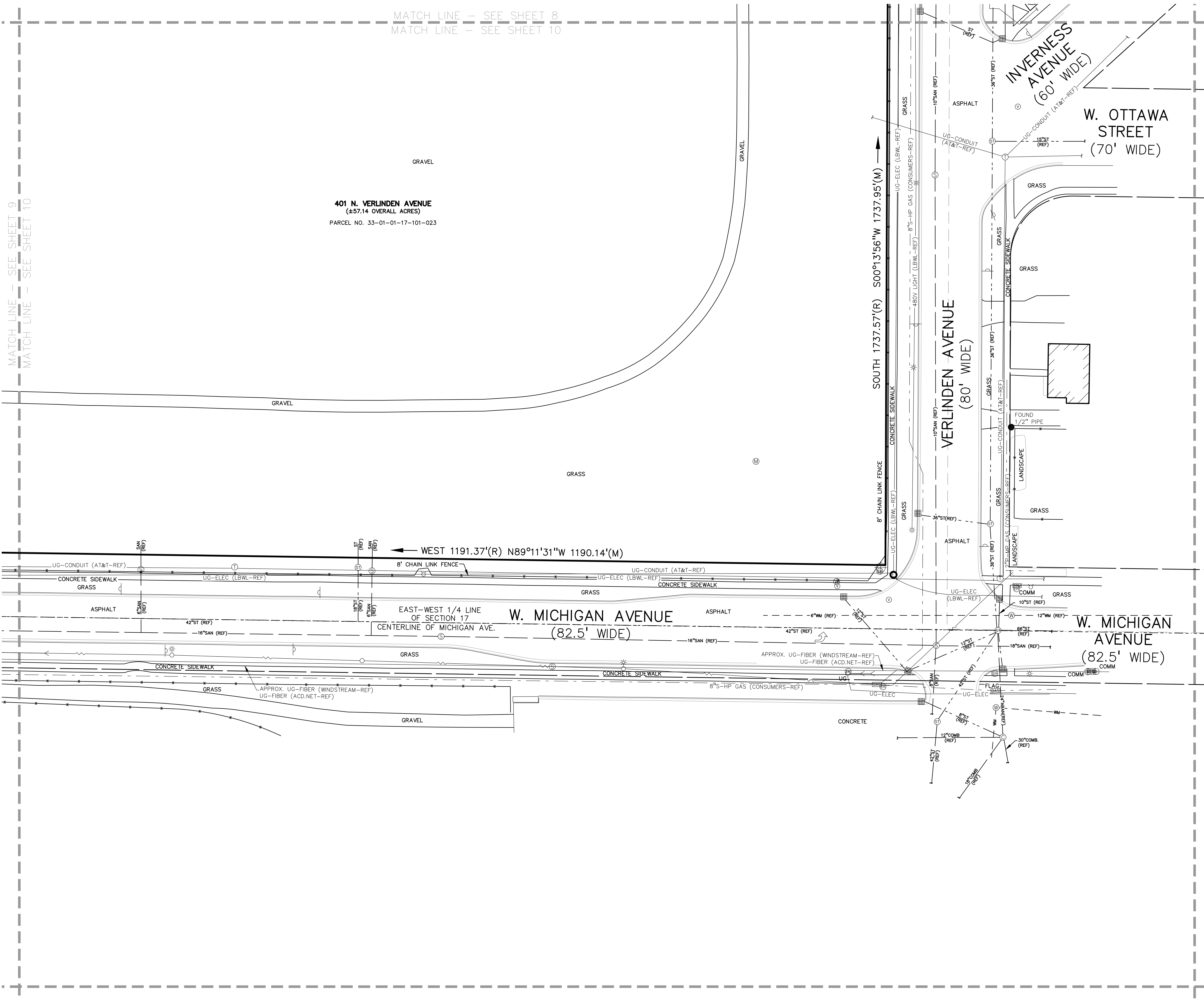
DRAWING NUMBER:
9 of 11

S:\PROJECTS\2020\2020-0217 NPD LANSING INDUSTRIAL - PLANT 6\DWG\TDR\BASE-202017.dwg

MATCH LINE - SEE SHEET 8
 MATCH LINE - SEE SHEET 10

401 N. VERLINDEN AVENUE
 (±57.14 OVERALL ACRES)
 PARCEL NO. 33-01-01-17-101-023

MATCH LINE - SEE SHEET 9
 MATCH LINE - SEE SHEET 10



LEGEND

● IRON FOUND	⊗ BRASS PLUG SET	⊙ SEC. CORNER FOUND
⊙ IRON SET	⊙ MONUMENT FOUND	⊙ RECORDED
⊙ NAIL FOUND	⊙ MONUMENT SET	⊙ MEASURED
⊙ NAIL & CAP SET		⊙ CALCULATED

EXISTING

—OH—ELEC—W—O—	ELEC. PHONE OR CABLE TV OH LINE, POLE & GUY WIRE
—UG—CATV—	UNDERGROUND CABLE TV, CATV PRESENTAL
⊙—UG—PHONE—	TELEPHONE U.G. CABLE, REEDTAL & MANHOLE
⊙—UG—ELEC—	ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
⊙	GAS MAIN, VALVE & GAS LINE MARKER
⊙	WATERMAIN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE
⊙	SANITARY SEWER, CLEANOUT & MANHOLE
⊙	STORM SEWER, CLEANOUT & MANHOLE
⊙	COMBINED SEWER & MANHOLE
⊙	SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
⊙	POST INDICATOR VALVE
⊙	WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
⊙	MALIBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
⊙	UNDERTYPED STRUCTURE

SPOT ELEVATION

—ELEV—	SPOT ELEVATION
—FENCE—	FENCE
—GUARD RAIL—	GUARD RAIL
—STREET LIGHT—	STREET LIGHT
—SIGN—	SIGN

CONCRETE

—CONC—	CONCRETE
—ASPH—	ASPHALT
—GRAVEL—	GRAVEL SHOULDER
—WETLAND—	WETLAND

REFERENCE DRAWINGS

WATER MAIN
 CITY OF LANSING ENGINEERING DEPT. FILE 4317, PROJECT NO. PS 3501, SURVEYED BY KATES, RICHARDSON & ROBERTSON, DATED 4/15/05
 DEPARTMENT OF PUBLIC SERVICE, WEST SIDE INTERCEPTOR REHABILITATION AND REPAIR, MCNAMEE, PORTER & SEELEY, INC., FILE NO. 5247, DATED 08/03/08

SANITARY SEWER
 CITY OF LANSING WASTEWATER SYSTEM IMPROVEMENTS, C-262705-02, FILE NO. 4652, CONTRACT 82-5-9, SHEET 4 OF 5, DATED DEC. 1983
 DEPARTMENT OF PUBLIC SERVICE, PROJECT NO. PS 35056, FILE NO. 5687, SHEET 22 OF 50, CONSTRUCTION RECORD DATE 12/02/98
 DEPARTMENT OF PUBLIC SERVICE, PROJECT NO. PS 35056, FILE NO. 5687, SHEET 26 OF 50, CONSTRUCTION RECORD DATE 12/02/98
 DEPARTMENT OF PUBLIC SERVICE, PROJECT NO. PS 35056, FILE NO. 5682, SHEET 27 OF 50, CONSTRUCTION RECORD DATE 12/02/98
 DEPARTMENT OF PUBLIC SERVICE, PROJECT NO. PS 35056, FILE NO. 5683, SHEET 28 OF 50, CONSTRUCTION RECORD DATE 12/02/98

STORM SEWER
 CITY OF LANSING ENGINEERING DEPT. FILE NO. 1963, DATED 1/14/21, REV. 2/21/95
 CITY OF LANSING ENGINEERING DEPT. FILE NO. 1964, DATED 1/14/21, REV. 2/21/95
 CITY OF LANSING ENGINEERING DEPT. PLAN & PROFILE OF SEWER, FILE 1703
 SHEET 4 OF 8, BOOK 144, DATED 4/14/28
 CITY OF LANSING ENGINEERING DEPT. PLAN & PROFILE OF SEWER, FILE 1948, SHEET 2 OF 6, BOOK 144, DATED 4/14/28
 CITY OF LANSING ENGINEERING DEPT. PLAN & PROFILE OF SEWER, FILE 1950, SHEET 4 OF 6, BOOK 144, PG. 30, DATED 4/4/28
 CITY OF LANSING ENGINEERING DEPT. PLAN & PROFILE OF SEWER, FILE 2468R, SHEET 1 OF 2
 CITY OF LANSING ENGINEERING DEPT. FILE 4317, PROJECT NO. PS 3501, SURVEYED BY KATES, RICHARDSON & ROBERTSON, DATED 4/15/05
 DEPARTMENT OF PUBLIC SERVICE, PROJECT NO. PS 35056, FILE NO. 5687, SHEET 22 OF 50, CONSTRUCTION RECORD DATE 12/02/98
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 DEPARTMENT OF PUBLIC SERVICE, PROJECT NO. PS 35056, FILE NO. 5683, SHEET 28 OF 50, CONSTRUCTION RECORD DATE 12/02/98

STEAM
 LANSING BOARD OF WATER & LIGHT (LBWL) MAP N87 & N807, DATED 4/24/01, REV. 8/14/17

ELECTRIC
 LANSING BOARD OF WATER & LIGHT (LBWL) MAP NWLG17, DATED 2/12/2020
 LANSING BOARD OF WATER & LIGHT (LBWL) MAP C170, DATED 9/13/05
 LANSING BOARD OF WATER & LIGHT (LBWL) MAP C180, DATED 9/13/05, REV. 5/20/08
 LANSING BOARD OF WATER & LIGHT (LBWL) MAP C190, DATED 8/26/06
 LANSING BOARD OF WATER & LIGHT (LBWL) MAP C190/1, DATED 9/20/04
 LANSING BOARD OF WATER & LIGHT (LBWL) MAP C200, DATED 9/13/05
 LANSING BOARD OF WATER & LIGHT (LBWL) MAP C210, DATED 8/26/06
 LANSING BOARD OF WATER & LIGHT (LBWL) MAP C230, DATED 9/23/06
 LANSING BOARD OF WATER & LIGHT (LBWL) MAP C240, DATED 2/9/06, REV. 7/10/17
 LANSING BOARD OF WATER & LIGHT (LBWL) MAP C270, FILE NO. DWG 182, DATED 10/31/88, REV. 12/23/88
 LANSING BOARD OF WATER & LIGHT (LBWL) MAP C280, DWG 60-201, DATED 5/20/87, REV. 12/18/86

LIGHTING
 LANSING BOARD OF WATER & LIGHT (LBWL) MAP 283-1R, 2R, DATED 1/19/20, REV. 01/19/20 AND MAP 313-1R, DATED 05/12/2003, REV. 05/24/2018

GAS
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FIBER OPTIC
 WINDSTREAM MAP DATED 02/12/2020
 ACD NET EMAIL DATED 02/19/2020

PEA GROUP
 TROY ■ WASHINGTON TWP
 BRIGHTON ■ DETROIT
 t: 844.813.2949
 www.peainc.com

NORTH

0 15 30 60
 SCALE: 1" = 30'

811 Know what's below. Call before you dig.

CAUTION!!
 THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

KEY MAP

02	04
03	06
05	08
07	09
09	10

CLIENT
NORTH POINT DEVELOPMENT
 4825 NW 14th STREET, SUITE 500
 RIVERSIDE, MD 64150

PROJECT TITLE
NPD LANSING INDUSTRIAL PLANT 6
 PROJECT ADDRESS
 TWP/CITY, STATE

FLOODPLAIN NOTE:
 BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26065C01270, DATED 08/16/2011.

	TITLE EXCEPTION #10 AND #12 GASOLINE PIPELINE EASEMENT L.324, P.617; L.354, P.78; L.1492, P.1158
	TITLE EXCEPTION #11 DRIVEWAY EASEMENT L.813, P.734
	TITLE EXCEPTION #13 REMEDATION AREA L.2888, P.557
	TITLE EXCEPTION #15 BWL STEAM LICENSE AREA L.2936, P.931
	TITLE EXCEPTION #18 BWL ELECTRIC EASEMENT 2017-031824
	TITLE EXCEPTION #19 EXPOSURE BARRIER L.2018, P.017967
	TITLE EXCEPTION #19 INFILTRATION MANAGEMENT AREA L.2018, P.017967

REVISIONS

ORIGINAL ISSUE DATE:
 XXXXXX, 2020

DRAWING TITLE
ALTA/NSPS LAND TITLE SURVEY

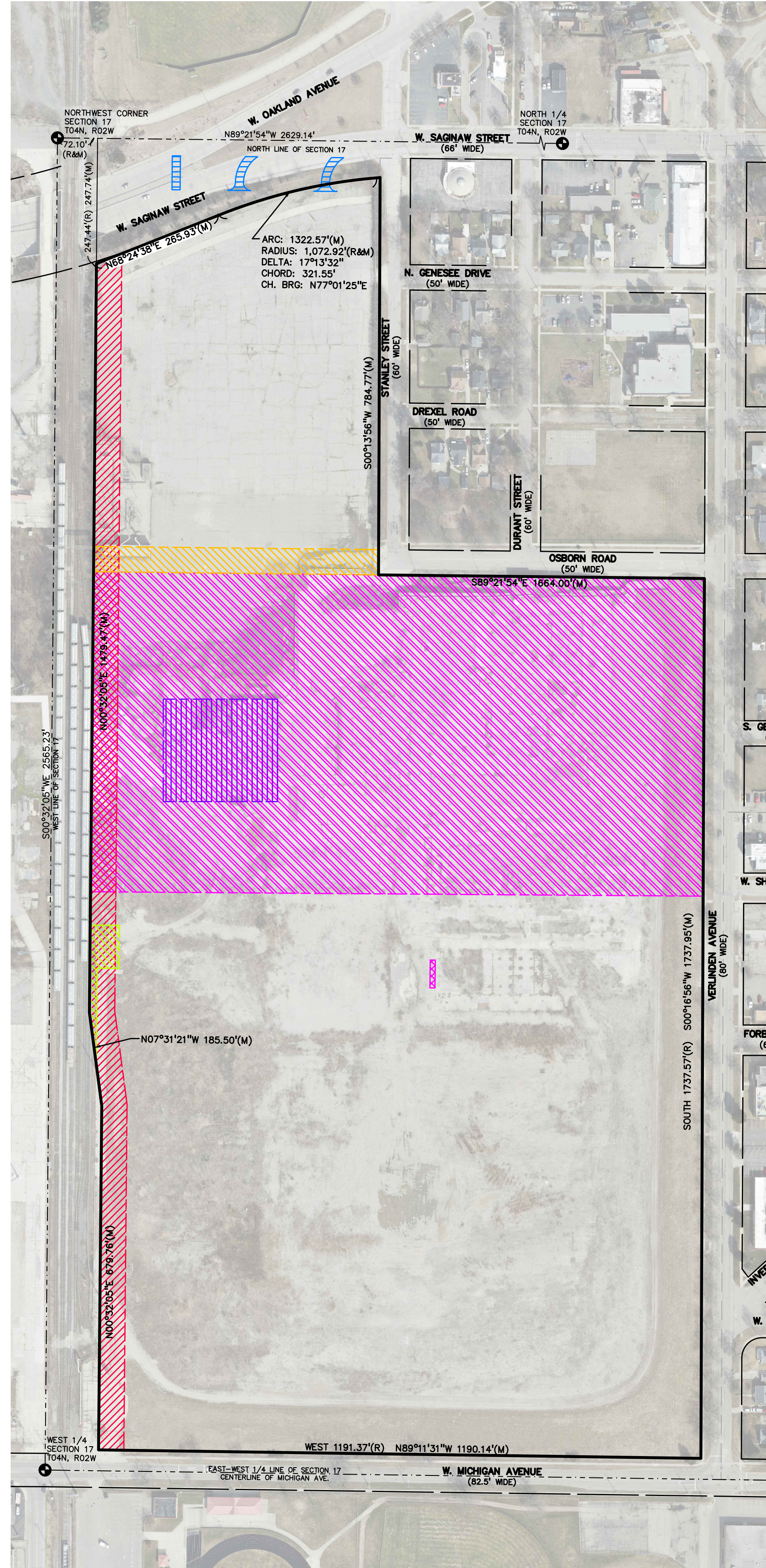
PEA JOB NO.	2020-0217
P.M.	CB
DN.	XXX
DES.	XXX

DRAWING NUMBER:
10 of 11

SCHEDULE B-II (EXCEPTIONS)

ALTA Commitment for Title Insurance
Chicago Title Insurance Company
Commitment No.: GLT2000260
Commitment Date: June 15, 2020

- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I--Requirements are met.
[SURVEYOR'S COMMENTS: STANDARD TITLE EXCEPTION.]
- Rights or claims of parties in possession not shown by the Public Records.
[SURVEYOR'S COMMENTS: STANDARD TITLE EXCEPTION.]
- Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete survey of the Land.
[SURVEYOR'S COMMENTS: STANDARD TITLE EXCEPTION.]
- Easements or claims of easements not shown by the Public Records and existing water, mineral, oil and exploration rights.
[SURVEYOR'S COMMENTS: STANDARD TITLE EXCEPTION.]
- Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
[SURVEYOR'S COMMENTS: STANDARD TITLE EXCEPTION.]
- Building and use restrictions not appearing in the record chain of title.
[SURVEYOR'S COMMENTS: STANDARD TITLE EXCEPTION.]
- Taxes and/or assessments which become a lien or become due and payable subsequent to the effective date herein.
[SURVEYOR'S COMMENTS: STANDARD TITLE EXCEPTION.]
- No liability is assumed by the Company for tax increase occasioned by retroactive revaluation or change in land usage.
[SURVEYOR'S COMMENTS: STANDARD TITLE EXCEPTION.]
- Rights of the public to any portion of the Land lying within the bounds of any street, road, alley or highway.
[SURVEYOR'S COMMENTS: STANDARD TITLE EXCEPTION.]
- Easements for gasoline pipeline in the instrument recorded in Liber 324, Page 617 and Liber 354, Page 78.
[SURVEYOR'S COMMENTS: CROSSES THE SURVEYED PROPERTY AS PLOTTED AND SHOWN ON THE SURVEY MAP.]
- Easement for driveway purposes vested in General Motors Corporation by instrument recorded in Liber 813, Page 734.
[SURVEYOR'S COMMENTS: AS PLOTTED AND SHOWN ON THE SURVEY MAP.]
- Easement for utilities purposes and rights incidental thereto, as granted to Consumers Power Company (now known as Consumers Energy) as recorded in Liber 1492, Page 1158.
[SURVEYOR'S COMMENTS: ITEM 6 OF THE TABLE IN APPENDIX A, CPCO FILE NUMBER #597-UG-52, IS CONSISTENT WITH THE PIPELINE EASEMENT REFERENCED HEREIN AS EXCEPTION 10 LIBER 324, PAGE 617 AND LIBER 354, PAGE 78; THE LOCATION OF THIS EASEMENT AREA IS ARE PLOTTED AND SHOWN ON THE SURVEY MAP.]
- Terms, covenants, and conditions of Notice of Approved Environmental Remediation as recorded in Liber 2888, Page 557.
[SURVEYOR'S COMMENTS: ENCOMPASSED WITHIN THE SURVEYED PROPERTY AND IS LOCATED AS PLOTTED AND SHOWN ON THE SURVEY MAP.]
- Terms, covenants, and conditions of Notice Regarding Statutory Obligations Applicable to Property as recorded in Liber 2889, Page 731.
[SURVEYOR'S COMMENTS: THE PROPERTY DESCRIBED IN EXHIBIT A INCLUDES THE SURVEYED PROPERTY; HOWEVER, THE TERMS, COVENANTS, AND CONDITIONS DESCRIBED THEREIN ARE NOT PLOTTABLE LAND SURVEY ITEMS AND CANNOT BE PLOTTED NOR SHOWN ON THE SURVEY MAP.]
- Terms, covenants, and conditions of Board of Water and Light Steam Main License Agreement as recorded in Liber 2936, Page 931.
[SURVEYOR'S COMMENTS: THE LICENSE AREA DEFINED IN ATTACHMENT "B" IS ENCOMPASSED WITHIN THE SURVEYED PROPERTY AND IS LOCATED AS PLOTTED AND SHOWN ON THE SURVEY MAP.]
- Terms, covenants, and conditions of Declaration of Restrictive Covenant as recorded in Instrument No. 2013-046136.
[SURVEYOR'S COMMENTS: THE PROPERTY DESCRIBED IN EXHIBIT 1 INCLUDES THE SURVEYED PROPERTY; HOWEVER, THE TERMS, COVENANTS, AND CONDITIONS DESCRIBED THEREIN ARE NOT PLOTTABLE LAND SURVEY ITEMS AND CANNOT BE PLOTTED NOR SHOWN ON THE SURVEY MAP.]
- Terms, covenants, and conditions of Environmental Easement Agreement as recorded in Instrument No. 2017-030748.
[SURVEYOR'S COMMENTS: THE PROPERTY DESCRIBED THEREIN DOES NOT INCLUDED THE SURVEYED PROPERTY.]
- Terms, covenants, and conditions of Easement Agreement for Overhead and Underground Electric Facilities as recorded in Instrument No. 2017-031824.
[SURVEYOR'S COMMENTS: THE PROPERTY DESCRIBED IN EXHIBIT A, LANSING PLANT 6, INCLUDES THE SURVEYED PROPERTY; THE EASEMENT AREA 4 DEFINED IN EXHIBIT "B" IS ENCOMPASSED WITHIN THE SURVEYED PROPERTY AND IS LOCATED AS PLOTTED AND SHOWN ON THE SURVEY MAP.]
- Terms, covenants, and conditions of Amended and Restated Declaration of Restrictive Covenant as recorded in Instrument No. 2018-017967 (the 2013 Restrictive Covenant is recorded in Instrument No. 2013-046134).
[SURVEYOR'S COMMENTS: THE PROPERTY DESCRIBED IN EXHIBIT 1 INCLUDES THE SURVEYED PROPERTY; THE APPROXIMATE LOCATIONS OF THE EXPOSURE BARRIER AND INFILTRATION MANAGEMENT AREA ARE PLOTTED AND SHOWN ON THE SURVEY MAP.]
- NOTE: THE PROPERTY DESCRIBED IN THE 2013 RESTRICTIVE COVENANT RECORDED IN INSTRUMENT NO. 2013-046134 DOES NOT INCLUDED THE SURVEYED PROPERTY.]
- Terms, covenants, and conditions contained in the Deeds recorded in Liber 3424, Page 232 and in Instrument No. 2014-007567.
[SURVEYOR'S COMMENTS: THE PROPERTY DESCRIBED IN EXHIBIT 1 INCLUDES THE SURVEYED PROPERTY; HOWEVER, THE TERMS, COVENANTS, AND CONDITIONS DESCRIBED THEREIN ARE NOT PLOTTABLE LAND SURVEY ITEMS AND CANNOT BE PLOTTED NOR SHOWN ON THE SURVEY MAP.]



SCHEDULE A - EXHIBIT A - PROPERTY DESCRIPTION

ALTA Commitment for Title Insurance
Chicago Title Insurance Company
Commitment No.: GLT2000260
Commitment Date: June 15, 2020

Land situated in the City of Lansing, County of Ingham, State of Michigan, and described as:
Commencing at the Southwest corner of Verlinden Avenue and Osborn Road; thence South 1,737.57 feet to the North line of Michigan Avenue; thence West 1,191.37 feet to the East line LM Railroad Right-of-Way; thence Northerly to a point on the South line of Saginaw Street relocated, lying 72.10 feet East and 247.44 feet South of the Northwest corner of Section 17; thence Northeasterly along Right-of-Way to the West line of Stanley Street; thence South to the South line of Osborn Road; thence East to the point of beginning; EXCEPT a parcel described as commencing at the Northwest corner of Section 17; thence South 89 degrees 55 minutes 20 seconds East 218.60 feet on the North line of said Section 17; thence South 00 degrees 26 minutes 38 seconds East 100.00 feet to the point of beginning; running thence South 00 degrees 26 minutes 38 seconds East 87.05 feet; thence North 67 degrees 52 minutes 03 seconds East 106.37 feet to a point of curvature; thence Northeasterly 150.09 feet on the arc of a 1,072.92 foot radius curve to the right whose chord bears North 71 degrees 52 minutes 30 seconds East 149.93 feet to a point lying 100.00 feet South of the North line of said Section 17; thence North 89 degrees 55 minutes 20 seconds West 241.69 feet to the point of beginning, Town 4 North, Range 2 West, City of Lansing, Ingham County, Michigan.

SURVEYOR'S NOTES

Table A Items

2. The subject property is identified as consisting of:
Ingham County Tax Parcel No.: 33-01-01-17-101-023
401 North Verlinden Avenue, Lansing, MI 48915

3. By graphic plotting, the subject parcel is in "Zone X" (Areas determined to be outside of 0.2% annual chance floodplain) per FEMA Flood Insurance Rate Map Numbers 26065C0127D, Effective Date of August 16, 2011

4. The surveyed property covers approximately 56.99 acres of land

8. Substantial features observed in the process of conducting the fieldwork are shown on the survey map and are depicted as observed

11. Underground utilities obtained via a Miss Dig Design Ticket submission and observed in the process of conducting the fieldwork are shown on the survey map and are depicted hereon. Due to site restrictions we were not able to open and inventory subsurface utility structures.

13. Names of adjoining land owners are shown and noted on the survey map

15. Site mapping was completed using conventional aerial mapping, photography was acquired on March 16, 2020. Due to State of Michigan "Stay Home, Stay Safe" Executive Orders the mapping has not been field verified.

SURVEYOR'S CERTIFICATE

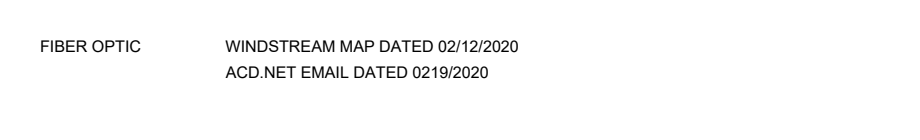
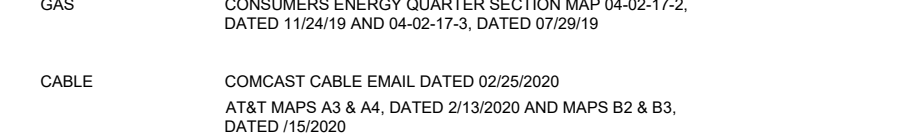
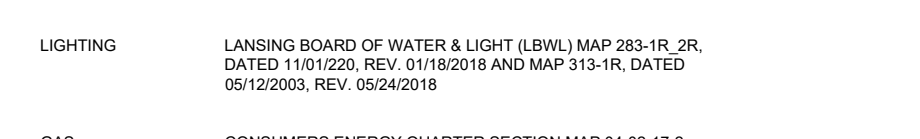
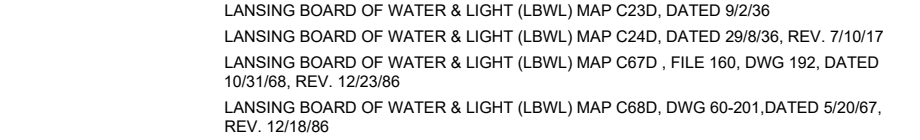
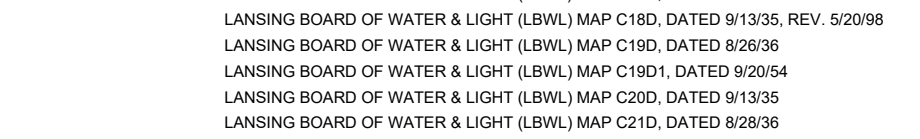
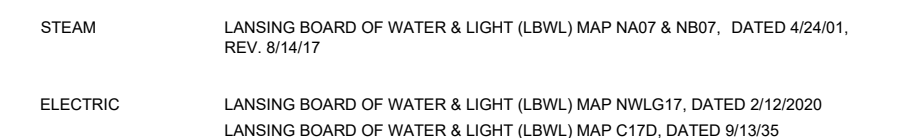
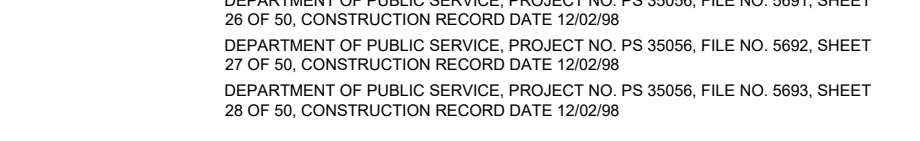
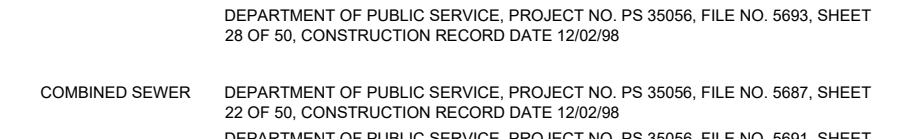
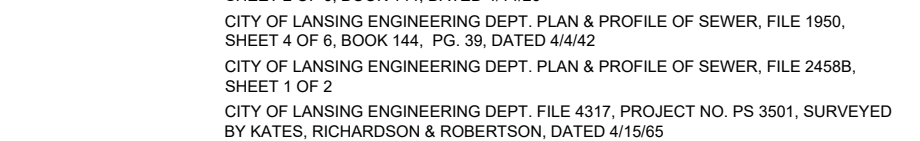
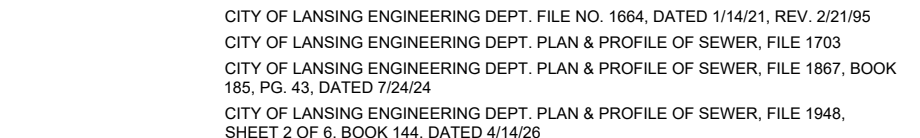
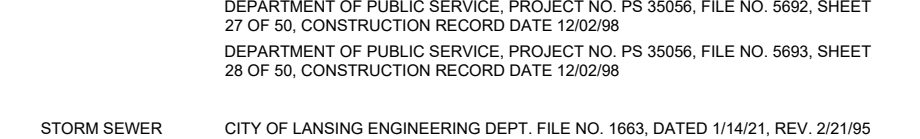
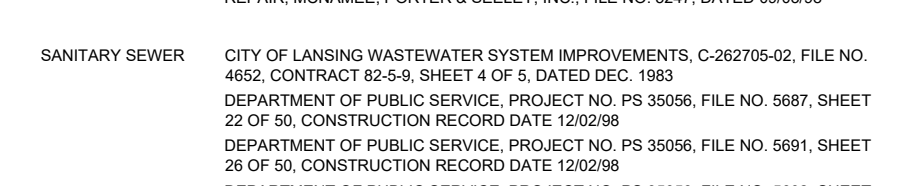
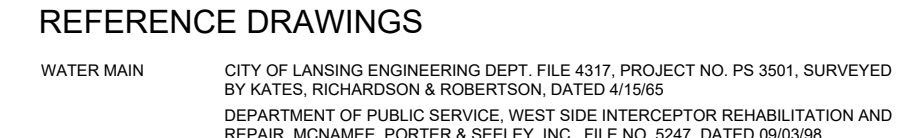
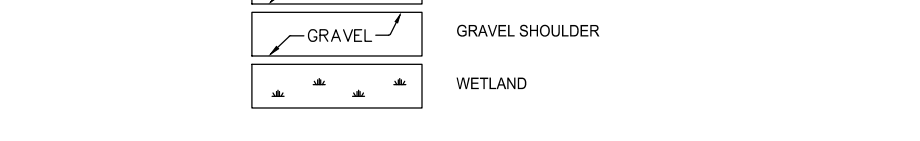
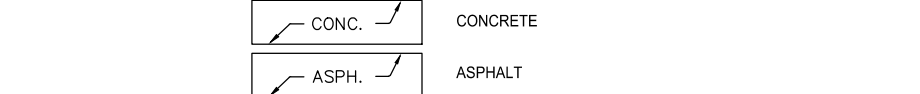
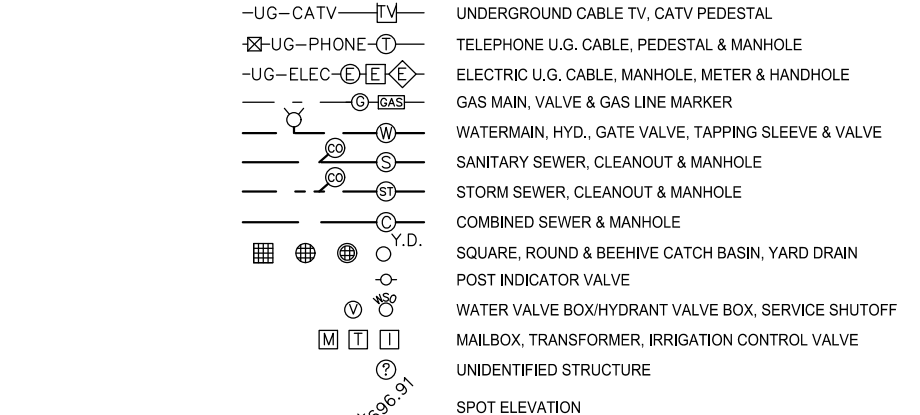
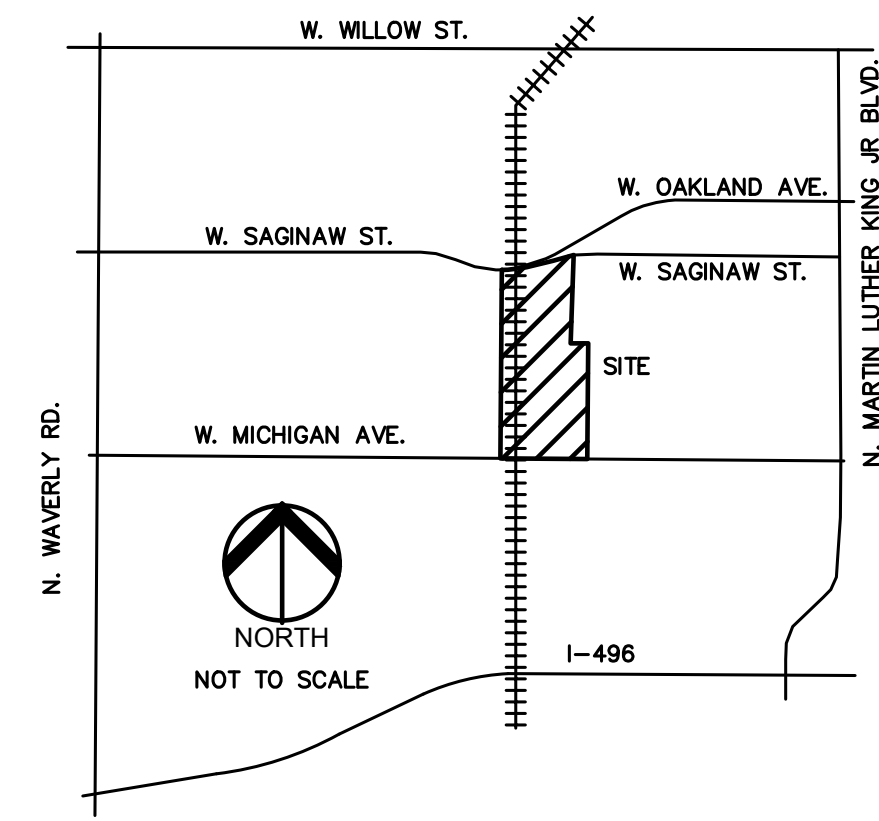
To: Chicago Title Insurance Company
NorthPoint Development, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 8, 11, 13, and 15 of Table A thereof. The fieldwork was completed on July 16, 2020.

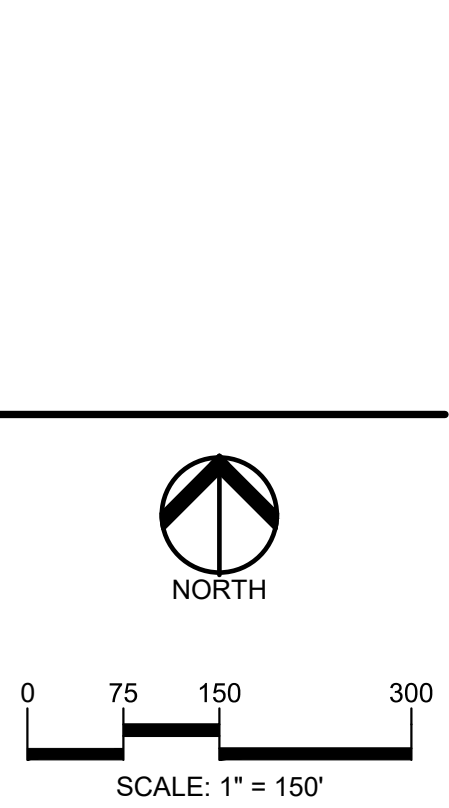
Christopher T. Beland, P.S.
Michigan Professional Surveyor No. 4001049106
Agent for Professional Engineering Associates, Inc.

Date:

- TITLE EXCEPTION #10 AND #12 GASOLINE PIPELINE EASEMENT L.324, P.617; L.354, P.78; L.1492, P.1158
- TITLE EXCEPTION #11 DRIVEWAY EASEMENT L.813, P.734
- TITLE EXCEPTION #15 B/WL STEAM LICENSE AREA L.2936, P.931
- TITLE EXCEPTION #18 B/WL ELECTRIC EASEMENT 2017-031824
- TITLE EXCEPTION #13 REMEDIATION AREA L.2888, P.557
- TITLE EXCEPTION #9 EXPOSURE BARRIER L.2018, P.017967
- TITLE EXCEPTION #19 INFILTRATION MANAGEMENT AREA L.2018, P.017967



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CAUTION!! THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE AS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

KEY MAP

02	
03	04
05	06
07	08
09	10

CLIENT
NORTH POINT DEVELOPMENT
4825 NW 14th STREET, SUITE 500
RIVERSIDE, MI 48150

PROJECT TITLE
NPD LANSING INDUSTRIAL PLANT 6
PROJECT ADDRESS
TWP/CITY, STATE

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:
XXXXXX, 2020

DRAWING TITLE

ALTA/NSPS LAND TITLE SURVEY

PEA JOB NO.	2020-0217
P.M.	CB
DN.	XXX
DES.	XXX
DRAWING NUMBER:	