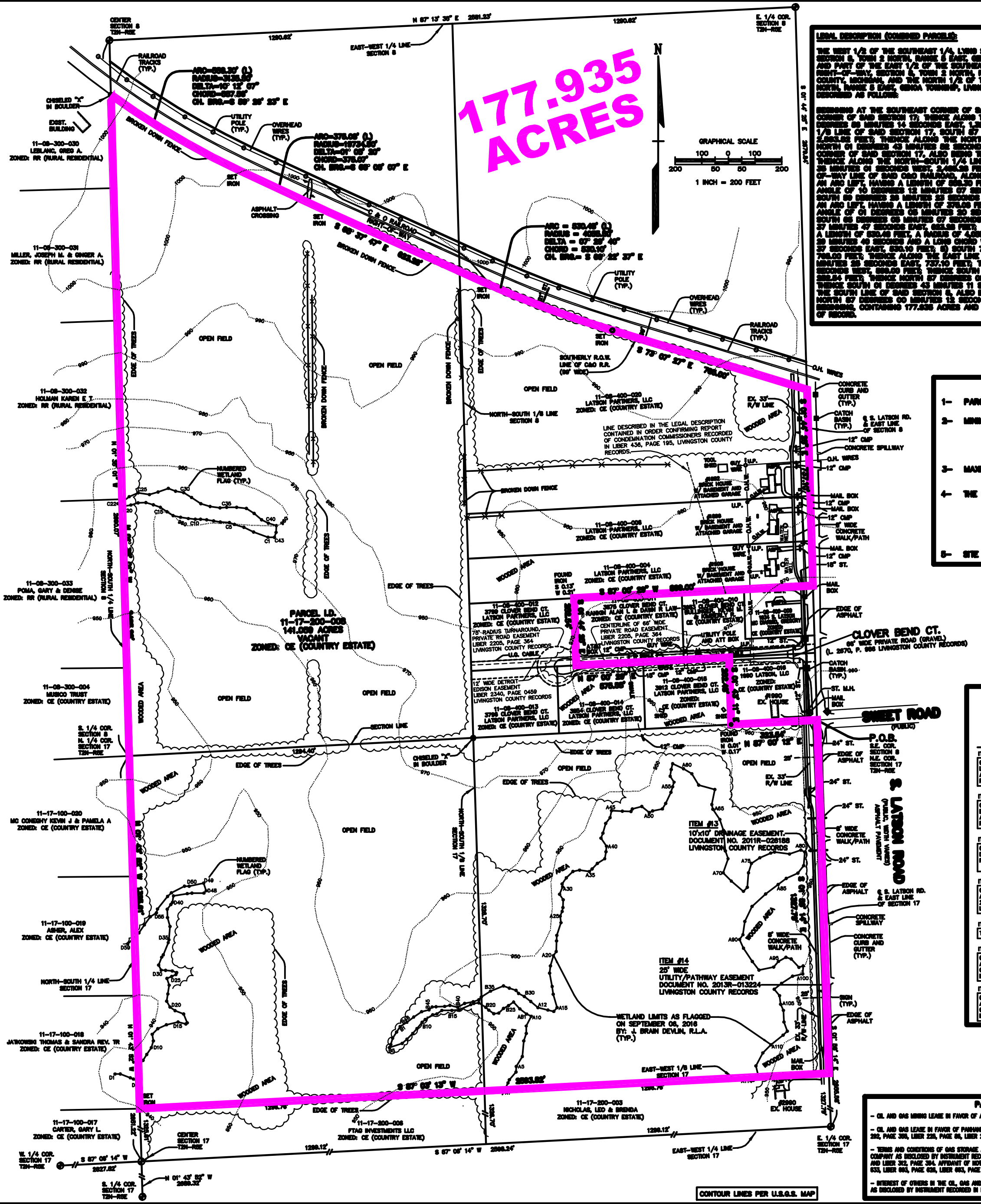


LEGAL DESCRIPTION (COMBINED PARCELS):

THE WEST 1/2 OF THE SOUTHEAST 1/4, LYING SOUTH OF THE C&O RAILROAD RIGHT-OF-WAY, SECTION 8, TOWN 2 NORTH, RANGE 5 EAST, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, AND PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4, LYING SOUTH OF THE C&O RAILROAD RIGHT-OF-WAY, SECTION 8, TOWN 2 NORTH, RANGE 5 EAST, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWN 2 NORTH, RANGE 5 EAST, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 8, ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 17; THENCE ALONG THE EAST LINE OF SAID SECTION 17, SOUTH 01 DEGREES 56 MINUTES 14 SECONDS EAST, 1,327.79 FEET; THENCE ALONG THE EAST-WEST 1/8 LINE OF SAID SECTION 17, SOUTH 87 DEGREES 03 MINUTES 13 SECONDS WEST, 2,663.82 FEET; THENCE ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 17, NORTH 01 DEGREES 43 MINUTES 52 SECONDS WEST, 1,325.61 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 17, ALSO BEING THE SOUTH 1/4 CORNER OF SAID SECTION 8; THENCE ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 8, NORTH 01 DEGREES 35 MINUTES 01 SECONDS WEST, 2,495.36 FEET; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID C&O RAILROAD, ALONG FIVE (5) COURSES: 1) SOUTHEASTERLY ON AN ARC LEFT, HAVING A LENGTH OF 558.30 FEET, A RADIUS OF 3,135.00 FEET, A CENTRAL ANGLE OF 10 DEGREES 12 MINUTES 07 SECONDS AND A LONG CHORD WHICH BEARS SOUTH 59 DEGREES 26 MINUTES 23 SECONDS EAST, 557.56 FEET; 2) SOUTHEASTERLY ON AN ARC LEFT, HAVING A LENGTH OF 378.08 FEET, A RADIUS OF 19,734.50 FEET, A CENTRAL ANGLE OF 01 DEGREES 05 MINUTES 20 SECONDS AND A LONG CHORD WHICH BEARS SOUTH 65 DEGREES 05 MINUTES 07 SECONDS EAST, 378.07 FEET; 3) SOUTH 65 DEGREES 37 MINUTES 47 SECONDS EAST, 623.26 FEET; 4) SOUTHEASTERLY ON AN ARC LEFT, HAVING A LENGTH OF 530.46 FEET, A RADIUS OF 4,055.50 FEET, A CENTRAL ANGLE OF 07 DEGREES 29 MINUTES 40 SECONDS AND A LONG CHORD WHICH BEARS SOUTH 69 DEGREES 22 MINUTES 37 SECONDS EAST, 530.10 FEET; 5) SOUTH 73 DEGREES 07 MINUTES 27 SECONDS EAST, 765.00 FEET; THENCE ALONG THE EAST LINE OF SAID SECTION 8, SOUTH 01 DEGREES 44 MINUTES 25 SECONDS EAST, 737.10 FEET; THENCE SOUTH 87 DEGREES 00 MINUTES 29 SECONDS WEST, 899.00 FEET; THENCE SOUTH 01 DEGREES 44 MINUTES 25 SECONDS EAST, 282.54 FEET; THENCE NORTH 87 DEGREES 00 MINUTES 29 SECONDS EAST, 575.55 FEET; THENCE SOUTH 01 DEGREES 43 MINUTES 11 SECONDS EAST, 252.48 FEET; THENCE ALONG THE SOUTH LINE OF SAID SECTION 8, ALSO BEING THE NORTH LINE OF SAID SECTION 17, NORTH 87 DEGREES 00 MINUTES 12 SECONDS EAST, 323.54 FEET TO THE POINT OF BEGINNING, CONTAINING 177.935 ACRES AND SUBJECT TO ALL MATTERS AND EASEMENTS OF RECORD.

RECORD LEGAL DESCRIPTIONS:

11-08-400-004

SITUATED IN THE TOWNSHIP OF GENOA, COUNTY OF LIVINGSTON, STATE OF MICHIGAN TO WIT:

THE SOUTH 5 ACRES OF THE NORTH 1/2 OF THE SOUTH 30 ACRES OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWN 2 NORTH, RANGE 5 EAST, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN.

11-08-400-006

SITUATED IN THE TOWNSHIP OF GENOA, COUNTY OF LIVINGSTON, STATE OF MICHIGAN TO WIT:

THE NORTH 1/2 OF THE SOUTH 30 ACRES OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWN 2 NORTH, RANGE 5 EAST, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, EXCEPTING THE NORTH 5 ACRES THEREOF AND THE SOUTH 5 ACRES THEREOF.

11-08-400-012

SEC 8 T2N R5E BEG AT A POINT N 252.46 FT ALONG THE E LINE OF SEC 8 & S 88° 44' 11" W 899 FT FROM THE SE COR OF SEC 8, TH CONT S 88° 44' 11" W 394.80 FT, TH N 00° 04' 39" E 252.53 FT, TH N 88° 44' 11" E 394.46 FT, TH S 252.52 FT TO POB, 2.29 AC M/L, SPLIT FR 003.

11-08-400-013

Part of the southeast 1/4 of Section 8, Town 2 North, Range 5 East, Genoa Township, Livingston County, State of Michigan and described as: Beginning at a point on the South line of said Section 8, distant South 88 degrees 44 minutes 11 seconds West 970.62 feet from the Southeast corner of said Section 8; thence continuing along the south line of Section 8, South 88 degrees 44 minutes 11 seconds West 323.54 feet; thence North 00 degrees 04 minutes 39 seconds East 252.47 feet; thence North 88 degrees 44 minutes 11 seconds East 323.45 feet; thence South 00 degrees 03 minutes 29 seconds West 252.47 feet to the point of beginning. Subject to and including the use of a Private Road Easement, the centerline of which is described below.

11-08-400-014

Part of the southeast 1/4 of Section 8, Town 2 North, Range 5 East, Genoa Township, Livingston County, State of Michigan and described as: Beginning at a point on the South line of said Section 8, distant South 88 degrees 44 minutes 11 seconds West 647.08 feet from the Southeast corner of said Section 8; thence continuing along the south line of said Section 8, South 88 degrees 44 minutes 11 seconds West 323.54 feet; thence North 00 degrees 03 minutes 29 seconds East 252.47 feet; thence North 88 degrees 44 minutes 11 seconds East 323.45 feet; thence South 00 degrees 02 minutes 20 seconds West 252.46 feet to the point of beginning. Subject to and including the use of a Private Road Easement, the centerline of which is described below.

11-08-400-015

Part of the southeast 1/4 of Section 8, Town 2 North, Range 5 East, Genoa Township, Livingston County, State of Michigan and described as: Beginning at a point on the South line of said Section 8, distant South 88 degrees 44 minutes 11 seconds West 323.54 feet from the Southeast corner of said Section 8; thence continuing along the south line of said Section 8, South 88 degrees 44 minutes 11 seconds West 323.54 feet; thence North 00 degrees 02 minutes 20 seconds East 252.46 feet; thence North 88 degrees 44 minutes 11 seconds East 323.45 feet; thence South 00 degrees 01 minutes 10 seconds West 252.46 feet to the point of beginning. Subject to and including the use of a Private Road Easement, the centerline of which is described below.

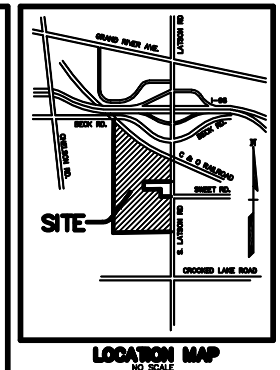
Private Road Easement (11-08-400-012, 11-08-400-013, 11-08-400-014 & 11-08-400-015)
Private Road Easement – A 66 foot wide strip of land located in the southeast 1/4 of Section 8, Town 2 North, Range 5 East, Genoa Township, Livingston County, State of Michigan for purposes of ingress and egress and the location of public and private utilities, the centerline of which is described as follows: Beginning at a point on the East line of said Section 8, distant Due North 252.46 feet from the Southeast 1/4 corner of said Section 8; thence South 88 degrees 44 minutes 11 seconds west 970.35 feet to the center of a 75 foot radius turnaround; thence continuing South 88 degrees 44 minutes 11 seconds West 323.45 feet to the point of ending.

11-08-400-020

SEC 8 T2N, R5E, COMM AT SE COR TH N 01° 46' 00" E 841.83 FT TO POB TH N 89° 29' 06" W 1293.30 FT TH N 01° 51' 06" E 912.72 FT TH S 62° 03' 36" E 88.07 FT TH S 65° 50' 11" E 526.86 FT TH S 69° 36' 46" E 765.54 FT TH S 01° 46' 00" W 400.43' FT TO POB CONT 18.97 AC M/L SPLIT ON 05/23/2007 FROM 4711-08-400-018, 4711-08-400-077

11-17-200-008

THE WEST 1/2 OF THE SOUTHEAST 1/4, LYING SOUTH OF THE RAILROAD RIGHT-OF-WAY, SECTION 8, TOWN 2 NORTH, RANGE 5 EAST, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWN 2 NORTH, RANGE 5 EAST, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN. CONTAINING 140.79 ACRES, SPLIT/COMBINED ON 08/12/2016 FROM 4711-08-400-026, 4711-17-200-004, 4711-17-200-005.



LOCATION MAP
NO SCALE

SURVEYOR'S NOTES:

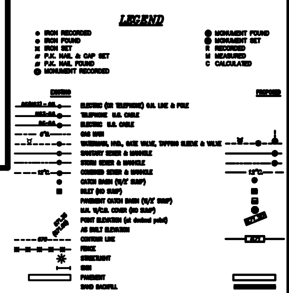
1– PARCEL ZONED : CE (COUNTRY ESTATE)

2– MINIMUM SETBACKS:
FRONT 75 FEET
SIDE 40 FEET
REAR 60 FEET

3– MAXIMUM HEIGHT OF BUILDING: 35'

4– THE PROPERTY IS IN ZONE X
(AREA OF MINIMAL FLOOD HAZARD)
SOURCE: FLOOD INSURANCE RATE MAP
PANEL NUMBERS:
26093C0308D & 26093C0330D
EFFECTIVE DATE 9/17/2008

5– SITE AREA : 177.935 ACRES



PARCEL 11-17-200-008

VANGUARD TITLE COMPANY
AGENT FOR:
FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT No. V3202578
(EFFECTIVE DATE: JUNE 10, 2016)
(LAST REVISED: JUNE 28, 2016)

ITEM #6
OIL AND GAS LEASE BETWEEN LESLIE W. LATSON AND GLADYS M. LATSON, AS LESSOR, AND ARTHUR S. STORM, AS LESSEE, RECORDED IN LIBER 168 PAGE 138, AND ANY SUBSEQUENT INSTRUMENTS PERTINENT THERETO, LIVINGSTON COUNTY RECORDS.

ITEM #7
OIL AND GAS LEASE BETWEEN THOMAS E. COYLE, AS LESSOR, AND PANHANDLE EASTERN PIPE LINE COMPANY, AS LESSEE, RECORDED IN LIBER 215 PAGE 432, AND ANY SUBSEQUENT INSTRUMENTS PERTINENT THERETO, LIVINGSTON COUNTY RECORDS.

ITEM #8
OIL, GAS AND/OR MINERAL INTERESTS GRANTED AND/OR RESERVED BY MINERAL DEED RECORDED IN LIBER 251 PAGE 119, AND ANY SUBSEQUENT INSTRUMENTS PERTINENT THERETO, LIVINGSTON COUNTY RECORDS. (AS TO PARCEL 4)

ITEM #9
OIL AND GAS LEASE BETWEEN WILBUR E. COYLE, ROSEMARY COYLE, AS LESSOR, AND PANHANDLE EASTERN PIPE LINE COMPANY, AS LESSEE, RECORDED IN LIBER 282 PAGE 67, AND ANY SUBSEQUENT INSTRUMENTS PERTINENT THERETO, LIVINGSTON COUNTY RECORDS.

ITEM #10
THIS ITEM DOES NOT BURDEN THIS PARCEL.

ITEM #11
GAS STORAGE AGREEMENT AND OIL AND GAS LEASE BETWEEN LESLIE W. LATSON AND GLADYS M. LATSON, AS LESSOR, AND PANHANDLE EASTERN PIPE LINE COMPANY, AS LESSEE, RECORDED IN LIBER 317 PAGE 156, AND ANY SUBSEQUENT INSTRUMENTS PERTINENT THERETO, LIVINGSTON COUNTY RECORDS.

ITEM #12
GAS STORAGE AGREEMENT AND OIL AND GAS LEASE BETWEEN LESLIE W. LATSON AND GLADYS M. LATSON, AS LESSOR, AND PANHANDLE EASTERN PIPE LINE COMPANY, AS LESSEE, RECORDED IN LIBER 317 PAGE 162, AND ANY SUBSEQUENT INSTRUMENTS PERTINENT THERETO, LIVINGSTON COUNTY RECORDS.

SURVEYOR'S CERTIFICATE

TO: LATSON PARTNERS, LLC
VANGUARD TITLE COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY

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 1–6, 8, 10, 11 AND 13 OF TABLE "A" THEREOF. THE FILED WORK WAS COMPLETED ON 09-16-2016.

STATE OF MICHIGAN ★ NICOLA MARINI LAND SURVEYOR No. 26462 LICENSED PROFESSIONAL SURVEYOR

Signed: NICOLA MARINI
Registration MI No. 26462
DATED: 09-18-2016

PARCEL 11-08-400-020

– OIL AND GAS MINING LEASE IN FAVOR OF ARTHUR S. STORM AS RECITED IN INSTRUMENT RECORDED IN LIBER 168, PAGE 138.

– OIL AND GAS LEASE IN FAVOR OF PANHANDLE EASTERN PIPE LINE COMPANY, AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 282, PAGE 355, LIBER 225, PAGE 86, LIBER 215, PAGE 432, LIBER 282, PAGE 67 AND LIBER 298, PAGE 250.

– TERMS AND CONDITIONS OF GAS STORAGE AGREEMENT AND OIL AND GAS LEASE IN FAVOR OF PANHANDLE EASTERN PIPELINE COMPANY AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 311, PAGE 380, LIBER 317, PAGE 156, LIBER 317, PAGE 162 AND LIBER 312, PAGE 354. AFFIDAVIT OF NOTICE OF INTENTION TO RETAIN MINERAL RIGHTS, AS RECORDED IN LIBER 603, PAGE 633, LIBER 603, PAGE 626, LIBER 603, PAGE 627 AND LIBER 604, PAGE 17.

– INTEREST OF OTHERS IN THE OIL, GAS AND OTHER MINERALS IN AND UNDER AND THAT MAY BE PRODUCED FROM CAPTIONED LAND AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 251, PAGE 119.

72 HOURS
(3 WORKING DAYS)
BEFORE YOU DIG
CALL MISS DIG
800-482-7171
(TOLL FREE)

REV. BY	CHK. BY	REVISIONS	DATE

LATSON PARTNERS, LLC
28800 W. ELEVEN MILE ROAD, (SUITE 250)
SOUTHFIELD, MI 48034
(248) 352 2454 (248) 352 2117

ALTA SURVEY

11-08-400-004	11-08-400-006	11-08-400-012	11-08-400-013
11-08-400-014	11-08-400-015	11-08-400-020	11-17-200-008

GENOA TOWNSHIP, MICHIGAN

Engineering and Surveying Services, Inc.
7741 Schaefer Road
Dearborn, Michigan 48126
Tel: (313) 945 5890 Fax: (313) 945 5891
mail@escadd.com

DS: ---	DN: COMP.	CK: N.M.
SCALE : 1" = 200'	DATE 09-18-16	
JOB No. 16012	DWG. No. A-2	

ENGINEERING and SURVEYING SERVICES, INC.