



# BOUNDARY SURVEY

EXHIBIT A DESCRIPTION PER ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 1015449, COMMITMENT DATE: JULY 24, 2024:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE TOWNSHIP OF GENOA, COUNTY OF LIVINGSTON, STATE OF MICHIGAN, AND IS DESCRIBED AS FOLLOWS:

PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWN 2 NORTH, RANGE 5 EAST, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN; DESCRIBED AS COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION BEING AN IRON CAPPED 47055 IN A MONUMENT BOX; THENCE SOUTH 01 DEGREES 44 MINUTES 33 SECONDS EAST 1333.00 FEET ALONG THE WEST SECTION LINE TO THE NORTH LINE OF THE RAILROAD; THENCE SOUTH 73 DEGREES 06 MINUTES 38 SECONDS EAST 105.50 FEET ALONG SAID NORTH LINE OF THE RAILROAD TO THE EAST NIXON ROAD LIMITED ACCESS RIGHT OF WAY AND TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 44 MINUTES 25 SECONDS WEST 238.54 FEET ALONG SAID LIMITED ACCESS RIGHT OF WAY LINE; THENCE NORTH 38 DEGREES 42 MINUTES 06 SECONDS EAST 57.77 FEET ALONG SAID LIMITED ACCESS RIGHT OF WAY LINE TO THE SOUTH FREE ACCESS RIGHT OF WAY LINE OF BECK ROAD; THENCE NORTH 79 DEGREES 08 MINUTES 36 SECONDS EAST 104.25 FEET ALONG SAID BECK ROAD RIGHT OF WAY; THENCE ALONG A CURVE TO THE LEFT WITH A LENGTH OF 590.46 FEET, A RADIUS OF 1060.00 FEET, A DELTA OF 31 DEGREES 54 MINUTES 58 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 63 DEGREES 11 MINUTES 07 SECONDS EAST 582.86 FEET ALONG SAID BECK ROAD RIGHT OF WAY; THENCE THROUGH A FOUND IRON CAPPED 46686 SOUTH 01 DEGREES 44 MINUTES 33 SECONDS EAST 771.21 FEET PARALLEL TO SAID WEST SECTION LINE AND TO A FOUND 1/2" HEX IRON PIN AND TO SAID NORTH LINE OF THE RAILROAD; THENCE THROUGH A FOUND IRON CAPPED 46686 NORTH 73 DEGREES 06 MINUTES 38 SECONDS WEST 705.43 FEET ALONG SAID NORTH LINE OF A RAILROAD TO THE POINT OF BEGINNING.

ALSO DESCRIBED BY SURVEY AS FOLLOWS:

PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWN 2 NORTH, RANGE 5 EAST, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN; DESCRIBED AS COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 9; THENCE SOUTH 01 DEGREES 44 MINUTES 25 SECONDS EAST 1333.28 FEET ALONG THE WEST SECTION LINE TO THE NORTH LINE OF THE RAILROAD (99 FEET WIDE); THENCE SOUTH 73 DEGREES 07 MINUTES 27 SECONDS EAST 105.60 FEET ALONG THE NORTH LINE OF SAID RAILROAD TO THE EAST NIXON ROAD LIMITED ACCESS RIGHT OF WAY AND THE POINT OF BEGINNING; THENCE ALONG SAID LIMITED ACCESS RIGHT OF WAY LINE NORTH 01 DEGREE 44 MINUTES 17 SECONDS WEST 238.65 FEET; THENCE NORTH 38 DEGREES 42 MINUTES 14 SECONDS EAST 57.77 FEET ALONG SAID LIMITED ACCESS RIGHT OF WAY LINE TO THE SOUTH FREE ACCESS RIGHT OF WAY LINE OF BECK ROAD; THENCE NORTH 79 DEGREES 08 MINUTES 44 SECONDS EAST 104.25 FEET ALONG SAID BECK ROAD RIGHT OF WAY; THENCE ALONG A CURVE TO THE LEFT 590.46 FEET, A RADIUS OF 1060.00 FEET, A CENTRAL ANGLE OF 31 DEGREES 54 MINUTES 58 SECONDS, AND A CHORD THAT BEARS NORTH 63 DEGREES 11 MINUTES 15 SECONDS EAST 582.86 FEET ALONG SAID BECK ROAD RIGHT OF WAY LINE; THENCE SOUTH 01 DEGREES 44 MINUTES 25 SECONDS EAST 771.25 FEET TO THE POINT ON THE NORTH LINE OF SAID RAILROAD RIGHT OF WAY; THENCE ALONG THE NORTH LINE OF SAID RAILROAD RIGHT OF WAY NORTH 73 DEGREES 07 MINUTES 27 SECONDS WEST 705.26 FEET TO THE POINT OF BEGINNING.

SCHEDULE B, PART II – EXCEPTIONS PER ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 1015449, COMMITMENT DATE: JULY 24, 2024:

7. TERMS AND CONDITIONS CONTAINED IN QUILTCAIM DEED AS DISCLOSED BY INSTRUMENT RECORDED IN INSTRUMENT NO. 2023R-009660.  
RESPONSE: COVERS SUBJECT PROPERTY.

EXHIBIT A DESCRIPTION PER ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 1015452, COMMITMENT DATE: JULY 25, 2024:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE TOWNSHIP OF GENOA, COUNTY OF LIVINGSTON, STATE OF MICHIGAN, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:  
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.

PARCEL 2:  
THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWN 2 NORTH, RANGE 5 EAST, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN.

PARCEL 3:  
THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWN 2 NORTH, RANGE 5 EAST, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN.

PARCELS 1, 2 AND 3 COMBINED:  
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 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 FROM SURVEY DATED SEPTEMBER 18, 2016 BY NICOLA MARINI, LAND SURVEYOR NO. 26462; ENGINEERING AND SURVEYING SERVICES, INC., JOB NO. 16012; 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 DEGREE 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 2,593.52 FEET; THENCE ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 17, NORTH 01 DEGREE 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 DEGREE 35 MINUTES 01 SECONDS WEST 2,485.28 FEET; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID C&O RAILROAD, ALONG THREE (3) COURSES: 1) SOUTHEASTERLY ON AN ARC LEFT, HAVING A LENGTH OF 558.30 FEET, A RADIUS OF 3,135.50 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 375.08 FEET, A RADIUS OF 19,734.50 FEET, A CENTRAL ANGLE OF 01 DEGREE 05 MINUTES 20 SECONDS AND A LONG CHORD WHICH BEARS SOUTH 65 DEGREES 05 MINUTES 07 SECONDS EAST 375.07 FEET; 3) SOUTH 65 DEGREES 37 MINUTES 47 SECONDS EAST 538.12 FEET; THENCE ALONG THE NORTH-SOUTH 1/8 LINE OF SAID SECTION 8, SOUTH 01 DEGREE 39 MINUTES 42 SECONDS EAST 1,753.86 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 1,294.40 FEET TO THE POINT OF BEGINNING.

SCHEDULE B, PART II – EXCEPTIONS PER ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 1015452, COMMITMENT DATE: JULY 25, 2024:

7. OIL, GAS AND MINERAL LEASE IN FAVOR OF ARTHUR S. STORM, AS DISCLOSED BY INSTRUMENT DATED JUNE 10, 1930, AND RECORDED IN LIBER 168, PAGE 138, AND MESNE ASSIGNMENTS THEREOF, IF ANY. AFFIDAVIT OF NON-PRODUCTION RECORDED IN INSTRUMENT NO. 1417R-002004. THIS EXCEPTION DOES NOT CONSTITUTE A STATEMENT AS TO THE OWNERSHIP OF THIS INTEREST OR RIGHT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF SUCH INTERESTS THAT ARE NOT LISTED.  
RESPONSE: L.168, PG. 138 COVERS PARCELS 1, 2 AND NORTHERLY 19 ACRES OF PARCEL 3, BLANKET IN NATURE. INSTR. 2017R-002004 COVERS PARCELS 1, 2 AND 3, BLANKET IN NATURE.

8. OIL, GAS AND MINERAL LEASE IN FAVOR OF PANHANDLE EASTERN PIPE LINE COMPANY, AS DISCLOSED BY INSTRUMENT DATED MAY 16, 1945, AND RECORDED IN LIBER 215, PAGE 432, AND MESNE ASSIGNMENTS THEREOF, IF ANY. THIS EXCEPTION DOES NOT CONSTITUTE A STATEMENT AS TO THE OWNERSHIP OF THIS INTEREST OR RIGHT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF SUCH INTERESTS THAT ARE NOT LISTED.  
RESPONSE: COVERS SOUTH 21 ACRES OF PARCEL 3 AND LAND TO SOUTH, BLANKET IN NATURE.

9. OIL, GAS AND MINERAL LEASE IN FAVOR OF PANHANDLE EASTERN PIPE LINE COMPANY, AS DISCLOSED BY INSTRUMENT DATED NOVEMBER 21, 1945, AND RECORDED IN LIBER 225, PAGE 86, AND MESNE ASSIGNMENTS THEREOF, IF ANY. THIS EXCEPTION DOES NOT CONSTITUTE A STATEMENT AS TO THE OWNERSHIP OF THIS INTEREST OR RIGHT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF SUCH INTERESTS THAT ARE NOT LISTED.  
RESPONSE: COVERS PARCELS 1, 2 AND NORTHERLY 19 ACRES OF PARCEL 3, BLANKET IN NATURE.

10. TERMS AND CONDITIONS CONTAINED IN MINERAL DEED AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 251, PAGE 119. THIS EXCEPTION DOES NOT CONSTITUTE A STATEMENT AS TO THE OWNERSHIP OF THIS INTEREST OR RIGHT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF SUCH INTERESTS THAT ARE NOT LISTED.  
RESPONSE: COVERS SOUTH 21 ACRES OF PARCEL 3 AND LAND TO SOUTH, BLANKET IN NATURE.

11. OIL, GAS AND MINERAL LEASE IN FAVOR OF PANHANDLE EASTERN PIPE LINE COMPANY, AS DISCLOSED BY INSTRUMENT DATED NOVEMBER 12, 1954, AND RECORDED IN LIBER 298, PAGE 250, AND MESNE ASSIGNMENTS THEREOF, IF ANY. THIS EXCEPTION DOES NOT CONSTITUTE A STATEMENT AS TO THE OWNERSHIP OF THIS INTEREST OR RIGHT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF SUCH INTERESTS THAT ARE NOT LISTED.  
RESPONSE: COVERS SOUTH 21 ACRES OF PARCEL 3, BLANKET IN NATURE.

12. OIL, GAS AND MINERAL LEASE IN FAVOR OF PANHANDLE EASTERN PIPE LINE COMPANY, AS DISCLOSED BY INSTRUMENT DATED MAY 29, 1954, AND RECORDED IN LIBER 292, PAGE 67, AND MESNE ASSIGNMENTS THEREOF, IF ANY. THIS EXCEPTION DOES NOT CONSTITUTE A STATEMENT AS TO THE OWNERSHIP OF THIS INTEREST OR RIGHT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF SUCH INTERESTS THAT ARE NOT LISTED.  
RESPONSE: COVERS SOUTH 21 ACRES OF PARCEL 3 AND LAND TO SOUTH, BLANKET IN NATURE.

13. OIL, GAS AND MINERAL LEASE IN FAVOR OF PANHANDLE EASTERN PIPE LINE COMPANY, AS DISCLOSED BY INSTRUMENT DATED OCTOBER 24, 1955, AND RECORDED IN LIBER 311, PAGE 360, AND MESNE ASSIGNMENTS THEREOF, IF ANY. AFFIDAVIT OF NOTICE OF INTENTION TO RETAIN MINERAL RIGHTS RECORDED IN LIBER 693, PAGE 626. THIS EXCEPTION DOES NOT CONSTITUTE A STATEMENT AS TO THE OWNERSHIP OF THIS INTEREST OR RIGHT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF SUCH INTERESTS THAT ARE NOT LISTED.  
RESPONSE: COVERS SOUTH 21 ACRES OF PARCEL 3 AND LAND TO SOUTH, BLANKET IN NATURE.

14. OIL, GAS AND MINERAL LEASE IN FAVOR OF PANHANDLE EASTERN PIPE LINE COMPANY, AS DISCLOSED BY INSTRUMENT DATED APRIL 5, 1956, AND RECORDED IN LIBER 317, PAGE 156, AND MESNE ASSIGNMENTS THEREOF, IF ANY. AFFIDAVIT OF NOTICE OF INTENTION TO RETAIN MINERAL RIGHTS RECORDED IN LIBER 694, PAGE 17. THIS EXCEPTION DOES NOT CONSTITUTE A STATEMENT AS TO THE OWNERSHIP OF THIS INTEREST OR RIGHT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF SUCH INTERESTS THAT ARE NOT LISTED.  
RESPONSE: COVERS PARCELS 1, 2 AND NORTHERLY 19 ACRES OF PARCEL 3, BLANKET IN NATURE.

15. OIL, GAS AND MINERAL LEASE IN FAVOR OF PANHANDLE EASTERN PIPE LINE COMPANY, AS DISCLOSED BY INSTRUMENT DATED APRIL 5, 1956, AND RECORDED IN LIBER 317, PAGE 162, AND MESNE ASSIGNMENTS THEREOF, IF ANY. AFFIDAVIT OF NOTICE OF INTENTION TO RETAIN MINERAL RIGHTS RECORDED IN LIBER 693, PAGE 627. THIS EXCEPTION DOES NOT CONSTITUTE A STATEMENT AS TO THE OWNERSHIP OF THIS INTEREST OR RIGHT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF SUCH INTERESTS THAT ARE NOT LISTED.  
RESPONSE: COVERS SOUTH 21 ACRES OF PARCEL 3, BLANKET IN NATURE.

16. TERMS AND CONDITIONS CONTAINED IN AFFIDAVIT AND NOTICE OF LOCATION AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 1598, PAGE 437.  
RESPONSE: COVERS PARCELS 2 AND 3 AND ADDITIONAL LAND, HIGH LEVEL DOCUMENT, NOT PLOTTABLE.

17. DRAINAGE EASEMENT IN FAVOR OF THE BOARD OF COUNTY ROAD COMMISSIONERS OF LIVINGSTON COUNTY AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN INSTRUMENT NO. 2011R-026189.  
RESPONSE: COVERS PARCEL 2, EASEMENT AS SHOWN HEREON.

18. TERMS AND CONDITIONS CONTAINED IN PLANNED UNIT DEVELOPMENT AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED IN INSTRUMENT NO. 2020R-035298.  
RESPONSE: COVERS PARCELS 1, 2, 3 AND ADDITIONAL LAND, BLANKET IN NATURE. CONTAINS NON-PLOTTABLE CONDITIONS & RESTRICTIONS.

19. UTILITY/PATHWAY EASEMENT IN FAVOR OF GENOA CHARTER TOWNSHIP AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN INSTRUMENT NO. 2013R-013224.  
RESPONSE: COVERS LAND TO SOUTH.

20. PERMANENT UTILITY EASEMENT IN FAVOR OF GENOA CHARTER TOWNSHIP, A MICHIGAN MUNICIPAL CORPORATION AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN INSTRUMENT NO. 2022R-018683.  
RESPONSE: EXHIBIT A COVERS PARCELS 1, 2 AND 3, EXHIBIT B EASEMENT AS SHOWN HEREON.

EXHIBIT A DESCRIPTION PER ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 1015454, REVISION: A, COMMITMENT DATE: OCTOBER 16, 2024:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE TOWNSHIP OF GENOA, COUNTY OF LIVINGSTON, STATE OF MICHIGAN, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1A:  
PART OF THE SOUTHEAST 1/4 OF SECTION 8, TOWN 2 NORTH, RANGE 5 EAST, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 8; THENCE ALONG THE EAST LINE OF SAID SECTION 8, SOUTH 01 DEGREES 46 MINUTES 00 SECONDS WEST 1437.61 FEET TO A POINT OF THE SOUTHERLY RAILROAD RIGHT OF WAY LINE (AS CONSTRUCTED); THENCE CONTINUING ALONG THE EAST LINE OF SAID SECTION 8, SOUTH 01 DEGREES 46 MINUTES 00 SECONDS WEST 231.97 FEET; THENCE NORTH 89 DEGREES 29 MINUTES 06 SECONDS WEST 1293.05 FEET; THENCE NORTH 01 DEGREES 51 MINUTES 05 SECONDS EAST 74.44 FEET TO A POINT OF THE SOUTHERLY RAILROAD RIGHT OF WAY LINE (AS CONSTRUCTED); THENCE ALONG THE SAID SOUTHERLY RAILROAD RIGHT OF WAY LINE THE FOLLOWING THREE COURSES: SOUTH 62 DEGREES 03 MINUTES 36 SECONDS EAST 88.07 FEET; CURVE TO THE LEFT 527.26 FEET, RADIUS OF 4000.00 FEET, CENTRAL ANGLE OF 07 DEGREES 33 MINUTES 09 SECONDS, CHORD BEARING AND LENGTH SOUTH 65 DEGREES 50 MINUTES 11 SECONDS EAST 526.88 FEET, SOUTH 69 DEGREES 36 MINUTES 45 SECONDS EAST 765.54 FEET TO THE POINT OF BEGINNING.

PARCEL 1B:  
THE NORTH 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.

PARCEL 1B ALSO DESCRIBED BY SURVEY AS FOLLOWS:  
PART OF THE SOUTHEAST 1/4 OF SECTION 8, TOWN 2 NORTH, RANGE 5 EAST, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE ALONG THE EAST LINE OF SAID SECTION, NORTH 01 DEGREES 46 MINUTES 00 SECONDS EAST 841.83 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 29 MINUTES 06 SECONDS WEST 1293.30 FEET; THENCE NORTH 01 DEGREES 51 MINUTES 05 SECONDS EAST 168.44 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 06 SECONDS EAST 1293.05 FEET; THENCE SOUTH 01 DEGREES 46 MINUTES 00 SECONDS WEST 168.46 FEET TO THE POINT OF BEGINNING.

PARCEL 2:  
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.

PARCEL 2 ALSO DESCRIBED BY SURVEY AS FOLLOWS:  
PART OF THE SOUTHEAST 1/4 OF SECTION 8, TOWN 2 NORTH, RANGE 5 EAST, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE ALONG THE EAST LINE OF SAID SECTION, NORTH 01 DEGREE 46 MINUTES 00 SECONDS EAST 805.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 29 MINUTES 06 SECONDS WEST 1293.55 FEET; THENCE NORTH 01 DEGREE 51 MINUTES 05 SECONDS EAST 168.44 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 06 SECONDS EAST 1293.30 FEET; THENCE SOUTH 01 DEGREE 46 MINUTES 00 SECONDS WEST 168.43 FEET TO THE POINT OF BEGINNING.

PARCEL 3:  
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.

PARCEL 3 ALSO DESCRIBED BY SURVEY AS FOLLOWS:  
PART OF THE SOUTHEAST 1/4 OF SECTION 8, TOWN 2 NORTH, RANGE 5 EAST, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE ALONG THE EAST LINE OF SAID SECTION, NORTH 01 DEGREE 46 MINUTES 00 SECONDS EAST 805.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 29 MINUTES 06 SECONDS WEST 1293.80 FEET; THENCE NORTH 01 DEGREES 51 MINUTES 05 SECONDS EAST 168.41 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 06 SECONDS EAST 1293.55 FEET; THENCE SOUTH 01 DEGREES 46 MINUTES 00 SECONDS WEST 168.40 FEET TO THE POINT OF BEGINNING.

PARCEL 4:  
PART OF THE SOUTHEAST 1/4 OF SECTION 8, TOWN 2 NORTH, RANGE 5 EAST, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE ALONG THE EAST LINE OF SAID SECTION, NORTH 01 DEGREE 46 MINUTES 00 SECONDS EAST 805.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 29 MINUTES 06 SECONDS WEST 899.00 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE CONTINUING SOUTH 88 DEGREES 44 MINUTES 11 SECONDS WEST 394.80 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 39 SECONDS EAST 282.53 FEET; THENCE NORTH 88 DEGREES 44 MINUTES 11 SECONDS EAST 394.46 FEET; THENCE DUE SOUTH 252.52 FEET TO THE POINT OF BEGINNING.

PARCEL 4 ALSO DESCRIBED BY SURVEY AS FOLLOWS:  
PART OF THE SOUTHEAST 1/4 OF SECTION 8, TOWN 2 NORTH, RANGE 5 EAST, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8, TOWN 2 NORTH, RANGE 5 EAST, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE ALONG THE EAST LINE OF SAID SECTION 8, NORTH 01 DEGREE 46 MINUTES 00 SECONDS EAST 252.46 FEET; THENCE NORTH 89 DEGREES 29 MINUTES 06 SECONDS WEST 899.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 29 MINUTES 06 SECONDS WEST 395.17 FEET; THENCE NORTH 01 DEGREE 51 MINUTES 05 SECONDS EAST 252.55 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 06 SECONDS EAST 394.80 FEET; THENCE SOUTH 01 DEGREE 46 MINUTES 00 SECONDS WEST 252.54 FEET TO THE POINT OF BEGINNING.

EASEMENT PARCEL 1:  
TOGETHER WITH A NON-EXCLUSIVE EASEMENT AS CREATED, LIMITED AND DEFINED IN THAT CERTAIN INSTRUMENT RECORDED IN LIBER 977, PAGE 265, AND IN LIBER 978, PAGE 361, LIVINGSTON COUNTY RECORDS.

PARCEL 5B:  
PART OF THE SOUTHEAST 1/4 OF SECTION 8, TOWN 2 NORTH, RANGE 5 EAST, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER 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 MINUTE 10 SECONDS WEST 252.46 FEET TO THE POINT OF BEGINNING.

PARCEL 5C:  
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

SCHEDULE B, PART II – EXCEPTIONS PER ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 1015454, REVISION: A, COMMITMENT DATE: OCTOBER 16, 2024:

7. OIL, GAS AND MINERAL LEASE IN FAVOR OF THE PURE OIL COMPANY, AS DISCLOSED BY INSTRUMENT DATED FEBRUARY 20, 1928, AND RECORDED IN LIBER 160, PAGE 446, AND MESNE ASSIGNMENTS THEREOF, IF ANY. (AFFECTS PARCELS 1B, 2, 3, 6A AND 6B) THIS EXCEPTION DOES NOT CONSTITUTE A STATEMENT AS TO THE OWNERSHIP OF THIS INTEREST OR RIGHT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF SUCH INTERESTS THAT ARE NOT LISTED.  
RESPONSE: COVERS PARCELS 1B, 2, 3, 6A, 6B AND ADDITIONAL LAND, BLANKET IN NATURE.

8. OIL, GAS AND MINERAL LEASE IN FAVOR OF PANHANDLE EASTERN PIPE LINE COMPANY, AS DISCLOSED BY INSTRUMENT DATED MAY 21, 1954, AND RECORDED IN LIBER 292, PAGE 355, AND MESNE ASSIGNMENTS THEREOF, IF ANY. (AFFECTS PARCEL 1A) THIS EXCEPTION DOES NOT CONSTITUTE A STATEMENT AS TO THE OWNERSHIP OF THIS INTEREST OR RIGHT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF SUCH INTERESTS THAT ARE NOT LISTED.  
RESPONSE: COVERS PARCEL 1A AND LAND TO NORTH, BLANKET IN NATURE.

9. TERMS AND CONDITIONS OF GAS STORAGE AGREEMENT AND OIL AND GAS LEASE IN FAVOR OF PANHANDLE EASTERN PIPE LINE COMPANY AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 312, PAGE 364. AFFIDAVIT OF NOTICE OF INTENTION TO RETAIN MINERAL RIGHTS, AS RECORDED IN LIBER 693, PAGE 633. (AFFECTS PARCEL 1A) THIS EXCEPTION DOES NOT CONSTITUTE A STATEMENT AS TO THE OWNERSHIP OF THIS INTEREST OR RIGHT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF SUCH INTERESTS THAT ARE NOT LISTED.  
RESPONSE: COVERS PARCEL 1A AND LAND TO NORTH, BLANKET IN NATURE.

10. TERMS AND CONDITIONS CONTAINED IN ORDER CONFIRMING REPORT OF CONDEMNATION COMMISSIONERS IN FAVOR OF PANHANDLE EASTERN PIPE LINE COMPANY AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 436, PAGE 195. (AFFECTS PARCELS 1B, 2 AND 3)  
RESPONSE: APPEARS TO COVER PARCELS 1B, 2, 3 AND ADDITIONAL LAND. DESCRIBED LINE APPROXIMATELY AS SHOWN HEREON.

11. HIGHWAY EASEMENT IN FAVOR OF THE BOARD OF COUNTY ROAD COMMISSIONERS OF THE COUNTY OF LIVINGSTON AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT NO. 2011R-026194. (AFFECTS PARCELS 1A AND 1B)  
RESPONSE: COVERS PARCELS 1A AND 1B AS SHOWN HEREON.

12. UTILITY/PATHWAY EASEMENT IN FAVOR OF GENOA CHARTER TOWNSHIP AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN INSTRUMENT NO. 2013R-005958. (AFFECTS PARCELS 1A & 1B)  
RESPONSE: COVERS PARCELS 1A AND 1B, EASEMENT AS SHOWN HEREON.

13. TERMS AND CONDITIONS CONTAINED IN PLANNED UNIT DEVELOPMENT AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED IN INSTRUMENT NO. 2020R-035298.  
RESPONSE: COVERS SUBJECT PROPERTY AND ADDITIONAL LAND, BLANKET IN NATURE. CONTAINS NON-PLOTTABLE CONDITIONS AND RESTRICTIONS.

14. HIGHWAY EASEMENT IN FAVOR OF THE BOARD OF COUNTY ROAD COMMISSIONERS OF THE COUNTY OF LIVINGSTON AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT NO. 2011R-026193. (AFFECTS PARCEL 2)  
RESPONSE: COVERS PARCEL 2 AS SHOWN HEREON.

15. UTILITY/PATHWAY EASEMENT IN FAVOR OF GENOA CHARTER TOWNSHIP AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT NO. 2013R-005959. (AFFECTS PARCEL 2.)  
RESPONSE: COVERS PARCEL 3 AS SHOWN HEREON.

16. HIGHWAY EASEMENT IN FAVOR OF THE BOARD OF COUNTY ROAD COMMISSIONERS OF THE COUNTY OF LIVINGSTON AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN INSTRUMENT NO. 2011R-026192. (AFFECTS PARCEL 3)  
RESPONSE: COVERS PARCEL 3 AS SHOWN HEREON.

17. UTILITY/PATHWAY EASEMENT IN FAVOR OF GENOA CHARTER TOWNSHIP AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN INSTRUMENT NO. 2013R-005960. (AFFECTS PARCEL 3)  
RESPONSE: COVERS PARCEL 2 AS SHOWN HEREON.

18. OIL, GAS AND MINERAL LEASE IN FAVOR OF PANHANDLE EASTERN PIPE LINE COMPANY, AS DISCLOSED BY INSTRUMENT DATED JANUARY 8, 1947, AND RECORDED IN LIBER 222, PAGE 622, AND MESNE ASSIGNMENTS THEREOF, IF ANY. (AFFECTS PARCEL 4) THIS EXCEPTION DOES NOT CONSTITUTE A STATEMENT AS TO THE OWNERSHIP OF THIS INTEREST OR RIGHT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF SUCH INTERESTS THAT ARE NOT LISTED.  
RESPONSE: COVERS PARCEL 4 AND LAND TO EAST, BLANKET IN NATURE.

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.

PARCEL 5D:  
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 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.

PARCELS 5B, 5C AND 5D ALSO DESCRIBED BY SURVEY AS FOLLOWS:  
PART OF THE SOUTHEAST 1/4 OF SECTION 8, TOWN 2 NORTH, RANGE 5 EAST, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE ALONG THE SOUTH LINE OF SAID SECTION 8, NORTH 89 DEGREES 29 MINUTES 06 SECONDS WEST 323.45 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SOUTH LINE OF SAID SECTION 8, NORTH 89 DEGREES 29 MINUTES 06 SECONDS WEST 1293.05 FEET; THENCE NORTH 01 DEGREE 51 MINUTES 05 SECONDS EAST 74.44 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 06 SECONDS EAST 252.47 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 06 SECONDS EAST 970.72 FEET; THENCE SOUTH 01 DEGREE 47 MINUTES 14 SECONDS WEST 252.46 FEET TO THE POINT OF BEGINNING.

EASEMENT PARCEL 2:  
TOGETHER WITH A NON-EXCLUSIVE EASEMENT AS CREATED, LIMITED AND DEFINED IN THAT CERTAIN INSTRUMENT RECORDED IN LIBER 977, PAGE 265, AND IN LIBER 978, PAGE 361, LIVINGSTON COUNTY RECORDS.

PARCEL 6A:  
A PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWN 2 NORTH, RANGE 5 EAST, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE CENTERLINE OF LATSON ROAD 542.26 FEET NORTH 01 DEGREE 46 MINUTES EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 9; THENCE NORTH 01 DEGREE 46 MINUTES EAST 700 FEET ALONG THE CENTERLINE OF LATSON ROAD TO THE SOUTHERLY RIGHT OF WAY LINE OF THE C & O RAILROAD; THENCE SOUTH 69 DEGREES 36 MINUTES 45 SECONDS EAST 400.78 FEET ALONG THE SOUTHERLY SOUTHERLY RIGHT OF WAY LINE OF THE C&O RAILROAD; THENCE SOUTH 69 DEGREES 36 MINUTES 45 SECONDS EAST 468.33 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE OF THE C&O RAILROAD; THENCE SOUTH 01 DEGREE 46 MINUTES WEST 395.96 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 30 SECONDS WEST 445 FEET TO THE POINT OF BEGINNING.

PARCEL 6B:  
A PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWN 2 NORTH, RANGE 5 EAST, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE CENTERLINE OF SWEET ROAD 380 FEET NORTH 89 DEGREES 56 MINUTES 30 SECONDS EAST; THENCE NORTH 01 DEGREE 46 MINUTES EAST 542.26 FEET FROM THE SOUTHWEST CORNER OF SECTION 9; THENCE NORTH 01 DEGREE 46 MINUTES EAST 559.96 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF C&O RAILROAD; THENCE SOUTH 69 DEGREES 36 MINUTES 45 SECONDS EAST 468.33 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE OF THE C&O RAILROAD; THENCE SOUTH 01 DEGREE 46 MINUTES WEST 395.96 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 30 SECONDS WEST 445 FEET TO THE POINT OF BEGINNING.

PARCEL 7:  
A PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4, SECTION 9, TOWN 2 NORTH, RANGE 5 EAST, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE CENTERLINE OF BECK ROAD 542.26 FEET NORTH 01 DEGREE 46 MINUTES EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 9; THENCE NORTH 01 DEGREE 46 MINUTES EAST 542.26 FEET ALONG THE CENTERLINE OF BECK ROAD AND THE EAST AND WEST 1/4 LINE; THENCE SOUTH 01 DEGREE 46 MINUTES WEST 1711.99 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE C & O RAILROAD; THENCE NORTH 69 DEGREES 36 MINUTES 45 SECONDS WEST 276.36 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF THE C & O RAILROAD; THENCE NORTH 01 DEGREE 46 MINUTES 00 SECONDS EAST 1615.68 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PART LYING NORTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE WEST 1/4 CORNER OF SECTION 9, TOWN 2 NORTH, RANGE 5 EAST, GEN