

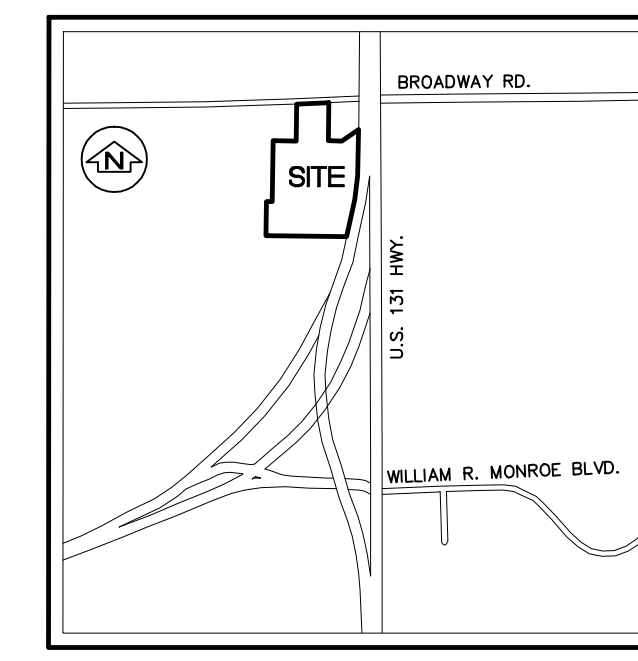
WEST 1/4 CORNER OF SECTION 24 T.6S., R.12W. (FOUND MONUMENT)

N89°02'30"E 2618.35'

BROADWAY STREET (WIDTH VARIES)
PUBLICLY DEDICATED
ASPHALT PAVEMENT W/ CONC. CURB

N88°53'29"E 25.16'
EAST & WEST 1/4 LINE OF SECTION 24
N 88°53'29" E 267.54'

EAST 1/4 CORNER OF SECTION 24 T.6S., R.12W. (FOUND MONUMENT)



LOCATION MAP

LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Saint Joseph, State of Michigan, and is described as follows:

Parcel 1:
Parcel A as created by that certain Declaration dated October 17, 2011 and recorded October 28, 2011 in Liber 1630, page 697 and as described as follows: That Part of the South 1/2 of Section 24, Township 6 South, Range 12 West, City of Three Rivers, St. Joseph County, Michigan, described as: Commencing at the West 1/4 corner of said Section 24, thence North 89 degrees 02 minutes 30 seconds East, on the East-West 1/4 line of said Section 24 a distance of 2618.35 feet to the occupied center of said Section 24 as monumented, thence North 88 degrees 53 minutes 29 seconds East, on said East and West 1/4 line 25.16 feet, thence due South 304.92 feet to the point of beginning of the land herein described; thence North 89 degrees 02 minutes 47 seconds East, 267.53 feet; thence due East, 113.40 feet; thence North 54 degrees 56 minutes 38 seconds East, 167.71 feet to the Westerly right of way line, 928.39 feet on a 2231.83 foot radius curve to the right whose chord bears South 14 degrees 09 minutes 58 seconds West, 927.71 feet; thence due West, 531.57 feet; thence due North, 284.16 feet; thence due East, 48.97 feet; thence due North 508.74 feet; thence due East 190.00 feet to the Point of Beginning.

Parcel B as created by that certain Declaration dated October 17, 2011 and recorded October 28, 2011 in Liber 1630, page 697 and as described as follows: That part of the South 1/2 of Section 24, Town 6 South, Range 12 West, City of Three Rivers, St. Joseph County, Michigan described as commencing at the West 1/4 Corner of said Section 24; thence North 89°02'30" East, on the East and West 1/4 line of said Section 24 a distance of 2618.35 feet, to the occupied center of said Section 24, as monumented; thence North 88°53'29" East, on said East and West 1/4 line 25.16 feet, to the Point of Beginning of the land herein described; thence continuing North 88°53'29" East, on said East and West 1/4 line 267.54 feet; thence due South 305.64 feet; thence South 89°02'47" West, 267.53 feet; thence due North 304.92 feet to the Point of Beginning. All of the above containing 1.87 acres. All of the above being subject to the rights of the public and any governmental unit in any part thereof taken, used or deeded for street, road and highway purposes.

Parcel 2:
Easement as created by that certain Declaration dated October 17, 2011 and recorded October 28, 2011 in Liber 1630, page 697 and as described as follows: 110 feet wide easement for ingress and egress and public utilities being more particularly described as that part of the South 1/2 of Section 24, Town 6 South, Range 12 West, City of Three Rivers, St. Joseph County, Michigan described as commencing at the West 1/4 corner of said Section 24; thence North 89°02'30" East, on the East and West 1/4 line of said Section 24 a distance of 2618.35 feet, to the occupied center of said Section 24, as monumented; thence North 88°53'29" East, on said East and West 1/4 line 25.16 feet, to the Point of Beginning of the land herein described; thence continuing North 88°53'29" East, on said East and West 1/4 line 110.02 feet; thence due South 305.21 feet; thence South 89°02'47" West, 110.02 feet; thence due North 304.92 feet, to the Point of Beginning. All of the above containing 0.77 acres. All of the above being subject to the rights of public and any governmental unit in any part thereof taken, used or deeded for street, road and highway purposes.

All together with Reciprocal Easement & Operating Agreement recorded in Liber 689, Page 417 and amended in Liber 740, Page 495 and Easement as described in Declaration recorded in Liber 1630, Page 697, St. Joseph County Records.

FIN:
051-530-010-01 (PARCEL 1A)
051-530-010-02 (PARCEL 1B)

BASIS OF BEARING NOTE

The basis of bearing for this survey was established by the East-West 1/4 line of Section 24 as described in the recorded legal description. Record bearing: N.89°02'30"E.

TITLE NOTES

- Any rights, interests or claims of parties in possession of the land not shown by the public records.
- Easements or claims of easements, not shown by the public records.
- Rights of tenants now in possession of the land under unrecorded leases or otherwise.
- Rights of the public and of any governmental unit in any part of the land taken, used or deeded for street, road or highway purposes.
- Highway Easement Release in favor of the State of Michigan for highway purposes, as recorded in Liber 259, Page 579 and in Liber 259, Page 588. [SAID EASEMENT RELEASE IS SHOWN HEREIN].
- Terms, conditions and provisions which are recited in contract for conditional Transfer of Property from Fabius Township to the City of Three Rivers recorded in Liber 613, Page 457. [SAID DOCUMENT DOES NOT DESCRIBE ANY PLOTTABLE EASEMENTS OR RESTRICTIONS].
- Easement to Indiana Michigan Power Company, an Indiana corporation recorded in Liber 623, Page 241. [BLANKET EASEMENT].
- Leasehold interest of Kmart Corporation, a Michigan corporation, and the terms, conditions and provisions contained in the lease, as evidenced by the Memorandum of Lease dated May 22, 1991 and recorded July 18, 1991 in Liber 623, Page 243. Amendment to Memorandum of Lease Agreement recorded August 28, 2000 in Liber 949, Page 434. Amendment to Memorandum of Lease Agreement recorded August 28, 2000 in Liber 949, Page 443. [THE APPROXIMATE LOCATION OF EASEMENTS SHOWN IN SAID DOCUMENTS ARE SHOWN HEREON].
- Conveyance of Right of Way in favor of Michigan Gas Company, a Michigan Corporation recorded in Liber 627, Page 646. [R.O.W./EASEMENT IS PLOTTED HEREON].
- Conveyance of Right of Way in favor of Michigan Power Company, a Michigan Corporation recorded in Liber 630, Page 334. [R.O.W.'S/EASEMENTS ARE PLOTTED HEREON].
- Covenants, conditions and restrictions, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law as contained in instrument recorded in Liber 640, Page 796. [SAID DOCUMENT DOES NOT DESCRIBE ANY PLOTTABLE EASEMENTS OR PLOTTABLE RESTRICTIONS].
- Terms, conditions and provisions which are recited in Reciprocal Easement & Operating Agreement recorded in Liber 689, Page 417 and Consent to Reciprocal Easement and Operating Agreement recorded in Liber 689, Page 415. Amendment to Reciprocal Easement & Operating Agreement recorded in Liber 740, Page 495. [EASEMENT/OPERATING AGREEMENT IS SHOWN HEREON].
- Terms, conditions and provisions which are recited in Declaration recorded in Liber 1630, Page 697. [DECLARATION/EASEMENT IS SHOWN HEREON].
- Watermain Easement in favor of the City of Three Rivers, as recorded in Liber 1670, Page 130. [SAID EASEMENT IS SHOWN HEREON].
- Sanitary Sewer Easement in favor of The City of Three Rivers, as recorded in Liber 1670, Page 133. [SAID EASEMENT IS SHOWN HEREON].
- Leasehold interest of Specialty Retailers, Inc., a Texas corporation (as successor-in-interest to Specialty Retailers (TX) LP), and the terms, conditions and provisions contained in the lease dated March 6, 2007, as evidenced by Subordination, Non-Disturbance and Attornment Agreement recorded January 20, 2015 in Liber 1772, Page 44. [SAID DOCUMENT DOES NOT DESCRIBE ANY PLOTTABLE EASEMENTS OR PLOTTABLE RESTRICTIONS OTHER THAN PREVIOUSLY RECORDED DOCUMENTS ALREADY SHOULD HEREON].
- Leasehold interest of Family Farm & Home, Inc., a Michigan corporation, and the terms, conditions and provisions contained in the lease dated June 11, 2014, as evidenced by Subordination, Non-Disturbance and Attornment Agreement recorded January 20, 2015 in Liber 1772, Page 51. [SAID DOCUMENT DOES NOT DESCRIBE ANY PLOTTABLE EASEMENTS OR PLOTTABLE RESTRICTIONS OTHER THAN PREVIOUSLY RECORDED DOCUMENTS ALREADY SHOULD HEREON].
- Leasehold interest of Dunham's Athleisure Corporation, a Delaware Corporation, and the terms, conditions and provisions contained in the lease dated May 6, 2005, as evidenced by Subordination, Non-Disturbance and Attornment Agreement recorded January 20, 2015 in Liber 1772, Page 59. [SAID DOCUMENT DOES NOT DESCRIBE ANY PLOTTABLE EASEMENTS OR PLOTTABLE RESTRICTIONS OTHER THAN PREVIOUSLY RECORDED DOCUMENTS ALREADY SHOULD HEREON].
- Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted in a document: Granted to: Indiana & Michigan Electric Company Recording No: Liber 276, Page 398. [THE LOCATION OF THE R.O.W./EASEMENT, LINES AND POLES, ETC. ARE NOT SPECIFICALLY DEFINED, ARE NOT KNOWN AND COULD NOT BE PLOTTED; THE LOCATION OF THE DESCRIBED PROPERTIES ARE NOT KNOWN AND COULD NOT BE PLOTTED].

All exceptions shown or noted on this survey were obtained from Title Commitment No. 10287MI, with an effective date of 06-03-2016, issued/Revision Date 06-24-2016, issued by Fidelity National Title Insurance Company.

SURVEYOR'S CERTIFICATION

To:
Stockbridge Northbridge, LLC, a Michigan limited liability company
Novare National Settlement Services, LLC
Fidelity National 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/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 13, 16, and 17 of Table A thereof.

The field work was completed on 06-28-2016.

Kevin Navaroli, P.S.
No. 55503
Dated: 06-29-2016
Revised:



PROJECT
RETAIL BUILDING

PROJECT LOCATION
No. 1320
W. Broadway Street
Part of the S. 1/2 of
Section 24, T.6S., R.12W.,
City of Three Rivers,
St. Joseph County, MI

SHEET
ALTA/ACSM
Land Title Survey

REVISIONS

12-16-2014	ORIGINAL SURVEY
12-17-2014	Rev. Legal Desc.
01-06-2015	Rev. Certification
06-29-2016	UPDATE

DRAWN BY:
A.G.
APPROVED BY:
K.N./R.FRAUS
EMAIL:
rfraus@nowakfraus.com
DATE ISSUED:
06-29-2016
SCALE:
1"=50'
NFB JOB NO.
1392
SHEET NO.
1

SITE DATA

Gross Land Area:
PARCEL 1A= 512,575 Square Feet or 11.767 Acres.
PARCEL 1B= 81,658 Square Feet or 1.875 Acres.
PARCEL 1B= 72,629 Square Feet or 1.672 Acres (Calc. to 33' Stat. R.O.W. line)

Zoned: B-2 (General Business District)

Building Setbacks:

Front= 30'
Sides= 10'
Rear= 25'

Max. Building Height permitted: 3 stories/36'

Total striped parking: 473 spaces including 30 barrier free spaces.

The above setback & height requirements were obtained from the City of Three Rivers Zoning Ordinance. Note: The building setback lines are not plotted hereon. A surveyor cannot make a certification on the basis of an interpretation or opinion of another party. A zoning endorsement letter should be obtained from the City of Three Rivers to insure conformity as well as make a final determination of the required building setback requirements.

FLOOD HAZARD NOTE

The Property described on this survey does not lie within a Special Flood Hazard Area as defined by the Federal Emergency Management Agency; the property lies within Zone X of the Flood Insurance Rate Map identified as Map No. 26149G0167D bearing an effective date of 06-04-2010.

CEMETERY NOTE

There was no observable evidence of cemeteries or burial grounds within the subject property.

UTILITY NOTE

All utilities are underground unless otherwise noted.

The utilities shown on this survey were determined by field observation. All locations are approximate. The location of any other underground services which may exist can only be depicted if a Utility Plan is furnished to the surveyor.

LEGEND

- ASPH = Asphalt
- C = Cable
- CATV = Cable TV/Box/Riser
- CB = Catch Basin
- CO = Clean Out
- CONC = Concrete
- E = Electric
- EM = Electric Meter
- EC = Electric Conduit/Riser
- F.I. = Found Iron
- G = Gas
- GL = Ground Light
- GP = Guard Post
- GV = Gate Valve
- HYD = Hydrant
- LP = Light Pole
- L/S = Landscape
- MH = Manhole
- MON. = Monument
- MW = Monitor Well
- OH LINES = Overhead Lines
- P = Phone/Box/Riser
- PH = Physically Handicapped
- PV = Post Indicator Valve
- P/L = Property Line
- PM = Parking Meter
- ROW = Right of Way
- SAN = Sanitary Sewer
- SB = Stop Box (Water)
- S.I. = Set Iron
- SO = Shutoff (Water)
- STM = Storm Sewer
- TRANS = Transformer
- UP = Utility Pole
- WM = Water Main
- (R) = Record Measurement
- (M) = Surveyed Measurement
- (C) = Calculated

0 25 50 100

GRAPHIC SCALE 1"=50'

TAX ID: 051-530-010-01

PARCEL 1A
No. 1316-1326
ONE STORY BLOCK
RETAIL BUILDING
W/ FLAT ROOF
95,430 S.F.

BUILDING S.F. IS BASED ON EXTERIOR BUILDING DIMENSIONS AT GROUND LEVEL ONLY BLDG. HEIGHT= 231.9' (HIGHEST POINT)

Owner: 1001 WARNER DR.
Owner: MENARD INC
APN: 051-530-200-00

DUE WEST 531.57'

SOUTH 1/4 CORNER OF SECTION 24 T.6S., R.12W. (FOUND MONUMENT)

TABLE A NOTES

- There was no observable evidence of current earth moving work, building construction or building additions observed in the process of conducting the fieldwork.
- There are no known proposed changes in street right-of-way lines available from the controlling jurisdiction EXCEPT statutory right of way line for Broadway Street as shown hereon.
- There was no observable evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.