

**STATE-OF-THE-ART FREEWAY EXCHANGE IN CENTER OF
LIVINGSTON COUNTY - TERRIFIC DISTRIBUTION SITE**



COMMERCIAL REAL ESTATE SERVICES

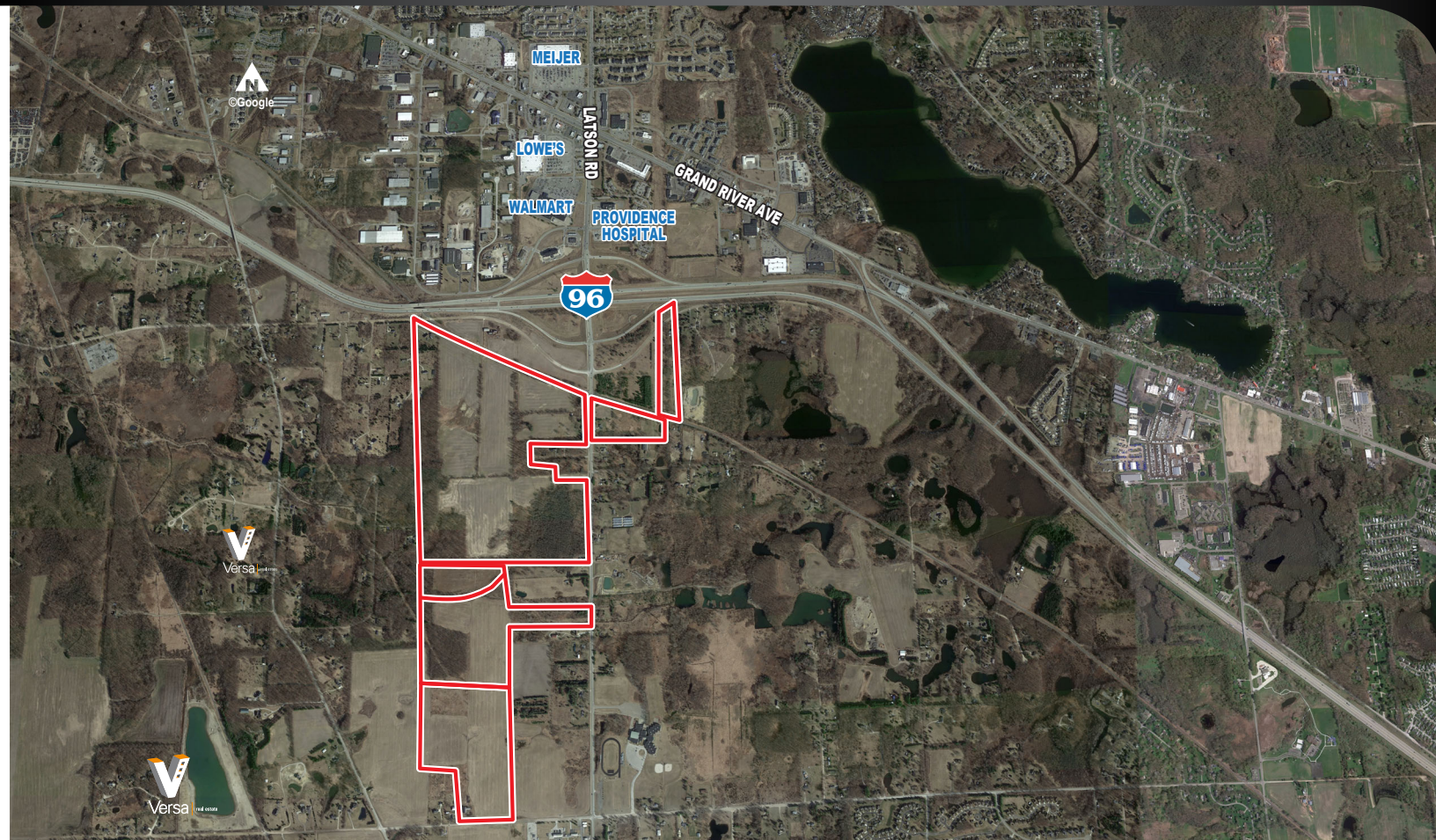
FOR SALE OR LEASE

LATSON ROAD INTERCHANGE, HOWELL, MI

Jon Savoy, CCIM, SIOR
jon.savoy@lee-associates.com | (248) 567-8000

FOR SALE OR LEASE

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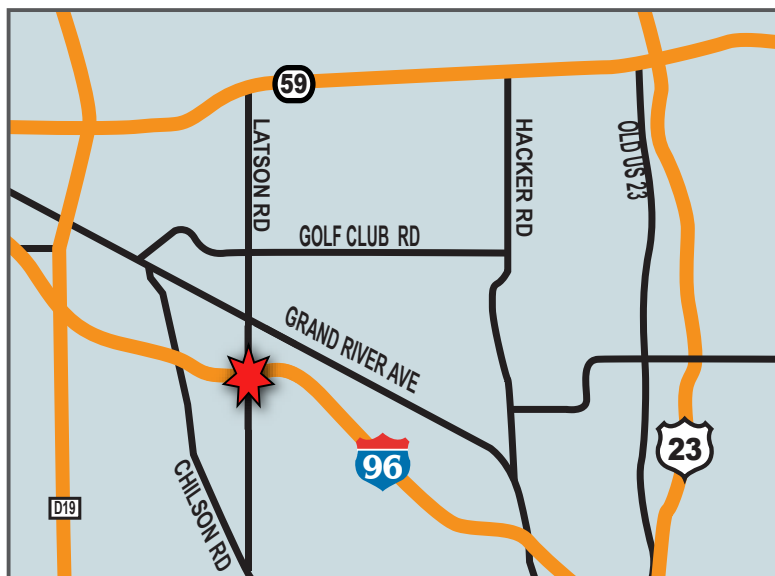


PROPERTY FEATURES

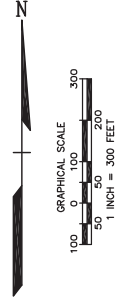
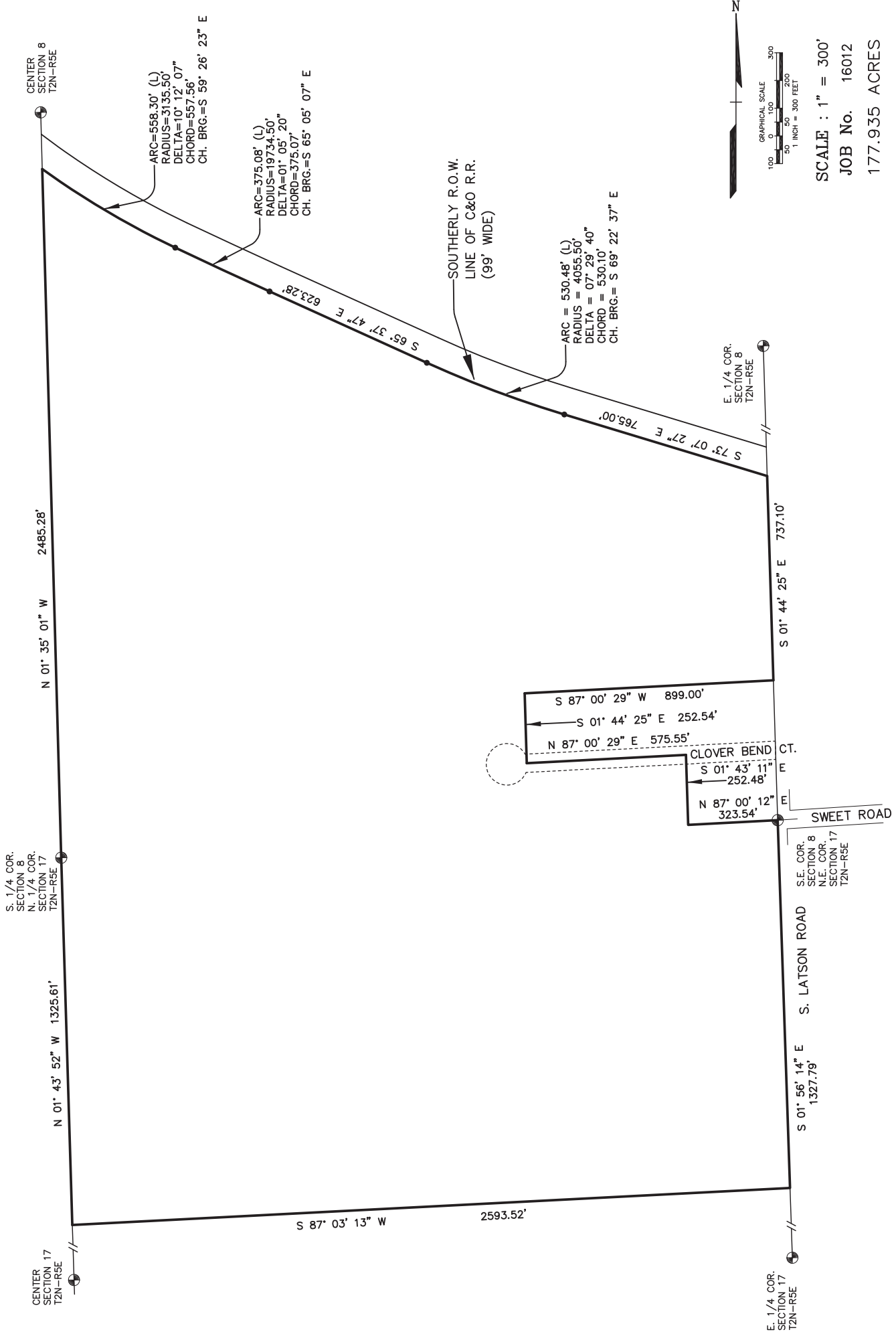
- Land for Sale:
Commercial, Industrial, Office, Residential
- Rail Available to Site
- Freeway Visibility
- Will Build to Suit
- All Utilities at Site
- Will Divide

FOR DETAILS CONTACT

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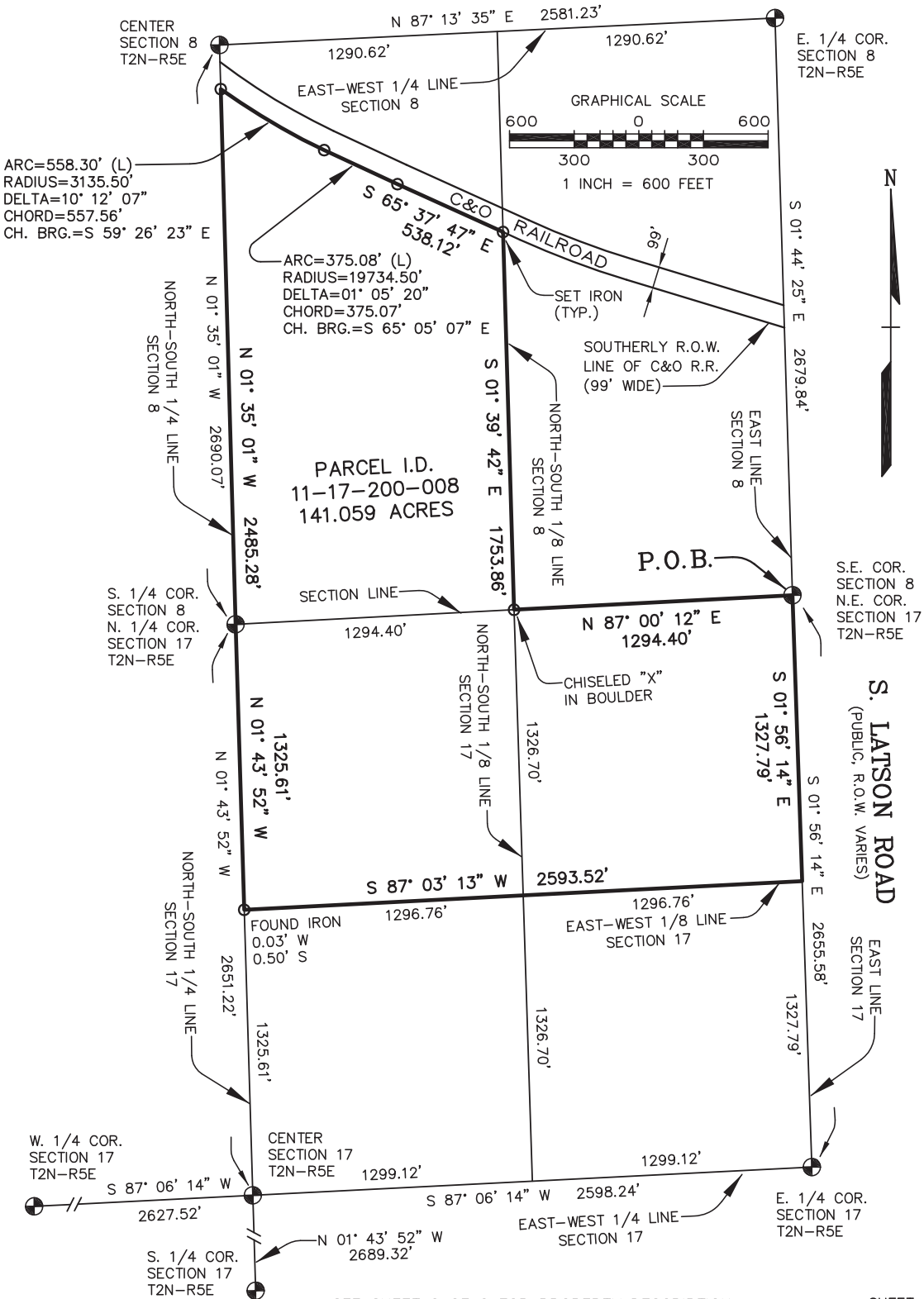


All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and some is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



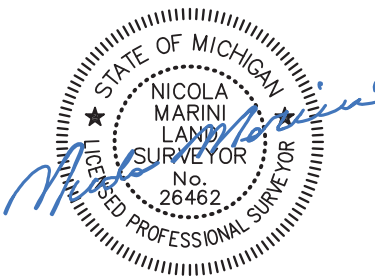
SCALE : 1" = 300'
 JOB No. 16012
 177.935 ACRES

BOUNDARY SURVEY



SEE SHEET 2 OF 2 FOR PROPERTY DESCRIPTION

SHEET 1 OF 2



Certified to: - LATSON PARTNERS, LLC
SURVEYOR'S CERTIFICATE

I, the undersigned, being a registered land surveyor of the state of Michigan, Register No. 26462, do hereby certify that I have conducted a survey on the property described herein and there are no visible encroachments except as shown on the survey.

Engineering and Surveying Services, Inc.

7741 Schaefer Road
Dearborn, Michigan 48126
Tel: (313) 945 5890
Fax: (313) 945 5891
mail@eccadd.com



BY NICOLA MARINI P.S.M. #26462
AGENT FOR: ENGINEERING AND SURVEYING SERVICES, INC.

DATE 09-12-16	SCALE 1" = 600'	JOB No. 16012
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BOUNDARY SURVEY

LEGAL DESCRIPTION (SURVEYED):

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:

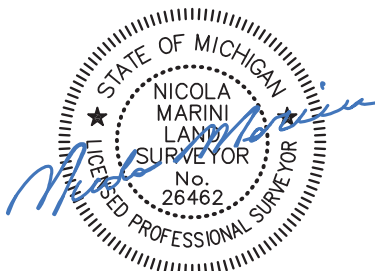
BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 8, ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 17; THENCE ALONG THE EAST LINE OF SAID SECTION 17, SOUTH 01 DEGREES 56 MINUTES 14 SECONDS EAST, 1,327.79 FEET; THENCE ALONG THE EAST-WEST 1/8 LINE OF SAID SECTION 17, SOUTH 87 DEGREES 03 MINUTES 13 SECONDS WEST, 2,593.52 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, 2,485.28 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 DEGREES 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 DEGREES 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, CONTAINING 141.059 ACRES AND SUBJECT TO ALL MATTERS AND EASEMENTS OF RECORD.

PARCEL # 11-17-200-008

LEGAL DESCRIPTION (RECORD):

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.

SHEET 2 OF 2



Certified to: - LATSON PARTNERS, LLC

SURVEYOR'S CERTIFICATE

I, the undersigned, being a registered land surveyor of the state of Michigan, Register No. 26462, do hereby certify that I have conducted a survey on the property described herein and there are no visible encroachments except as shown on the survey.

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DATE 09-12-16 SCALE 1" = 600' JOB No. 16012

