



Property Description (as furnished from Title No. 189930MMS, Rev. No. 4)

Commencing at the South 1/4 corner of Section 6, T7N, R11W, City of Grand Rapids, Kent County, Michigan; thence North 00 degrees 04 minutes 20 seconds West 1322.23 feet on the North-South 1/4 line of said Section 6; thence South 89 degrees 57 minutes 21 seconds East 497.88 feet, to the point of beginning; thence North 00 degrees 02 minutes 39 seconds East 340.00 feet; thence South 86 degrees 13 minutes 56 seconds East 528.57 feet to the centerline of Coit Avenue; thence South 10 degrees 32 minutes 09 seconds West 310.87 feet to the North line of Benjamin F. Berendse's Addition Subdivision; thence North 89 degrees 57 minutes 21 seconds West 470.85 feet, on said North subdivision line to the point of beginning.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and together with a nonexclusive mutual access easement to benefit both the State of Michigan and V.A. Ventures Grand Rapids, Limited Partnership, a Michigan limited partnership for ingress to and egress from the property conveyed herein and certain state-owned property adjacent to the property conveyed herein, said easement being described as follows:

That part of the SE 1/4, Section 6, T7N, R11W, City of Grand Rapids, Kent County, Michigan, Commencing at the South 1/4 corner of Section 6; thence North 00 degrees 04 minutes 20 seconds West 1322.23 feet on the North-South 1/4 line of said Section 6; thence South 89 degrees 57 minutes 21 seconds East 497.88 feet; thence North 00 degrees 02 minutes 39 seconds East 340.00 feet to the place of beginning of this easement; thence North 00 degrees 02 minutes 39 seconds East 66.14 feet; thence South 86 degrees 13 minutes 56 seconds East 528.57 feet; thence South 10 degrees 32 minutes 09 seconds West 66.46 feet along the Westerly line of Coit Avenue (80 feet wide); thence North 86 degrees 13 minutes 56 seconds West 488.29 feet to the place of beginning.

Reference: 3019 Coit Avenue NE, Grand Rapids, MI 49505
 Permanent Property No. 41-14-06-401-013

- NOTES**
1. Description shown hereon is based on Transaction Title Agency (agents for Fidelity National Title Insurance Company), Title No. 189930MMS Rev. No. 4, with an effective date of December 12, 2016.
 2. Bearings shown hereon are based on North line of Benjamin F. Berendse's Addition Subdivision, as 1489.572' W per the furnished description.
 3. The surveyed property contains 3.71 acres including Coit Avenue right of way and 3.42 acres excluding Coit Avenue right of way.
 4. Utilities shown hereon are based on those which were visible on the surface of the ground on the date of the survey. Lacking excavation, the exact location of underground features cannot be accurately, completely and reliably detected.
 5. The dimensions of the structures shown hereon are based on exterior building measurements at ground level.
 6. The property is subject to the Easements and the terms, conditions and provisions thereof which are noted in Quit Claim Deed recorded in Liber 2837, Page 972, (shown hereon).
 7. This property is encumbered by a 60' wide easement (per furnished description) along the North side of the surveyed property. Said easement connects to Coit Avenue, a public right of way, which is on the East side of the surveyed property.
 8. There are 108 fairly paved parking spaces observed in the surveyed area, which includes at least 82 regular spaces, 15 disabled parking spaces along the North side of the building, 24 regular spaces or disabled parking spaces or a combination due to the faded paint lines, snow cover and the placement of signs in front of the spaces.
 9. There was snow cover on this site on the day of this survey.

SURVEYOR'S CERTIFICATE
 WE HEREBY CERTIFY to
 The Guiding Light Mission, Inc.
 Mercantile Bank of Michigan
 Transaction Title Agency
 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/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 4, 7a, 8 and 9 of Table A thereof. The field work was completed on January 12, 2017.

Date of Map: January 17, 2017

Kenneth J. Verzen P.S. 51481

PRELIMINARY



- SCALE: 1" = 30'
- LEGEND**
- = IRON STAKE FOUND
 - = IRON STAKE SET
 - ⊕ = UTILITY POLE
 - ⊙ = LIGHT POLE
 - ⊛ = SIGN
 - ⊚ = HYDRANT
 - ⊚ = VALVE
 - ⊚ = CATCH BASIN
 - ⊚ = MANHOLE
 - ⊚ = BURIED TELEPHONE MARKER
 - ⊚ = TELEPHONE BOX
 - = FENCE LINE
 - = OVERHEAD WIRES

ALTA/NSPS LAND TITLE SURVEY	
FOR: V.A. VENTURES GRAND RAPIDS, LIMITED PARTNERSHIP	
C/O: DYKEMA EXCAVATORS	
ATTN: MIKE BERG	RE: 3019 COIT AVE NE
1730 THREE MILE ROAD NE	
GRAND RAPIDS, MI 49505	
IN: PART OF THE SE 1/4, SECTION 6, T7N, R11W, CITY OF GRAND RAPIDS, KENT COUNTY, MICHIGAN	
REVISED:	<p>planners • engineers • surveyors 3511 Cooper Park, C-10 • Grand Rapids, MI 49505 Phone: (616) 531-3480 Fax: (616) 531-2121 www.excelengineering.com</p>
DRAWN BY: JAS APPROVED BY: KJV DATE: 01/17/2017	
	FILE NO: 517015
	SHEET 1 OF 1