

Cover page for:

Pre-Auction Surveys

The following pages include copies of the Pre-Auction Surveys prepared by Stephenson Land Surveying, described as follows:

- **ALTA/NSPS Land Title Survey of Tract 1 dated “Oct. & Nov. 2024”, last revised on Dec. 9, 2024;**
 - **Certificate of Survey of Tract 1 dated “Oct. & Nov. 2024”; and**
 - **Certificate of Survey of part of Tract 4 dated 1/2/2025.**
-

Re. July 13, 2026 auction to be conducted by:

Schrader Real Estate and Auction Company, Inc.

On behalf of:

Community Mills, Inc.

ALTA/NSPS LAND TITLE SURVEY

PART OF SECTION 36
VILLAGE OF CASSOPOLIS, CASS COUNTY, MICHIGAN

C. 1/4 CORNER
SEC. 36, T6S-R15W
FD. DRAW

RECORD LEGAL DESCRIPTION

LAND SITUATED IN THE VILLAGE OF CASSOPOLIS, COUNTY OF CASS AND STATE OF MICHIGAN DESCRIBED AS:

PARCEL 1:
A PIECE OF LAND COMMENCING AT A POINT ON THE EAST LINE OF THE HIGHWAY CALLED O'KEEFE STREET IN THE SECTION LINE BETWEEN SECTIONS 35 AND 36, TOWNSHIP 6 SOUTH, RANGE 15 WEST, WHERE SAID HIGHWAY INTERSECTS THE SOUTH LINE OF THE RIGHT OF WAY OWNED BY THE MICHIGAN CENTRAL RAILROAD COMPANY, THENCE SOUTH ALONG THE EAST LINE OF SAID HIGHWAY 10 RODS AND 6 FEET TO A PIECE OF LAND OWNED BY RENA HILL, THENCE EAST ALONG THE NORTH LINE OF SAID HILL LAND 15 1/3 RODS TO THE GRAND TRUNK WESTERN RAILROAD GROUNDS, THENCE NORTHEAST ALONG SAID RAILROAD GROUNDS WHERE SAME INTERSECTS THE RIGHT OF WAY OF SAID HIGHWAY, THENCE EAST ALONG THE NORTH LINE OF SAID HIGHWAY 10 RODS TO THE EAST LINE OF O'KEEFE STREET, THENCE SOUTH 100.0 FEET ALONG THE EAST LINE OF O'KEEFE STREET TO THE PLACE OF BEGINNING.

PARCEL 2:
THAT PART OF THE WEST 1/2 OF SECTION 36, TOWN 6 SOUTH, RANGE 15 WEST, DESCRIBED AS:
BEGINNING AT A MASONRY NAIL ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 36, TOWNSHIP 6 SOUTH, RANGE 15 WEST, SAID NAIL BEING SOUTH 0 DEGREES EAST, A DISTANCE OF 784.73 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 36; THENCE NORTHEASTWARDLY ALONG A CURVE TO THE LEFT (R = 2777.85 FEET) CONCENTRIC WITH AND 120 FEET NORTHWESTERLY OF THE SOUTHERLY RIGHT OF WAY OF THE OLD MCR, A DISTANCE OF 294.96 FEET (CHORD: NORTH 48 DEGREES 20 MINUTES 30 SECONDS EAST - 284.82 FEET) TO AN IRON STAKE, THENCE NORTH 44 DEGREES 20 MINUTES 30 SECONDS WEST, A DISTANCE OF 180 FEET TO AN IRON STAKE ON THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID MCR; THENCE NORTHEASTWARDLY ALONG A CURVE TO THE LEFT (R=2597.85 FEET) A DISTANCE OF 128.83 FEET (CHORD: NORTH 43 DEGREES 51 MINUTES 15 SECONDS EAST 128.82 FEET) TO AN IRON STAKE AT THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 41 DEGREES 26 EAST ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID MCR, A DISTANCE OF 478.51 FEET TO AN IRON STAKE ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 36, SAID STAKE BEING 500.38 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 36; THENCE SOUTH 89 DEGREES 02 MINUTES 30 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 36, A DISTANCE OF 257.76 FEET TO AN IRON STAKE, SAID STAKE BEING 33 FEET NORTHWESTERLY (MEASURED AT RIGHT ANGLES) OF THE CENTERLINE OF SAID RAILROAD TRACK; THENCE SOUTH 23 DEGREES 39 MINUTES 30 SECONDS WEST, PARALLEL WITH SAID RAILROAD TRACK, A DISTANCE OF 339.65 FEET TO AN IRON STAKE ON THE SOUTHEASTERLY LINE OF SAID MCR; THENCE SOUTH 41 DEGREES 26 MINUTES WEST ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID MCR, A DISTANCE OF 322.70 FEET TO AN IRON STAKE MARKING THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, THENCE SOUTHWESTWARDLY ALONG SAID CURVE TO THE RIGHT (R = 2897.85 FEET) A DISTANCE OF 547.30 FEET (CHORD: SOUTH 47 DEGREES 50 MINUTES 40 SECONDS WEST, 548.49 FEET) TO A NAIL ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 36; THENCE NORTH 0 DEGREES EAST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 36, A DISTANCE OF 151.61 FEET TO THE PLACE OF BEGINNING.

PARCEL 3:
ALSO, BEGINNING AT A POINT ON THE WEST LINE OF SECTION 36, TOWN 6 SOUTH, RANGE 15 WEST, WHICH IS 784 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 36; THENCE NORTH ALONG SAID WEST SECTION LINE 234.11 FEET; THENCE NORTHEASTWARDLY ALONG A CURVE CONVEX TO THE RIGHT, WITH A RADIUS OF 2388.83 FEET AND WHOSE LONG CHORD MAKES AN ANGLE OF 47 DEGREES 13 MINUTES MEASURED NORTHEASTERLY FROM SAID WEST LINE OF SECTION 36, 129.78 FEET; THENCE NORTH 89 DEGREES 57 MINUTES MEASURED SOUTHEASTERLY FROM THE POINT OF BEGINNING TO THE SAID LONG CHORD PRODUCED NORTHEASTERLY 175.28 FEET TO A POINT 20 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MICHIGAN CENTRAL RAILROAD COMPANY'S AIRLINE BRANCH TRACK; THENCE SOUTHWESTERLY, PARALLEL TO, AND 20 FEET NORTHWESTERLY OF SAID CENTERLINE ON A CURVE CONVEX TO THE SOUTH, WITH A RADIUS OF 584.11 FEET, WHOSE LONG CHORD MAKES AN ANGLE OF 91 DEGREES 43 MINUTES MEASURED NORTHWESTERLY FROM THE LAST NAMED COURSE PRODUCED SOUTHEASTERLY 292.8 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

PARCEL 4:
BEGINNING AT A POINT ON THE EAST LINE OF O'KEEFE STREET IN THE VILLAGE OF CASSOPOLIS, WHICH IS 33.0 FEET EAST AND 230.9 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 36, TOWN 6 SOUTH, RANGE 15 WEST, THENCE EAST 258.18 FEET TO THE WESTERLY RIGHT OF WAY OF THE GRAND TRUNK WESTERN RAILROAD, THENCE NORTH 23 DEGREES 38 MINUTES EAST 109.16 FEET ALONG SAID RAILROAD RIGHT OF WAY, THENCE WEST 299.94 FEET TO THE EAST LINE OF O'KEEFE STREET, THENCE SOUTH 100 FEET ALONG THE EAST LINE OF O'KEEFE STREET TO THE PLACE OF BEGINNING.

PARCEL 5:
COMMENCING 8 RODS NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWN 6 SOUTH, RANGE 15 WEST, THENCE NORTH TO A POINT 10 RODS SOUTH OF THE INTERSECTION OF THE EAST LINE OF O'KEEFE STREET AND THE SOUTH LINE OF THE MICHIGAN CENTRAL RAILROAD RIGHT OF WAY, THENCE EAST TO GRAND TRUNK RAILWAY RIGHT OF WAY, THENCE SOUTHWESTERLY ALONG RAILROAD RIGHT OF WAY TO A POINT DUE EAST OF BEGINNING, THENCE WEST TO BEGINNING.
EXCEPT FROM THE WEST 1/4 CORNER OF SECTION 36, TOWN 6 SOUTH, RANGE 15 WEST, MEASURE SOUTH 00 DEGREES 30 MINUTES 00 SECONDS WEST ALONG THE WEST SECTION LINE 1158.16 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE SOUTH 89 DEGREES 05 MINUTES 23 SECONDS EAST, 255.82 FEET TO THE WEST LINE OF GRAND TRUNK RAILROAD, THENCE SOUTH 24 DEGREES 01 MINUTES 52 SECONDS WEST, ALONG SAID LINE, 27.18 FEET; THENCE NORTH 89 DEGREES 05 MINUTES 23 SECONDS EAST, 255.82 FEET TO A POINT ON THE WEST SECTION LINE, THENCE WEST 299.94 FEET TO THE EAST LINE OF O'KEEFE STREET, THENCE SOUTH 100 FEET ALONG THE EAST LINE OF O'KEEFE STREET TO THE PLACE OF BEGINNING.

SUBJECT OF THIS ALTA: (SPLIT FROM RECORD TITLE DESCRIPTION PROVIDED ABOVE)
LAND SITUATED IN THE VILLAGE OF CASSOPOLIS, COUNTY OF CASS, STATE OF MICHIGAN, AND IS DESCRIBED AS FOLLOWS:

FROM THE WEST QUARTER CORNER OF SECTION 36, TOWN 6 SOUTH, RANGE 15 WEST, MEASURE SOUTH 25°42'W, ALONG THE WEST SECTION LINE, 547.17 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE NORTH 89°02'11"E, 110.00 FEET; THENCE S82°58'48"E, 166.50 FEET; THENCE S65°56'08"E, 227.87 FEET TO THE WESTERLY LINE OF THE CANADIAN NATIONAL RAILROAD (FORMER GRAND TRUNK WESTERN RAILROAD); THENCE S24°04'31"W, ALONG SAID LINE, 585.00 FEET; THENCE N89°10'27"W, 255.82 FEET (RECORDED AS N89°02'57"W, 255.82 FEET) TO THE WEST SECTION LINE; THENCE N00°25'42"E, ALONG SAID LINE, 73.57 FEET TO A POINT CALLED 230.90 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST 1/4 OF SECTION 36; THENCE S89°39'14"E, 33.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF O'KEEFE STREET; THENCE N00°25'42"E, ALONG SAID LINE, 173.33 FEET (RECORDED AS 10 RODS 6 FEET) TO THE FORMER SOUTHERLY RIGHT OF WAY LINE OF THE MICHIGAN CENTRAL RAILROAD; THENCE SOUTHWESTERLY, ALONG SAID LINE, 41.40 FEET ALONG A 2897.85 FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF S53°15'54"W, 41.40 FEET TO THE WEST SECTION LINE; THENCE N00°25'42"E, ALONG SAID LINE, 389.18 FEET TO THE POINT OF BEGINNING. CONTAINING MORE OR LESS, SUBJECT TO THAT PORTION ALONG THE WEST SIDE THEREOF AS BEING USED FOR HIGHWAY PURPOSES, ALSO SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD. ALSO SUBJECT TO LAND DIVISION APPROVAL.

ALTA/NSPS LAND TITLE SURVEY

FOR:

611 RAILROAD STREET (AKA SOUTH O'KEEFE STREET)
623 SOUTH O'KEEFE STREET
629 SOUTH O'KEEFE STREET
CASSOPOLIS, MI 49031-1211

BASED UPON TITLE COMMITMENT NO. A070984324
AS PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, LLC
BEARING A COMMITMENT DATE OF SEPTEMBER 30, 2024 AT 8:00 AM

SURVEYOR'S CERTIFICATION

TO: HELENA AGRI-ENTERPRISES, 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 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6a, 6b, 7a, 7b, 7c, 8, 9, 11b (MISS DIG MARKINGS ONLY), 13, 14, 16, 17, 19, 20 & 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 22, 2024.

THOMAS A. STEPHENSON
PROFESSIONAL SURVEYOR NO. 4001046689
IN THE STATE OF MICHIGAN
DATE OF SURVEY: OCT. & NOV. 2024
DATE OF LAST REVISION: DEC. 9, 2024
JOB # 24568



SHEET 1 OF 1 SHEETS

STEPHENSON LAND SURVEYING
PH: 269-445-8903 E-mail: sis@stephensons.com Web: stephensons.com
27873 WHITE STREET, CASSOPOLIS, MICHIGAN, 49031

ZONING NOTES

ZONED I-1 LIGHT INDUSTRIAL PER ZONING LETTER FROM VILLAGE OF CASSOPOLIS DATED 12/6/2024.

MIN. FRONTAGE: 10'
MAX. BLDG. HEIGHT: 40'
MAX. LOT COVERAGE: 50%
SETBACKS:
FRONT YARD: 35'
SIDE YARD: 25'
REAR YARD: 35'

GENERAL NOTES:

- THE BEARING BASIS IS MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, PER MDOOT CORS NETWORK. ELEVATION DATUM IS NAVD 88 PER MDOOT CORS NETWORK.
- ALL BEARINGS AND DISTANCES ARE FIELD MEASURED UNLESS OTHERWISE NOTED.
- THE TOTAL SQUARE FOOTAGE OF GROUND LEVEL OF ALL BUILDINGS COMBINED IS 25,103± SQUARE FEET.
- THE AREA OF THE PROPERTY IS 5.13 ACRES OF WHICH 0.34 ACRES WHICH LIES WITHIN THE RIGHT OF WAY FOR SOUTH O'KEEFE STREET.
- MISS DIG TICKETS WERE PLACED 10/22/2024 WITH TICKET #2024102201324 & 2024102201348. THIS SURVEYOR IS NOT RESPONSIBLE NOR LIABLE FOR UTILITIES UNMARKED BY MISS DIG.
- THE PROPERTY REPRESENTS THE FOLLOWING TAX PARCEL NUMBERS: 14-041-136-104-00, 14-041-136-105-01 AND PART OF PARCEL NUMBERS 14-041-136-103-00 & 14-041-136-109-01, A SEPARATE DRAWING HAS BEEN MADE FOR LAND DIVISION IN RECORDABLE FORMAT FOR THIS PROPERTY PER THE CLIENT'S REQUEST.
- NEAREST INTERSECTING STREET IS REED STREET APPROXIMATELY 203' TO THE NORTH.
- THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES LISTED PER MDOOT WEB SITE, NOR ANY EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- NO EVIDENCE OF A CEMETERY WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

STATEMENT OF ENCROACHMENTS:

- (A) FENCE CROSSES LINE OVER THE SOUTH SIDE OF PARCEL 5 AS SHOWN
(B) BUILDING IS 0.8'± INTO FRONT SETBACK LINE

NOTES CORRESPONDING TO SCHEDULE B, PART II, COMMITMENT NO. A070984324 DATED SEPTEMBER 30, 2024 AT 8:00 A.M. PREPARED BY FIDELITY NATIONAL TITLE COMPANY, LLC.

- RAILROAD LINE, SWITCHES AND SPUR TRACKS, IF ANY, AND ALL RIGHTS THEREIN. (NO RAIL, SWITCHES OR SPUR TRACKS NOTED AT THE TIME OF SURVEY)
- POSSIBLE ENCROACHMENT OF BUILDING PARTIALLY LOCATED ON PARCEL 14-041-136-109-01 AND ADJACENT PARCEL 14-041-136-096-00, INDICATED BY GIS. (THIS AREA IS NOT PART OF THE SUBJECT PARCEL)
- DESCRIPTION OF THIS ALTA
- RIGHT(S) OF WAY AND/OR EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: MICHIGAN GAS & ELECTRIC COMPANY, NKA MICHIGAN POWER COMPANY. RECORDING NO: LIBER 14 OF MISCELLANEOUS, PAGE 190 (NO PLOTTABLE RIGHT OF WAY GIVEN-INTERSECTION OF O'KEEFE AND FORMER RAILROAD)
- EASEMENT FOR INDIANA AND MICHIGAN ELECTRIC COMPANY, NOW KNOWN AS THE INDIANA MICHIGAN POWER COMPANY, RECORDED IN LIBER 17 OF MISCELLANEOUS RECORDS, PAGE 49, AND RE-RECORDED IN LIBER 212, PAGE 583. (BLANKET IN NATURE-UNABLE TO PLOT)
- RIGHT(S) OF WAY AND/OR EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: VILLAGE OF CASSOPOLIS. RECORDING NO: LIBER 284, PAGE 1181 (SHOWN OVER PARCEL 3-DISTANCE IS ILLEGIBLE-199.20' SHOWN)
- RIGHT(S) OF WAY AND/OR EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: MICHIGAN GAS AND ELECTRIC COMPANY. RECORDING NO: LIBER 299, PAGE 674 (IS NOT ON THE SUBJECT PROPERTY)
- TERMS, COVENANTS, AND CONDITIONS OF UNDERGROUND FACILITY AS SET FORTH BELOW: RECORDING NO: LIBER 404, PAGE 1259 (SHOWN APPROXIMATE AS PROPOSED PER MAP OVER PARCEL 2)
- RIGHT(S) OF WAY AND/OR EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: VILLAGE OF CASSOPOLIS. RECORDING NO: LIBER 407, PAGE 533 (SHOWN OVER PARCELS 2 & 3)
- A LEASEHOLD AS CREATED BY THAT CERTAIN LEASE DATED FEBRUARY 24, 1986, EXECUTED BY GRAND TRUNK WESTERN RAILROAD COMPANY, A MICHIGAN CORPORATION, AS LESSOR, AND MSM ASSOCIATES, LIMITED PARTNERSHIP, AS LESSEE, AS REFERENCED IN THE DOCUMENT ENTITLED MEMORANDUM OF LEASE, WHICH WAS RECORDED AUGUST 20, 1990 AT LIBER 507, PAGE 1219, FOR THE TERM, UPON AND SUBJECT TO ALL THE PROVISIONS CONTAINED IN SAID DOCUMENT, AND IN SAID LEASE. (BLANKET IN NATURE WITHIN RAILROAD RIGHT OF WAY)
- TERMS, COVENANTS, AND CONDITIONS OF MEMORANDUM OF RIGHT OF WAY OCCUPANCY AGREEMENT AS SET FORTH BELOW: RECORDING NO: LIBER 519, PAGE 1135 (BLANKET IN NATURE WITHIN RAILROAD RIGHT OF WAY)
- TERMS, COVENANTS, AND CONDITIONS OF WARRANTY DEED AS SET FORTH BELOW: RECORDING NO: LIBER 625, PAGE 149 (NO EASEMENTS LISTED)
- TERMS, COVENANTS, AND CONDITIONS OF ASSIGNMENT AND ASSUMPTION AS SET FORTH BELOW: RECORDING NO: LIBER 626, PAGE 551 (BLANKET IN NATURE OVER PARCEL 2)
- TERMS, COVENANTS, AND CONDITIONS OF ASSIGNMENT AND ASSUMPTION AS SET FORTH BELOW: RECORDING NO: LIBER 626, PAGE 553 (SHOWN APPROXIMATE PER MAP OVER PARCEL 2)
- TERMS, COVENANTS, AND CONDITIONS OF ASSIGNMENT AND ASSUMPTION AS SET FORTH BELOW: RECORDING NO: LIBER 626, PAGE 557 (SHOWN APPROXIMATE PER MAP OVER PARCELS 1, 2, & 3)
- RIGHT(S) OF WAY AND/OR EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED BY THE STATE OF MICHIGAN BY DEED RECORDED AT LIBER 712, PAGE 920. (BLANKET IN NATURE OVER PARCEL 1)
- RIGHT(S) OF WAY AND/OR EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: INDIANA MICHIGAN POWER COMPANY. RECORDING NO: LIBER 1099, PAGE 1965 (NOT SHOWN APPROX. OVER PARCEL 4)
- TERMS, COVENANTS, AND CONDITIONS OF DECLARATION OF TAKING AS SET FORTH BELOW: RECORDING NO: LIBER 1140, PAGE 2151 (NOT SHOWN-DISCHARGED IN L. 1217, P. 2229) TOGETHER WITH AMENDED DECLARATION OF TAKING: RECORDING NO: LIBER 1147, PAGE 2180 (NOT SHOWN-DISCHARGED IN L. 1217, P. 2229) AS AFFECTED BY: VINE DISCHARGE OF DECLARATION OF TAKING RECORDING NO: LIBER 1217, PAGE 2229 (DISCHARGE OF EMTS. L. 1140, P. 2151 & L. 1147, P. 2180)
- RIGHT(S) OF WAY AND/OR EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: INDIANA MICHIGAN POWER COMPANY. RECORDING NO: LIBER 1216, PAGE 510 (SHOWN OVER PARCELS 1, 4, & 5)
- TERMS, COVENANTS, AND CONDITIONS OF SUPPLEMENTAL EASEMENT AND RIGHT OF WAY AS SET FORTH BELOW: RECORDING NO: LIBER 1216, PAGE 517 (SHOWN OVER PARCELS 2 & 3)

NOTE: ALL OTHER UNRECORDED ITEMS IN SCHEDULE B PART II ARE NOT PLOTTABLE.

LEGEND

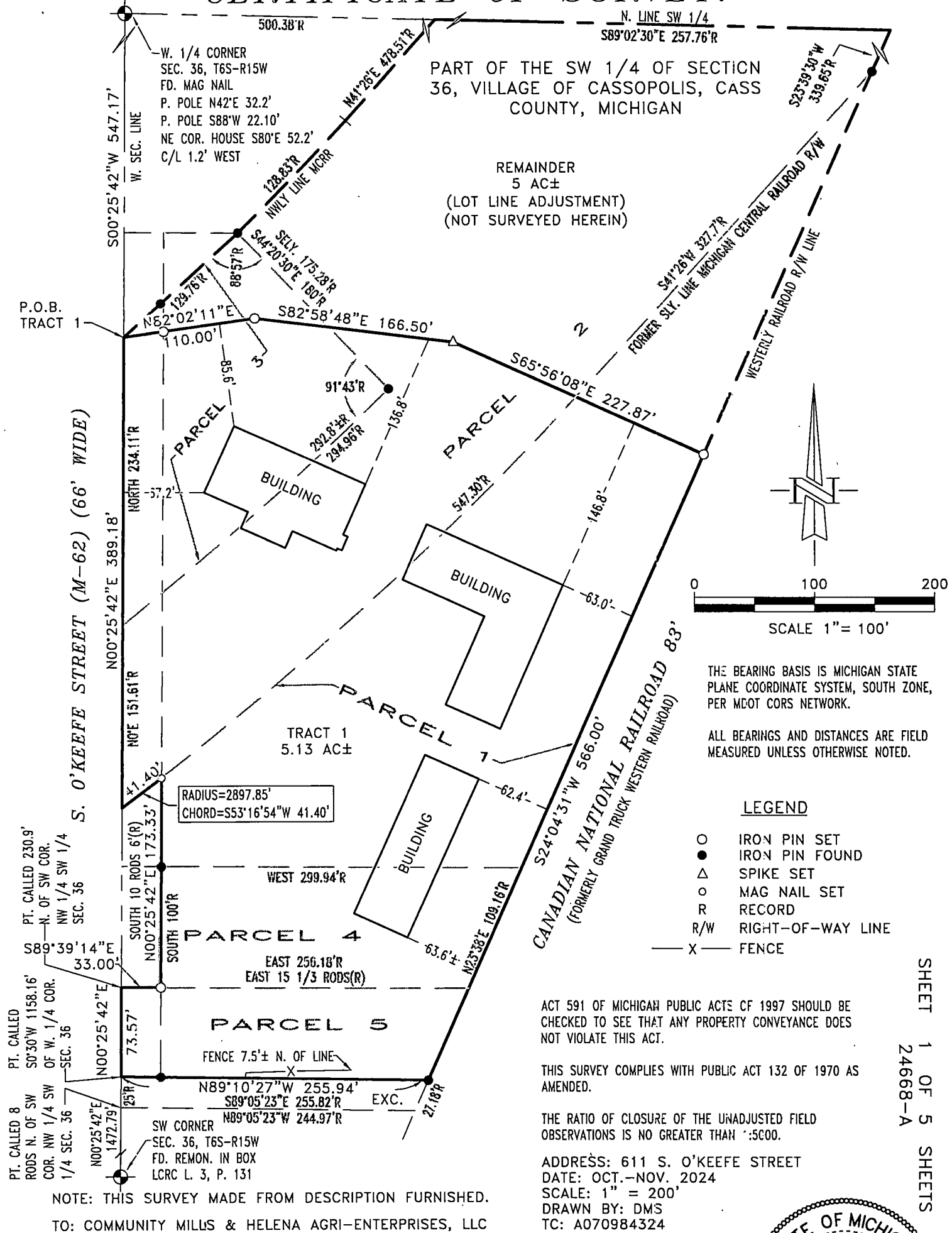
- RAILROAD TRACKS
FENCE
LANDSCAPING
UNDERGROUND FIBER
G UNDERGROUND GAS
O/L OVERHEAD LINE
UGP UNDERGROUND POWER
W WATER MAIN
FF FINISHED FLOOR
TW TOP OF WALL
BW BOTTOM OF WALL
H HEIGHT
R/W RIGHT-OF-WAY
AIR COND. UNIT
CATCH BASIN
ELECTRIC METER
ELECTRIC MANHOLE
ELECTRIC BOX
ELECTRIC TRANSFORMER
FIBER MARKER
FIRE HYDRANT
FLAG POLE
GUY WIRE
HANDICAPPED
IRRIGATION
LIGHT POLE
MANHOLE
MONITORING WELL
POST
SANITARY MANHOLE
SIGN
SPOT ELEVATION
TELEPHONE PEDESTAL
UTILITY POLE
UTILITY POLE-HIGH TENSION
WATER VALVE
IRON PIN SET
IRON PIN FOUND
MAG NAIL SET
SPIKE SET
RECORD
SECTION CORNER
SLAG/GRAVEL
ASPHALT
CONCRETE

FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 26022C0144C, WHICH BEARS AN EFFECTIVE DATE OF 9/5/2002, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.



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CERTIFICATE OF SURVEY:~



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BRANCH OFFICES Kalamazoo, Michigan • South Bend, Indiana • Office 269 / 445-8903 • Fax 269 / 445-8510

CERTIFICATE OF SURVEY:~

PARENT PARCEL DESCRIPTION:
LAND SITUATED IN THE VILLAGE OF CASSOPOLIS, COUNTY OF CASS AND STATE OF MICHIGAN DESCRIBED AS:

PARCEL 1:
A PIECE OF LAND COMMENCING AT A POINT ON THE EAST LINE OF THE HIGHWAY CALLED O'KEEFE STREET IN THE SECTION LINE BETWEEN SECTIONS 35 AND 36, TOWNSHIP 6 SOUTH, RANGE 15 WEST, WHERE SAID HIGHWAY INTERSECTS THE SCUTH LINE OF THE RIGHT OF WAY OWNED BY THE MICHIGAN CENTRAL RAILROAD COMPANY, THENCE SOUTH ALONG THE EAST LINE OF SAID HIGHWAY 10 RODS AND 6 FEET TO A PIECE OF LAND OWNED BY RENA HILL, THENCE EAST ALONG THE NORTH LINE OF SAID HILL LAND 15 1/3 RODS TO THE GRAND TRUNK WESTERN RAILROAD GROUNDS, THENCE NORTHEAST ALONG SAID RAILROAD GROUNDS TO WHERE SAME INTERSECTS THE RIGHT OF WAY OF THE SAID MICHIGAN CENTRAL RAILROAD COMPANY, THENCE SOUTHWEST ALONG THE EAST LINE OF SAID LAST NAMED RIGHT OF WAY TO BEGINNING.
EXCEPT, BEGINNING AT A POINT OF THE EAST LINE OF O'KEEFE STREET IN THE VILLAGE OF CASSOPOLIS 33.0 FEET EAST AND 230.9 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWN 6 SOUTH, RANGE 15 WEST, THENCE EAST 256.18 FEET TO THE WESTERLY RIGHT OF WAY OF THE GRAND TRUNK WESTERN RAILROAD, THENCE NORTH 23 DEGREES 38 MINUTES EAST 109.16 FEET ALONG SAID RAILROAD RIGHT OF WAY LINE, THENCE WEST 299.94 FEET TO THE EAST LINE OF O'KEEFE STREET, THENCE SOUTH 100.0 FEET ALONG THE EAST LINE OF O'KEEFE STREET TO THE PLACE OF BEGINNING.

PARCEL 2:
THAT PART OF THE WEST 1/2 OF SECTION 36, TOWN 6 SOUTH, RANGE 15 WEST, DESCRIBED AS:
BEGINNING AT A MASONRY NAIL ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 36, TOWNSHIP 6 SOUTH, RANGE 15 WEST, SAID NAIL BEING SOUTH 0 DEGREES EAST, A DISTANCE OF 784.73 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 36; THENCE NORTHEASTWARDLY ALONG A CURVE TO THE LEFT (R = 2777.85 FEET) CONCENTRIC WITH AND 120 FEET NORTHWESTERLY OF THE SOUTHERLY RIGHT OF WAY OF THE OLD MCRR, A DISTANCE OF 294.96 FEET (CHORD: NORTH 48 DEGREES 20 MINUTES 30 SECONDS EAST - 294.82 FEET) TO AN IRON STAKE; THENCE NORTH 44 DEGREES 20 MINUTES 30 SECONDS WEST, A DISTANCE OF 180 FEET TO AN IRON STAKE ON THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID MCRR; THENCE NORTHEASTWARDLY ALONG A CURVE TO THE LEFT (R=2597.85 FEET) A DISTANCE OF 128.83 FEET (CHORD: NORTH 43 DEGREES 51 MINUTES 15 SECONDS EAST 128.82 FEET) TO AN IRON STAKE AT THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 41 DEGREES 26 EAST ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID MCRR, A DISTANCE OF 478.51 FEET TO AN IRON STAKE ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 36, SAID STAKE BEING 500.38 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 36; THENCE SOUTH 89 DEGREES 02 MINUTES 30 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 36, A DISTANCE OF 257.76 FEET TO AN IRON STAKE, SAID STAKE BEING 33 FEET NORTHWESTERLY (MEASURED AT RIGHT ANGLES) OF THE CENTERLINE OF SAID RAILROAD TRACK; THENCE SOUTH 23 DEGREES 39 MINUTES 30 SECONDS WEST, PARALLEL WITH SAID RAILROAD TRACK, A DISTANCE OF 339.65 FEET TO AN IRON STAKE ON THE SOUTHEASTERLY LINE OF SAID MCRR; THENCE SOUTH 41 DEGREES 26 MINUTES WEST ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID MCRR, A DISTANCE OF 327.70 FEET TO AN IRON STAKE MARKING THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE SOUTHWESTWARDLY ALONG SAID CURVE TO THE RIGHT (R = 2897.85 FEET) A DISTANCE OF 547.30 FEET (CHORD: SOUTH 47 DEGREES 50 MINUTES 40 SECONDS WEST, 546.49 FEET) TO A NAIL ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 36; THENCE NORTH 0 DEGREES EAST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 36, A DISTANCE OF 151.61 FEET TO THE PLACE OF BEGINNING.

PARCEL 3
ALSO, BEGINNING AT A POINT ON THE WEST LINE OF SECTION 36, TOWN 6 SOUTH, RANGE 15 WEST, WHICH IS 784 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 36; THENCE NORTH ALONG SAID WEST SECTION LINE, 234.11 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONVEX TO THE SOUTH, WITH A RADIUS OF 2388.83 FEET AND WHOSE LONG CHORD MAKES AN ANGLE OF 47 DEGREES 13 MINUTES MEASURED NORTHEASTERLY FROM SAID WEST LINE OF SECTION 36, 129.76 FEET; THENCE SOUTHEASTERLY AT AN ANGLE OF 88 DEGREES 57 MINUTES MEASURED SOUTHEASTERLY FROM THE SAID LONG CHORD PRODUCED NORTHEASTERLY 175.28 FEET TO A POINT 20 FEET NORTHERLY, MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF THE MICHIGAN CENTRAL RAILROAD COMPANY'S AIRLINE BRANCH TRACK; THENCE SOUTHWESTERLY PARALLEL TO, AND 20 FEET DISTANT FROM SAID CENTERLINE ON A CURVE CONVEX TO THE SOUTH, WITH A RADIUS OF 2564.11 FEET, WHOSE LONG CHORD MAKES AN ANGLE OF 91 DEGREES 43 MINUTES MEASURED NORTHWESTERLY FROM THE LAST NAMED COURSE PRODUCED SOUTHEASTERLY 292.8 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

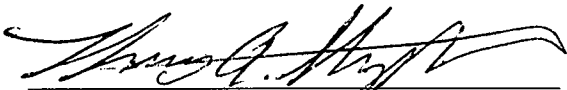
NOTE: THIS DOCUMENT CERTIFIES THE BOUNDARY ONLY. ALL BUILDING LOCATIONS, IF APPLICABLE, ARE FOR VISUAL PROXIMITIES ONLY AND SHOULD NOT BE USED FOR ANY TYPE OF CONSTRUCTION PURPOSES.

ADDRESS: 611 S. O'KEEFE STREET
DATE: OCT.-NOV. 2024
SCALE: 1" = 200'
DRAWN BY: DMS
TC: A070984324

NOTE: THIS SURVEY MADE FROM DESCRIPTION FURNISHED.

TO: HELENA AGRI-ENERPRISES, LLC & COMMUNITY MILLS

I, THOMAS A. STEPHENSON, A PROFESSIONAL SURVEYOR IN THE STATE OF MICHIGAN HEREBY CERTIFY THAT THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION.


THOMAS A. STEPHENSON, PS #4001046689



www.stephensonsls.com
email: sls@stephensonsls.com

CERTIFICATE OF SURVEY:~

PARCEL 4:
BEGINNING AT A POINT ON THE EAST LINE OF O'KEEFE STREET IN THE VILLAGE OF CASSOPOLIS, WHICH IS 33.0 FEET EAST AND 230.9 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWN 6 SOUTH, RANGE 15 WEST, THENCE EAST 256.18 FEET TO THE WESTERLY RIGHT OF WAY OF THE GRAND TRUNK AND WESTERN RAILROAD, THENCE NORTH 23 DEGREES 38 MINUTES EAST, 109.16 FEET ALONG SAID RAILROAD RIGHT OF WAY, THENCE WEST 299.94 FEET TO THE EAST LINE OF O'KEEFE STREET, THENCE SOUTH 100 FEET ALONG THE EAST LINE OF O'KEEFE STREET TO THE PLACE OF BEGINNING.

PARCEL 5:
COMMENCING 8 RODS NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTH-WEST 1/4 OF SECTION 36, TOWN 6 SOUTH, RANGE 15 WEST, THENCE NORTH TO A POINT 10 RODS SOUTH OF THE INTERSECTION OF THE EAST LINE OF O'KEEFE STREET AND THE SOUTH LINE OF THE MICHIGAN CENTRAL RAILROAD RIGHT OF WAY, THENCE EAST TO GRAND TRUNK RAILWAY RIGHT OF WAY, THENCE SOUTHWESTERLY ALONG RAILROAD RIGHT OF WAY TO A POINT DUE EAST OF BEGINNING, THENCE WEST TO BEGINNING.
EXCEPT FROM THE WEST 1/4 CORNER OF SECTION 36, TOWN 6 SOUTH, RANGE 15 WEST, MEASURE SOUTH 00 DEGREES 30 MINUTES 00 SECONDS WEST ALONG THE WEST SECTION LINE, 1158.16 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE SOUTH 89 DEGREES 05 MINUTES 23 SECONDS EAST, 255.82 FEET TO THE WEST LINE OF GRAND TRUNK RAILROAD, THENCE SOUTH 24 DEGREES 01 MINUTES 52 SECONDS WEST, ALONG SAID LINE, 27.18 FEET, THENCE NORTH 89 DEGREES 05 MINUTES 23 SECONDS WEST (RECORDED AS WEST) 244.97 FEET TO A POINT ON THE WEST SECTION LINE, SAID POINT PREVIOUSLY CALLED 8 RODS NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, THENCE NORTH 00 DEGREES 30 MINUTES 00 SECONDS EAST, ALONG SAID LINE, 25.00 FEET TO THE POINT OF BEGINNING.

TRACT 1:
LAND SITUATED IN THE VILLAGE OF CASSOPOLIS, COUNTY OF CASS AND STATE OF MICHIGAN DESCRIBED AS:

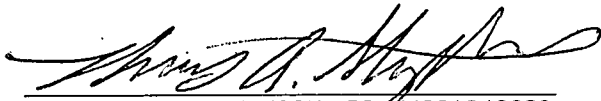
FROM THE WEST QUARTER CORNER OF SECTION 36, TOWN 6 SOUTH, RANGE 15 WEST, MEASURE S30°25'42"W, ALONG THE WEST SECTION LINE, 547.17 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE N82°02'11"E 110.00 FEET; THENCE S82°58'48"E 166.50 FEET; THENCE S65°56'08"E 227.87 FEET TO THE WESTERLY LINE OF THE CANADIAN NATIONAL RAILROAD (FORMER GRAND TRUNK WESTERN RAILROAD); THENCE S24°04'31"W, ALONG SAID LINE, 566.00 FEET; THENCE N89°10'27"W 255.94 FEET (RECORDED AS N89°05'23"W 255.82 FEET) TO THE WEST SECTION LINE; THENCE N00°25'42"E, ALONG SAID LINE, 73.57 FEET TO A POINT CALLED 230.90 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36; THENCE S89°39'14"E 33.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF O'KEEFE STREET; THENCE N00°25'42"E, ALONG SAID LINE, 173.33 FEET (RECORDED AS 10 RODS 6 FEET) TO THE FORMER SOUTHERLY RIGHT OF WAY LINE OF THE MICHIGAN CENTRAL RAILROAD; THENCE SOUTHWESTERLY, ALONG SAID LINE, 41.40 FEET ALONG A 2897.85 FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF S53°16'54"W 41.40 FEET TO THE WEST SECTION LINE; THENCE N00°25'42"E, ALONG SAID LINE, 389.18 FEET TO THE POINT OF BEGINNING. CONTAINING 5.13 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION ALONG THE WEST SIDE THEREOF AS BEING USED FOR HIGHWAY PURPOSES. ALSO SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD. ALSO SUBJECT TO LAND DIVISION APPROVAL.

NOTE: THIS DOCUMENT CERTIFIES THE BOUNDARY ONLY. ALL BUILDING LOCATIONS, IF APPLICABLE, ARE FOR VISUAL PROXIMITIES ONLY AND SHOULD NOT BE USED FOR ANY TYPE OF CONSTRUCTION PURPOSES.

ADDRESS: 611 S. O'KEEFE STREET
DATE: OCT.-NOV. 2024
SCALE: 1" = 200'
DRAWN BY: DMS
TC: A070984324

NOTE: THIS SURVEY MADE FROM DESCRIPTION FURNISHED.
TO: HELENA AGRI-ENERPRISES, LLC & COMMUNITY MILLS

I, THOMAS A. STEPHENSON, A PROFESSIONAL SURVEYOR IN THE STATE OF MICHIGAN HEREBY CERTIFY THAT THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION.


THOMAS A. STEPHENSON, PS #4001046689



www.stephensonls.com
email: sls@stephensonls.com

CERTIFICATE OF SURVEY:~

REMAINDER: (NOT SURVEYED HEREIN)

LAND SITUATED IN THE VILLAGE OF CASSOPOLIS, COUNTY OF CASS AND STATE OF MICHIGAN DESCRIBED AS:

PARCEL 1:

A PIECE OF LAND COMMENCING AT A POINT ON THE EAST LINE OF THE HIGHWAY CALLED O'KEEFE STREET IN THE SECTION LINE BETWEEN SECTIONS 35 AND 36, TOWNSHIP 6 SOUTH, RANGE 15 WEST, WHERE SAID HIGHWAY INTERSECTS THE SOUTH LINE OF THE RIGHT OF WAY OWNED BY THE MICHIGAN CENTRAL RAILROAD COMPANY, THENCE SOUTH ALONG THE EAST LINE OF SAID HIGHWAY 10 RODS AND 6 FEET TO A PIECE OF LAND OWNED BY RENA HILL, THENCE EAST ALONG THE NORTH LINE OF SAID HILL LAND 15 1/3 RODS TO THE GRAND TRUNK WESTERN RAILROAD GROUNDS, THENCE NORTHEAST ALONG SAID RAILROAD GROUNDS TO WHERE SAME INTERSECTS THE RIGHT OF WAY OF THE SAID MICHIGAN CENTRAL RAILROAD COMPANY, THENCE SOUTHWEST ALONG THE EAST LINE OF SAID LAST NAMED RIGHT OF WAY TO BEGINNING.

EXCEPT, BEGINNING AT A POINT OF THE EAST LINE OF O'KEEFE STREET IN THE VILLAGE OF CASSOPOLIS 33.0 FEET EAST AND 230.9 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWN 6 SOUTH, RANGE 15 WEST, THENCE EAST 256.18 FEET TO THE WESTERLY RIGHT OF WAY OF THE GRAND TRUNK WESTERN RAILROAD, THENCE NORTH 23 DEGREES 38 MINUTES EAST 109.16 FEET ALONG SAID RAILROAD RIGHT OF WAY LINE, THENCE WEST 299.94 FEET TO THE EAST LINE OF O'KEEFE STREET, THENCE SOUTH 100.0 FEET ALONG THE EAST LINE OF O'KEEFE STREET TO THE PLACE OF BEGINNING.

PARCEL 2:

THAT PART OF THE WEST 1/2 OF SECTION 36, TOWN 6 SOUTH, RANGE 15 WEST, DESCRIBED AS:
BEGINNING AT A MASONRY NAIL ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 36, TOWNSHIP 6 SOUTH, RANGE 15 WEST, SAID NAIL BEING SOUTH 0 DEGREES EAST, A DISTANCE OF 784.73 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 36; THENCE NORTHEASTWARDLY ALONG A CURVE TO THE LEFT (R = 2777.85 FEET) CONCENTRIC WITH AND 120 FEET NORTHWESTERLY OF THE SOUTHERLY RIGHT OF WAY OF THE OLD MCRR, A DISTANCE OF 294.96 FEET (CHORD: NORTH 48 DEGREES 20 MINUTES 30 SECONDS EAST - 294.82 FEET) TO AN IRON STAKE; THENCE NORTH 44 DEGREES 20 MINUTES 30 SECONDS WEST, A DISTANCE OF 180 FEET TO AN IRON STAKE ON THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID MCRR; THENCE NORTHEASTWARDLY ALONG A CURVE TO THE LEFT (R=2597.85 FEET) A DISTANCE OF 128.83 FEET (CHORD: NORTH 43 DEGREES 51 MINUTES 15 SECONDS EAST 128.82 FEET) TO AN IRON STAKE AT THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 41 DEGREES 26 EAST ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID MCRR, A DISTANCE OF 478.51 FEET TO AN IRON STAKE ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 36, SAID STAKE BEING 500.38 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 36; THENCE SOUTH 89 DEGREES 02 MINUTES 30 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 36, A DISTANCE OF 257.76 FEET TO AN IRON STAKE, SAID STAKE BEING 33 FEET NORTHWESTERLY (MEASURED AT RIGHT ANGLES) OF THE CENTERLINE OF SAID RAILROAD TRACK; THENCE SOUTH 23 DEGREES 39 MINUTES 30 SECONDS WEST, PARALLEL WITH SAID RAILROAD TRACK, A DISTANCE OF 339.65 FEET TO AN IRON STAKE ON THE SOUTHEASTERLY LINE OF SAID MCRR; THENCE SOUTH 41 DEGREES 26 MINUTES WEST ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID MCRR, A DISTANCE OF 327.70 FEET TO AN IRON STAKE MARKING THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE SOUTHWESTWARDLY ALONG SAID CURVE TO THE RIGHT (R = 2897.85 FEET) A DISTANCE OF 547.30 FEET (CHORD: SOUTH 47 DEGREES 50 MINUTES 40 SECONDS WEST, 546.49 FEET) TO A NAIL ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 36; THENCE NORTH 0 DEGREES EAST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 36, A DISTANCE OF 151.61 FEET TO THE PLACE OF BEGINNING.

PARCEL 3

ALSO, BEGINNING AT A POINT ON THE WEST LINE OF SECTION 36, TOWN 6 SOUTH, RANGE 15 WEST, WHICH IS 784 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 36; THENCE NORTH ALONG SAID WEST SECTION LINE, 234.11 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONVEX TO THE SOUTH, WITH A RADIUS OF 2388.83 FEET AND WHOSE LONG CHORD MAKES AN ANGLE OF 47 DEGREES 13 MINUTES MEASURED NORTHEASTERLY FROM SAID WEST LINE OF SECTION 36, 129.76 FEET; THENCE SOUTHEASTERLY AT AN ANGLE OF 88 DEGREES 57 MINUTES MEASURED SOUTHEASTERLY FROM THE SAID LONG CHORD PRODUCED NORTHEASTERLY 175.28 FEET TO A POINT 20 FEET NORTHERLY, MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF THE MICHIGAN CENTRAL RAILROAD COMPANY'S AIRLINE BRANCH TRACK; THENCE SOUTHWESTERLY PARALLEL TO, AND 20 FEET DISTANT FROM SAID CENTERLINE ON A CURVE CONVEX TO THE SOUTH, WITH A RADIUS OF 2564.11 FEET, WHOSE LONG CHORD MAKES AN ANGLE OF 91 DEGREES 43 MINUTES MEASURED NORTHWESTERLY FROM THE LAST NAMED COURSE PRODUCED SOUTHEASTERLY 292.8 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

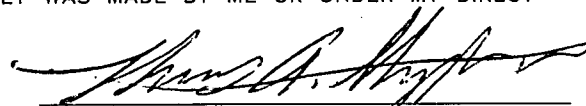
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ADDRESS: 611 S. O'KEEFE STREET
DATE: OCT.-NOV. 2024
SCALE: 1" = 200'
DRAWN BY: DMS
TC: A070984324

NOTE: THIS SURVEY MADE FROM DESCRIPTION FURNISHED.

TO: HELENA AGRI-ENTERPRISES, LLC & COMMUNITY MILLS

I, THOMAS A. STEPHENSON, A PROFESSIONAL SURVEYOR IN THE STATE OF MICHIGAN HEREBY CERTIFY THAT THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION.


THOMAS A. STEPHENSON, PS #4001046689



SHEET 4 OF 5 SHEETS
24668-A



www.stephensonls.com
email: sls@stephensonls.com

MAIN OFFICE 27873 White Street • Cassopolis, Michigan 49031 • Office 269 / 445-8903 • Fax 269 / 445-8510
BRANCH OFFICES Kalamazoo, Michigan • South Bend, Indiana • Office 269 / 445-8903 • Fax 269 / 445-8510

CERTIFICATE OF SURVEY:~

PARCEL 4:

BEGINNING AT A POINT ON THE EAST LINE OF O'KEEFE STREET IN THE VILLAGE OF CASSOPOLIS, WHICH IS 33.0 FEET EAST AND 230.9 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWN 6 SOUTH, RANGE 15 WEST, THENCE EAST 256.18 FEET TO THE WESTERLY RIGHT OF WAY OF THE GRAND TRUNK AND WESTERN RAILROAD, THENCE NORTH 23 DEGREES 38 MINUTES EAST, 109.16 FEET ALONG SAID RAILROAD RIGHT OF WAY, THENCE WEST 299.94 FEET TO THE EAST LINE OF O'KEEFE STREET, THENCE SOUTH 100 FEET ALONG THE EAST LINE OF O'KEEFE STREET TO THE PLACE OF BEGINNING.

PARCEL 5:

COMMENCING 8 RODS NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWN 6 SOUTH, RANGE 15 WEST, THENCE NORTH TO A POINT 10 RODS SOUTH OF THE INTERSECTION OF THE EAST LINE OF O'KEEFE STREET AND THE SOUTH LINE OF THE MICHIGAN CENTRAL RAILROAD RIGHT OF WAY, THENCE EAST TO GRAND TRUNK RAILWAY RIGHT OF WAY, THENCE SOUTHWESTERLY ALONG RAILROAD RIGHT OF WAY TO A POINT DUE EAST OF BEGINNING, THENCE WEST TO BEGINNING.

EXCEPT FROM THE WEST 1/4 CORNER OF SECTION 36, TOWN 6 SOUTH, RANGE 15 WEST, MEASURE SOUTH 00 DEGREES 30 MINUTES 00 SECONDS WEST ALONG THE WEST SECTION LINE, 1158.16 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE SOUTH 89 DEGREES 05 MINUTES 23 SECONDS EAST, 255.82 FEET TO THE WEST LINE OF GRAND TRUNK RAILROAD, THENCE SOUTH 24 DEGREES 01 MINUTES 52 SECONDS WEST, ALONG SAID LINE, 27.18 FEET, THENCE NORTH 89 DEGREES 05 MINUTES 23 SECONDS WEST (RECORDED AS WEST) 244.97 FEET TO A POINT ON THE WEST SECTION LINE, SAID POINT PREVIOUSLY CALLED 8 RODS NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, THENCE NORTH 00 DEGREES 30 MINUTES 00 SECONDS EAST, ALONG SAID LINE, 25.00 FEET TO THE POINT OF BEGINNING.

EXCEPT THE FOLLOWING:

FROM THE WEST QUARTER CORNER OF SECTION 36, TOWN 6 SOUTH, RANGE 15 WEST, MEASURE S00°25'42"W, ALONG THE WEST SECTION LINE, 547.17 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE N82°02'11"E 110.00 FEET; THENCE S82°58'48"E 166.50 FEET; THENCE S65°56'08"E 227.87 FEET TO THE WESTERLY LINE OF THE CANADIAN NATIONAL RAILROAD (FORMER GRAND TRUNK WESTERN RAILROAD); THENCE S24°04'31"W, ALONG SAID LINE, 566.00 FEET; THENCE N89°10'27"W 255.94 FEET (RECORDED AS N89°05'23"W 255.82 FEET) TO THE WEST SECTION LINE; THENCE N00°25'42"E, ALONG SAID LINE, 73.57 FEET TO A POINT CALLED 230.90 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36; THENCE S89°39'14"E 33.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF O'KEEFE STREET; THENCE N00°25'42"E, ALONG SAID LINE, 173.33 FEET (RECORDED AS 10 RODS 6 FEET) TO THE FORMER SOUTHERLY RIGHT OF WAY LINE OF THE MICHIGAN CENTRAL RAILROAD; THENCE SOUTHWESTERLY, ALONG SAID LINE, 41.40 FEET ALONG A 2897.85 FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF S53°16'54"W 41.40 FEET TO THE WEST SECTION LINE; THENCE N00°25'42"E, ALONG SAID LINE, 389.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 5 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION ALONG THE WEST SIDE THEREOF AS BEING USED FOR HIGHWAY PURPOSES. ALSO SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD. ALSO SUBJECT TO LAND DIVISION APPROVAL.

NOTE: THIS DOCUMENT CERTIFIES THE BOUNDARY ONLY. ALL BUILDING LOCATIONS, IF APPLICABLE, ARE FOR VISUAL PROXIMITIES ONLY AND SHOULD NOT BE USED FOR ANY TYPE OF CONSTRUCTION PURPOSES.

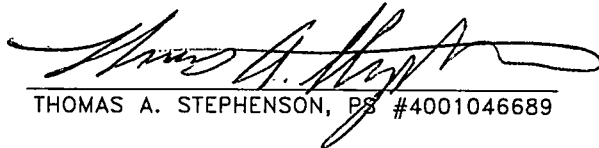
ADDRESS: 611 S. O'KEEFE STREET
DATE: OCT.-NOV. 2024
SCALE: 1" = 200'
DRAWN BY: DMS
TC: A070984324

NOTE: THIS SURVEY MADE FROM DESCRIPTION FURNISHED.

TO: HELENA AGRI-ENERPRISES, LLC & COMMUNITY MILLS

I, THOMAS A. STEPHENSON, A PROFESSIONAL SURVEYOR IN THE STATE OF MICHIGAN HEREBY CERTIFY THAT THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION.

THOMAS A. STEPHENSON, PS #4001046689



www.stephensonls.com
email: sls@stephensonls.com

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BRANCH OFFICES Kalamazoo, Michigan • South Bend, Indiana • Office 269 / 445-8903 • Fax 269 / 445-8510

SHEET 5 OF 5 SHEETS
24668-A

CERTIFICATE OF SURVEY:~

SURVEYED DESCRIPTION:

LAND SITUATED IN THE VILLAGE OF CASSOPOLIS, COUNTY OF CASS, STATE OF MICHIGAN, AND IS DESCRIBED AS FOLLOWS:

FROM THE WEST QUARTER CORNER OF SECTION 36, TOWN 6 SOUTH, RANGE 15 WEST, MEASURE S00°25'42"W, ALONG THE WEST SECTION LINE, 231.00 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE S88°36'15"E, PARALLEL WITH THE EAST AND WEST QUARTER LINE, 297.35 FEET (RECORDED AS EAST 297 FEET); THENCE N00°25'42"E, PARALLEL WITH THE WEST SECTION LINE, 231.00 FEET TO THE EAST AND WEST QUARTER LINE OF SAID SECTION; THENCE S88°36'15"E, ALONG SAID LINE, 461.05 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE CANADIAN NATIONAL RAILROAD; THENCE S24°04'31"W, ALONG SAID LINE, 686.42 FEET; THENCE N65°56'08"W 227.87 FEET; THENCE N82°58'48"W 166.50 FEET; THENCE S82°02'11"W 110.00 FEET TO THE WEST LINE OF SAID SECTION; THENCE N00°25'42"E, ALONG SAID LINE, 316.15 FEET TO THE POINT OF BEGINNING. CONTAINING 6.64 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION ALONG THE WEST SIDE THEREOF AS BEING USED FOR HIGHWAY PURPOSES. ALSO SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.

REMAINDER DESCRIPTION OF PARCEL #14-041-136-050-00 (TAX DESCRIPTION)

LAND SITUATED IN THE VILLAGE OF CASSOPOLIS, COUNTY OF CASS, STATE OF MICHIGAN, AND IS DESCRIBED AS FOLLOWS:

W 3 RDS OF FOLLOWING DES LAND; COM 28 RDS E OF E LINE OF O'KEEFE ST ON S SIDE OF JOHNSON ST, TH E 7 RDS 1 1/2 FT, TH S 8 RDS 3 FT TO QTR LINE, TH W ALONG QTR LINE 7 RDS 1 1/2 FT, TH N 8 RDS 3 FT TO BEG. SEC. 36, T6S-R15W

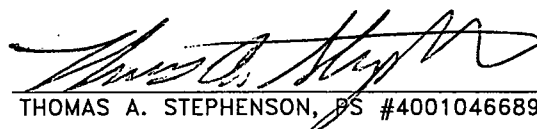
SHEET 2 OF 2 SHEETS
24668-1

ADDRESS: S. O'KEEFE STREET
DATE: 1/2/2025
SCALE: 1" = 100'
DRAWN BY: SM
TC: NONE

NOTE: THIS SURVEY MADE FROM DESCRIPTION FURNISHED.

TO: COMMUNITY MILLS INC.

I, THOMAS A. STEPHENSON, A PROFESSIONAL SURVEYOR IN THE STATE OF MICHIGAN HEREBY CERTIFY THAT THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION.


THOMAS A. STEPHENSON, PS #4001046689



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email: sls@stephensonls.com

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