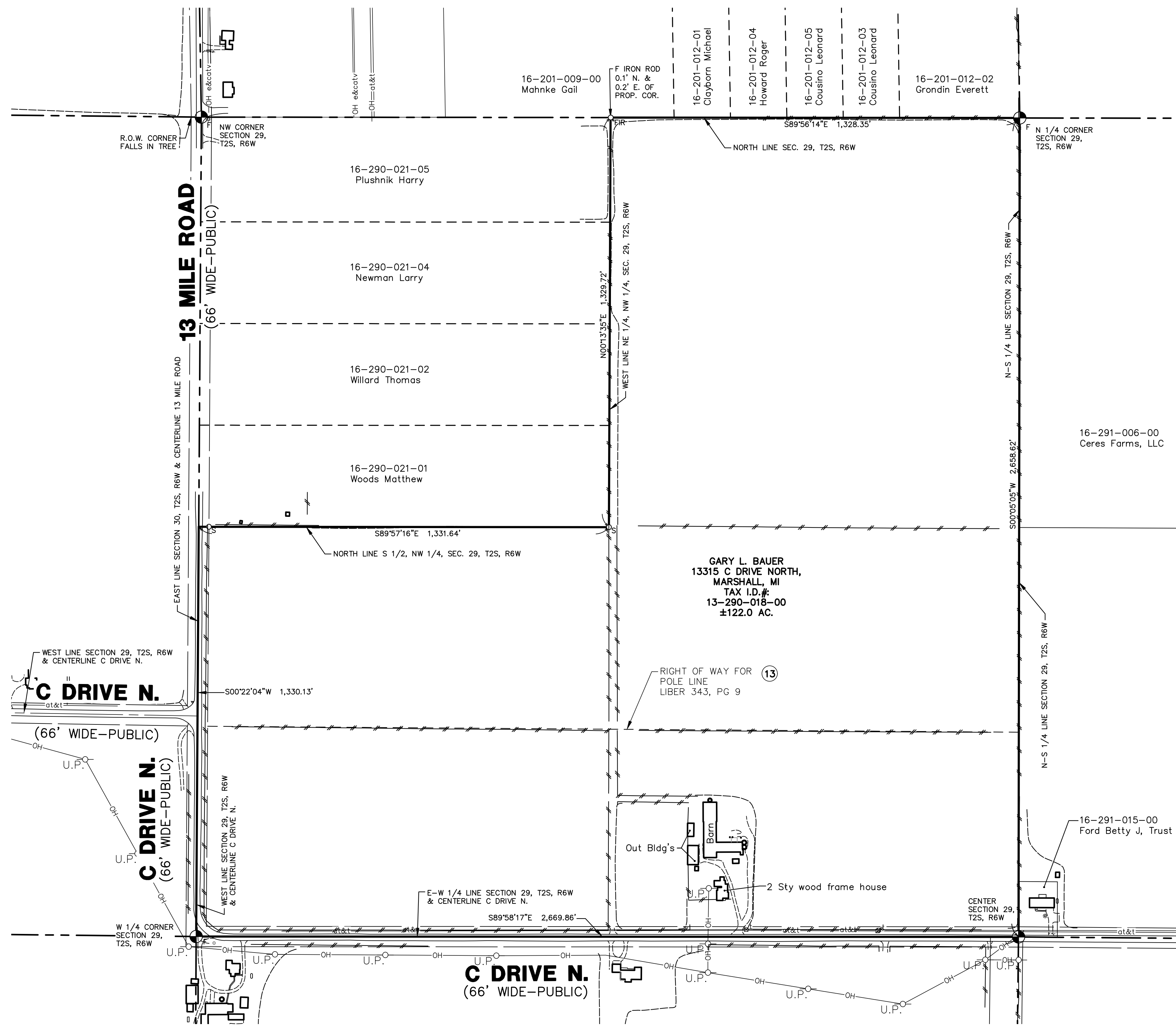


M:\CHIEF\2023\13 MILE RD\13 MILE RD\13 MILE RD.dwg, 1/19/2023 8:19:41 AM, Pat Hastings, None  
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**LEGEND**

- U.P.      EXIST. UTILITY POLE
- OH —      EXIST. OVERHEAD UTILITY LINE
- / — / —      FENCE
- ⊙      SECTION CORNER
- S      SET IRON ROD
- FIR      FOUND IRON ROD

**LEGAL DESCRIPTION**

Land Situated in the State of Michigan, County of Calhoun, Township of Marshall. The South 1/2 of the Northwest 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 29, Town 2 South, Range 6 West.

**EXCEPTIONS**

- 9). Easement rights in favor of any and all utility companies, public or otherwise, over and across the Land for the location, servicing and maintenance of facilities located on, over or under said Land, if any. (Blanket in nature)
- 13). Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted to Consumers Power Company (now known as Consumers Energy) in a document recorded as Liber 343, Page 9. (Plotted)
- 14). An oil and gas lease for the term therein provided with certain covenants, conditions and provisions, together with easements, if any, as set forth therein, dated March 16, 1983, William G. Bauer and Carol A. Bauer, husband and wife, lessor, Russ Van Belois, lessee, recorded on March 19, 1983, as Liber 1269, Page 545 and any assignments thereof. (Blanket in nature)
- 15). Farmland Development Rights Agreement between Gary Bauer, a single man and Department of Natural Resources for and on behalf of the State of Michigan, dated August 30, 2018, recorded on August 30, 2018, as Liber 4257, Page 0510. (nothing to plot)
- 16). Terms, Covenants, and Conditions of Memorandum of Options set forth as Liber 4394, Page 0933. (Expired 7-28-2022 and renewed in item 17) Blanket in nature.
- 17). Terms, Covenants, and Conditions of Memorandum of Option set forth as Liber 4679, Page 0844. (blanket in nature)

**NOTES**

- 1). This survey was prepared using Chicago Title Insurance Company Commitment No. 131195414CTM, Dated December 8, 2022.
- 2). The parcel herein described is in Zone X, the area determined to be outside the 0.2% annual chance floodplain, River area is in Zone A, Special Flood Hazard Area subject to inundation by the 1% annual chance flood, no base flood elevations determined, per Federal Emergency Management Agency flood insurance rate map # 26025C0220C, effective date; April 4, 2011.
- 3). There is no evidence of current earth moving work, building construction or building additions.
- 4). There is no evidence of changes that will be made to the existing right-of-way lines or sidewalks in the near future.



**SURVEY CERTIFICATION**

To: Michigan Economic Development Corporation, The Michigan Strategic Fund, Michigan Land Bank Authority, Marshall Area Economic Development Alliance and Chicago Title Insurance Company.

This is to certify that this map or plat and 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 2, 3, 4, 8, 13, 16, 17, 18 and 19 of Table A thereof. The fieldwork was completed on December 9, 2022.

January 11, 2023.

Patrick L. Hastings, P.S. #4001037277

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

**MIDWESTERN CONSULTING**  
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Land Development • Land Survey • Institutional • Municipal  
Wireless Communications • Transportation • Landfill Services

**CLIENT**

**MEGA SITE - BAUER PROPERTY**  
ALTA/NSPS SURVEY OF A PARCEL OF LAND LOCATED IN THE NW 1/4 OF SECTION 29, T2S, R6W, MARSHALL TOWNSHIP, CALHOUN COUNTY, MICHIGAN

**1**

|                  |            |
|------------------|------------|
| DATE: 01/11/2023 | REV. DATE: |
| SHEET 1 OF 1     | REV. DATE: |
| CADD: SSH        | ENG: PLH   |
| PLM: PLH         | TECH: PLH  |
| DATE: 01/11/2023 | REV. DATE: |
| SHEET 1 OF 1     | REV. DATE: |
| CADD: SSH        | ENG: PLH   |
| PLM: PLH         | TECH: PLH  |
| DATE: 01/11/2023 | REV. DATE: |
| SHEET 1 OF 1     | REV. DATE: |
| CADD: SSH        | ENG: PLH   |
| PLM: PLH         | TECH: PLH  |

JOB No. **22367**

January 16, 2023

HAND DELIVERED

Mr. Derek Perry  
City Manager  
City of Marshall  
323 W. Michigan Avenue  
Marshall, Michigan 49068

RE: Request to Transfer Property to City of Marshall

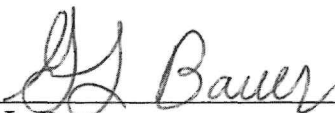
Dear Mr. Perry:

I previously entered into a Commercial Real Estate Option Agreement ("Option") with the Marshall Area Economic Development Alliance ("MAEDA") for certain property located in Marshall Township and as described in the attached exhibit ("Property"). MAEDA has exercised the Option for the Property effective January 9, 2023, with an expected closing on or about February 7, 2023. As owner, joined by MAEDA as the buyer of the Property, I am hereby requesting that the Property be transferred into the City of Marshall pursuant to Public Act 425 so that services can be provided to the Property by the City of Marshall. MAEDA and I both request that this be placed on the agenda for the City Council as soon as possible and further that any approval of the transfer be made conditional on the completion of the sale and transfer of the Property from myself to MAEDA.

If any additional information is needed, please do not hesitate to contact either of us.

Respectfully submitted,

Marshall Area Economic  
Development Alliance

  
\_\_\_\_\_  
Gary L. Bauer

By:   
\_\_\_\_\_  
Jim Durian  
Its: Chief Executive Officer

Cc: Mr. David Bosserd – Marshall Township Supervisor  
Mr. Bing Robinson – Representing Seller