

Received  
MECOSTA COUNTY, MICHIGAN  
05-04-2012 02:41 PM.

Received  
MECOSTA COUNTY, MICHIGAN  
05-15-2012 01:48 PM.

I hereby certify that there are no Tax Liens or Titles held by the State or any individual against the within description, and all Taxes on same are paid for five years previous to the date of this instrument, as appears by the records in my office. This Certificate does not apply on taxes, if any, now in the process of collection.

5-4-2012

Date

*[Signature]*  
Mecosta County Treasurer



MICHIGAN REAL ESTATE TRANSFER TAX  
DEPT of TAXATION \$ 8428.00  
MECOSTA COUNTY *Dr* 5-16-12  
201200004387 16 MAY 2012 \$ 1078.00 C  
00015359 \$ 7350.00 S

Instrument 201200004387 OR Liber Page 821 1778

201200004387  
Filed for Record in  
MECOSTA COUNTY  
KAREN HAHN, REGISTER OF DEEDS  
05-16-2012 At 10:37:03 am.  
WARRANTY D 8451.00  
OR Liber 821 Page 1778 - 1781  
201200004387  
TA FORSBERG INC  
2422 JOLLY RD STE 200  
OKEMOS MI 48864

**WARRANTY DEED**

KNOW ALL PERSONS BY THESE PRESENTS: Riverview Development Corp., a Michigan corporation, of 15515 Club Course Dr., Bath, MI 48808, conveys and warrants to Underground River Management, LLC, a Michigan limited liability company, of 6568 Center Industrial Dr., Jenison, MI 49428, the following described property located in the Townships of Colfax and Big Rapids, Mecosta County, State of Michigan, and legally described on the attached Exhibit A (3 pages).

[Parcel 6, marked out on Exhibit A, was previously quit claimed from Grantor to Grantee, as recorded in Liber 806 Page 2312, Mecosta County Records.]

Subject to easements and restrictions of record, and to zoning laws and ordinances, if any, and subject further to any encumbrances arising since the date of the Land Contract between Grantor and Grantee.

Consideration: Nine Hundred Seventy Nine Thousand, Six Hundred Seventy Five and NO/100Dollars (\$979,675.00)

This Warranty Deed is given in full satisfaction of the Land Contract dated April 30, 2004, as amended, a Memorandum of which is recorded in Liber 713 Page 75, Mecosta County Records.

Dated May 1, 2012

STATE OF MICHIGAN  
COUNTY OF INGHAM

Riverview Development Corp.

By: *[Signature]*  
Dennis J. Forsberg, President

State of Michigan  
County of Ingham

This Quit Claim Deed was executed before me on the 1<sup>st</sup> day of May 2012 by Dennis J. Forsberg, President of Riverview Development Corp., a Michigan corporation.

*[Signature]*  
M Langguth, Notary Public  
State of Michigan, County of Eaton  
My commission expires: 08/20/2014  
Acting in the County of Ingham

Drafted By  
Mary M Langguth  
T.A. Forsberg, Inc.  
2422 Jolly Road, Ste 200  
Okemos, MI 48864

Upon Recording Return To:  
Jonathon E. Bryant  
Underground River Management, LLC  
6568 Center Industrial Dr.  
Jenison, MI 49428

## LEGAL DESCRIPTION

Commitment No.: MC355120

The land referred to in this Commitment, situated in the County of Mecosta, Townships of Big Rapids & Colfax, State of Michigan, is described as follows:

## PARCEL 1:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, ~~24~~<sup>24</sup>, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 125, 126, 127, and 128, Riverview Estates, according to the recorded plat thereof.

AND

## PARCEL 2:

Lots 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, Riverview Estates, according to the recorded plat thereof.

AND

## PARCEL 3:

That part of the Southwest 1/4 lying East of the Muskegon River West of the Railroad Right of Way and South of Riverview Estates, Section 31, Township 15 North, Range 9 West.

AND

PARCEL 4, subdivided as PARCEL A, PARCEL B, and PARCEL C

Attached as Exhibit A, pages 2 & 3

AND

PARCEL 5, identified as PARCEL D

## PARCEL D:

THAT PART OF THE W. 1/2 OF THE NW 1/4 DESCRIBED AS: COMMENCING AT THE NW CORNER THEREOF, THENCE N 89°-30'-00" E ALONG THE N. SECTION LINE 134.35 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING N 89°-30'-00" E ALONG THE N. SECTION LINE 266.34 FEET (RECORDED AS 265.98 FEET) TO THE CENTER OF MILLPOND ROAD, THENCE S 08°-47'-00" E ALONG THE CENTER OF MILLPOND ROAD 56.80 FEET, THENCE S 89°-53'-00" W PARALLEL WITH THE N. SECTION LINE 261.66 FEET (RECORDED AS 261.30 FEET) TO THE EAST LINE OF THE WHITE PINE TRAIL (FORMERLY RAILROAD RIGHT OF WAY), THENCE N 13°-22'-00" W ALONG THE EAST LINE OF THE WHITE PINE TRAIL (FORMERLY RAILROAD RIGHT OF WAY) 57.58 FEET TO THE POINT OF BEGINNING, SECTION 31, T.15N.-R.9W., COLFAX TOWNSHIP, MECOSTA COUNTY, MICHIGAN.

PARCEL CONTAINS 0.34 ACRES AND IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.

## PARCEL 6

That part of the West 1/2 of the Southwest 1/4 described as beginning 363.30 feet East of the Southwest corner thereof; thence North 09°34' West parallel to the center of Millpond Road 163.48 feet to the point of beginning. Thence North 09°34' West 269.38 feet; thence South 89°58'40" West 268.30 feet; thence South 14°26' East along the East Railroad right-of-way 274.28 feet; thence North 89°58'40" East parallel with the South Section line 244.73 feet to of beginning, Section 30, Township 15 North, Range 9 West.

AND

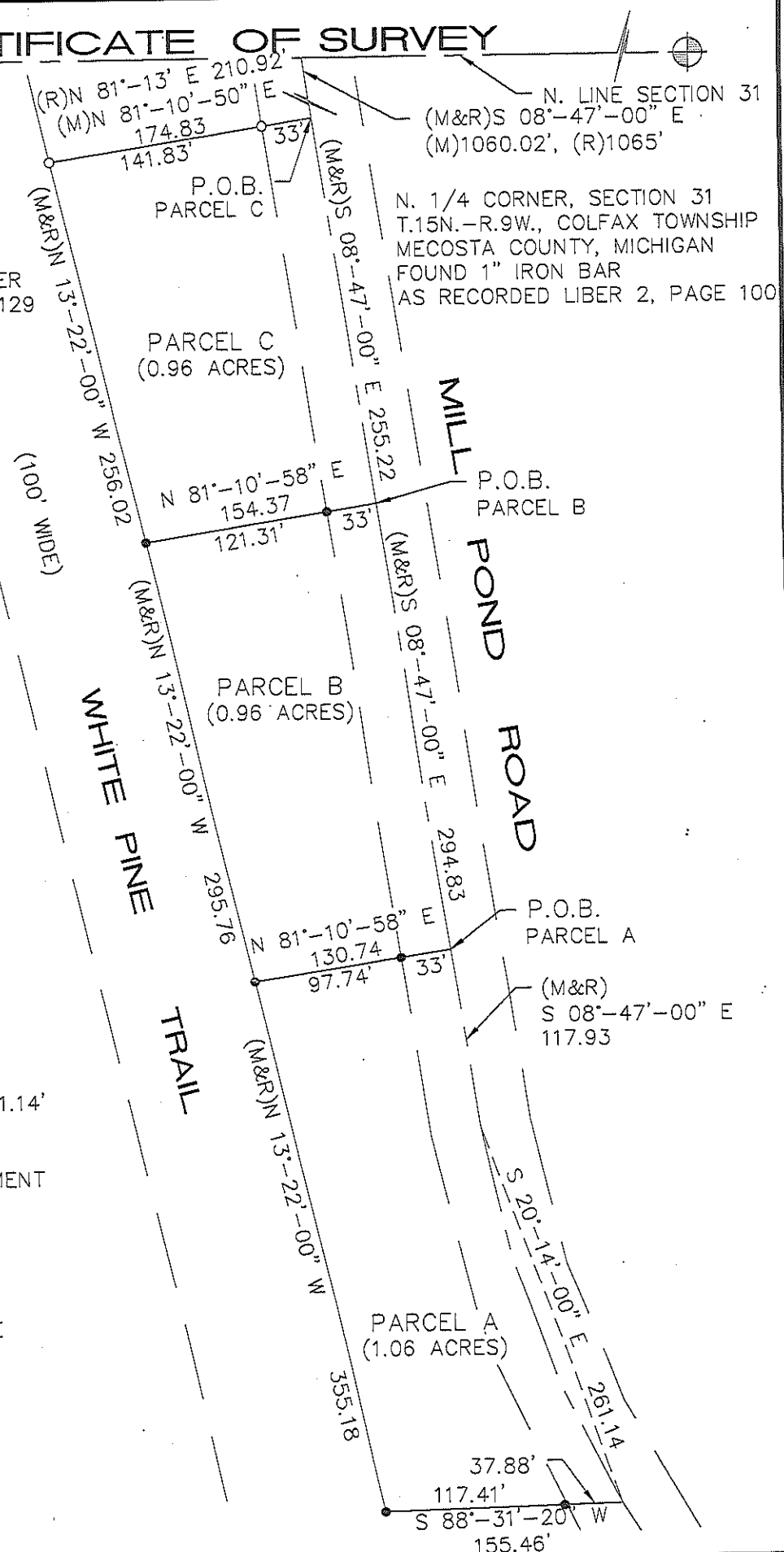
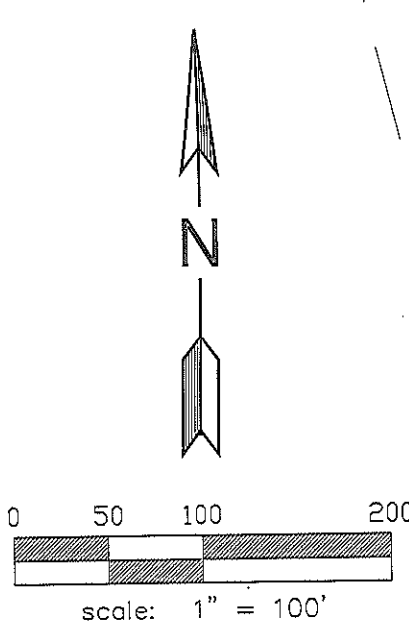
## PARCEL 7:

The Westerly 50.00 feet, measured at right angles, of the Michigan Department of Transportation Railroad, formerly Penn Central, right of way, 200 feet wide, as located over and across the West 1/2 of the Northwest 1/4 of Section 31, Township 15 North, Range 9 West, ALSO, the Easterly 50.00 feet measured at right angles, of said railroad right of way, which lies within a parcel described as: Commencing at the Northwest corner of Said Section 31; thence North 89°53'20" East, along the North Section line 154.27 feet to the point of beginning; thence from said point of beginning continue North 89°53'20" East 265.98 feet; thence South 08°47'00" East, along the centerline of Millpond Road (66 feet wide) 56.80 feet; thence South 89°53'20" West, parallel to said North Section line, 261.30 feet; thence North 13°22'05" West, along the East line of the Penn Central Railroad right of way (100 feet wide) 57.68 feet to the point of beginning, AND a parcel of land described as: Commencing at the Northwest corner of Said Section 31; thence North 89°53'20" East, along the North Section line 420.25 feet and South 08°47'00" East along the center line of Mill Pond Road 1060.35 feet to the point of beginning; thence from said point of beginning continue South 08°47'00" East along said road centerline 666.54 feet; thence continuing along said road centerline on a curve to the left, along the arc for a distance of 288.33 feet, the long chord of which is South 21°20'54" East 286.02 (and the total curve having a tangent of 198.82 feet and a delta of 33°39'25"); thence North 89°34'25" West 165.32 feet (and being 751.41 feet Northerly along the East Railroad right of way from the South line of the Northwest 1/4 as described in Liber 313, Page 306); thence North 13°22'05" West along the East line of the Penn Central Railroad right of way (100 feet wide) 922.19 feet; thence North 81°13'00" East 174.89 feet to the point of beginning; excepting from this legal description of Parcel 7 any land which is a part of the recorded Plat of Riverview Estates; and also excepting from the legal description of Parcel 7 any land already described in Parcels 4, 5 or 6 above.

# CERTIFICATE OF SURVEY

NW CORNER, SECTION 31  
T.15N.-R.9W., COLFAX TOWNSHIP  
MECOSTA COUNTY, MICHIGAN  
FOUND REMONUMENTATION CORNER  
AS RECORDED LIBER 100, PAGE 129

N. LINE SECTION 31  
(M&R)S 08°-47'-00" E  
(M)1060.02', (R)1065'  
  
N. 1/4 CORNER, SECTION 31  
T.15N.-R.9W., COLFAX TOWNSHIP  
MECOSTA COUNTY, MICHIGAN  
FOUND 1" IRON BAR  
AS RECORDED LIBER 2, PAGE 100



**CURVE DATA:**

RADIUS = 656.96'  
TANGENT = 133.23'  
DELTA = 22°-55'-39"  
LENGTH = 262.89'  
CHORD = S 20°-14'-00" E 261.14'

**PREPARED FOR:**

UNDERGROUND RIVER MANAGEMENT  
1739 28TH STREET SW  
WYOMING, MICHIGAN 49519

**BEARING BASIS:**

THE EAST LINE OF THE WHITE  
PINE TRAIL ACCORDING TO THE  
DESCRIPTIONS PROVIDED.

**NOTE:**

THE RATIO OF CLOSURE  
ERROR OF THE UNADJUSTED  
FIELD OBSERVATIONS IS  
NO GREATER THAN 1:5,000.

**LEGEND**

● SET IRON

○ FOUND IRON

(M) MEASURED DISTANCE

(R) RECORDED DISTANCE

**CERTIFICATION:**

I HEREBY CERTIFY THAT A CERTIFIED BOUNDARY SURVEY WAS COMPLETED UNDER MY SUPERVISION OF THE  
PROPERTY HEREIN DESCRIBED ON 9/9/04 AND THIS SURVEY COMPLIES WITH THE REQUIREMENTS OF ACT 132,  
P.A. 1970, AS AMENDED.

SCALE: 1"=100'

DATE: 09/23/04

JOB NO. 04318

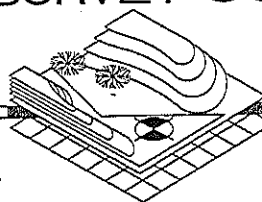
REVISED:

DWN BY: KEI      CHK BY: GJG

SHEET NO. 1 OF 4

## MID-MICHIGAN ENGINEERING AND SURVEY CO., INC.

302 S. WARREN AVENUE  
P.O. BOX 1157  
BIG RAPIDS, MICHIGAN 49307  
PHONE: (231) 796-9291



120 S. UNIVERSITY  
MT. PLEASANT, MICHIGAN 48858  
PHONE: (989) 773-5839

## CERTIFICATE OF SURVEY

### PARCEL A:

THAT PART OF THE W. 1/2 OF THE NW 1/4 DESCRIBED AS: COMMENCING AT THE NW CORNER THEREOF, THENCE N 89°-30'-00" E ALONG THE N. SECTION LINE 400.69 FEET (RECORDED AS 420.25 FEET) TO THE CENTERLINE OF MILLPOND ROAD, THENCE S 08°-47'-00" E ALONG THE CENTERLINE OF MILLPOND ROAD 1610.07 FEET TO THE POINT OF BEGINNING, THENCE S 08°-47'-00" E ALONG THE CENTERLINE OF MILLPOND ROAD 117.93 FEET, TO A POINT ON A CURVE SAID CURVE HAS A RADIUS OF 656.96 FEET AND A LONG CHORD BEARING AND DISTANCE OF S 20°-14'-00" E 261.14 FEET, THENCE ALONG THE CURVE OF MILLPOND ROAD 262.96 FEET, S 88°-31'-20" W 155.46 FEET TO THE EAST LINE OF THE WHITE PINE TRAIL, (FORMERLY RAILROAD RIGHT OF WAY), THENCE N 13°-22'-00" W ALONG THE EAST LINE OF THE WHITE PINE TRAIL (FORMERLY RAILROAD RIGHT OF WAY) 355.18 FEET, THENCE N 81°-10'-58" E 130.74 FEET TO THE POINT OF BEGINNING, SECTION 31, T.15N.-R.9W., COLFAX TOWNSHIP, MECOSTA COUNTY, MICHIGAN.  
PARCEL CONTAINS 1.06 ACRES AND IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.

### PARCEL B:

THAT PART OF THE W. 1/2 OF THE NW 1/4 DESCRIBED AS: COMMENCING AT THE NW CORNER THEREOF, THENCE N 89°-30'-00" E ALONG THE N. SECTION LINE 400.69 FEET (RECORDED AS 420.25 FEET) TO THE CENTERLINE OF MILLPOND ROAD, THENCE S 08°-47'-00" E ALONG THE CENTERLINE OF MILLPOND ROAD 1315.24 FEET TO THE POINT OF BEGINNING, THENCE S 08°-47'-00" E ALONG THE CENTERLINE OF MILLPOND ROAD 294.83 FEET, THENCE S 81°-10'-58" W 130.74 FEET TO THE EAST LINE OF THE WHITE PINE TRAIL, (FORMERLY RAILROAD RIGHT OF WAY), THENCE N 13°-22'-00" W ALONG THE EAST LINE OF THE WHITE PINE TRAIL (FORMERLY RAILROAD RIGHT OF WAY) 295.76 FEET, THENCE N 81°-10'-58" E 154.37 FEET TO THE POINT OF BEGINNING, SECTION 31, T.15N.-R.9W., COLFAX TOWNSHIP, MECOSTA COUNTY, MICHIGAN.  
PARCEL CONTAINS 0.96 ACRES AND IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.

### PARCEL C:

THAT PART OF THE W. 1/2 OF THE NW 1/4 DESCRIBED AS: COMMENCING AT THE NW CORNER THEREOF, THENCE N 89°-30'-00" E ALONG THE N. SECTION LINE 400.69 FEET (RECORDED AS 420.25 FEET) TO THE CENTERLINE OF MILLPOND ROAD, THENCE S 08°-47'-00" E ALONG THE CENTERLINE OF MILLPOND ROAD 1060.02 FEET (RECORDED AS 1065 FEET) TO THE POINT OF BEGINNING, THENCE S 08°-47'-00" E ALONG THE CENTERLINE OF MILLPOND ROAD 255.22 FEET, THENCE S 81°-10'-58" W 154.37 FEET TO THE EAST LINE OF THE WHITE PINE TRAIL, (FORMERLY RAILROAD RIGHT OF WAY), THENCE N 13°-22'-00" W ALONG THE EAST LINE OF THE WHITE PINE TRAIL (FORMERLY RAILROAD RIGHT OF WAY) 256.02 FEET, THENCE N 81°-10'-50" E 174.83 FEET (RECORDED AS N 81°-13' E 210.92 FEET) TO THE POINT OF BEGINNING, SECTION 31, T.15N.-R.9W., COLFAX TOWNSHIP, MECOSTA COUNTY, MICHIGAN.  
PARCEL CONTAINS 0.96 ACRES AND IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.

### PREPARED FOR:

UNDERGROUND RIVER MANAGEMENT  
1739 28TH STREET SW  
WYOMING, MICHIGAN 49519

### BEARING BASIS:

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### LEGEND

● SET IRON

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(M) MEASURED DISTANCE

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SCALE:

DATE: 09/23/04

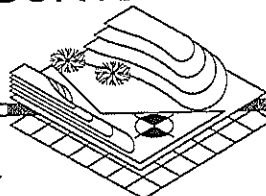
JOB NO. 04318

REVISED:

DWN BY: KEI      CHK BY: GJG

SHEET NO. 3 OF 4

## MID-MICHIGAN ENGINEERING AND SURVEY CO., INC.



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