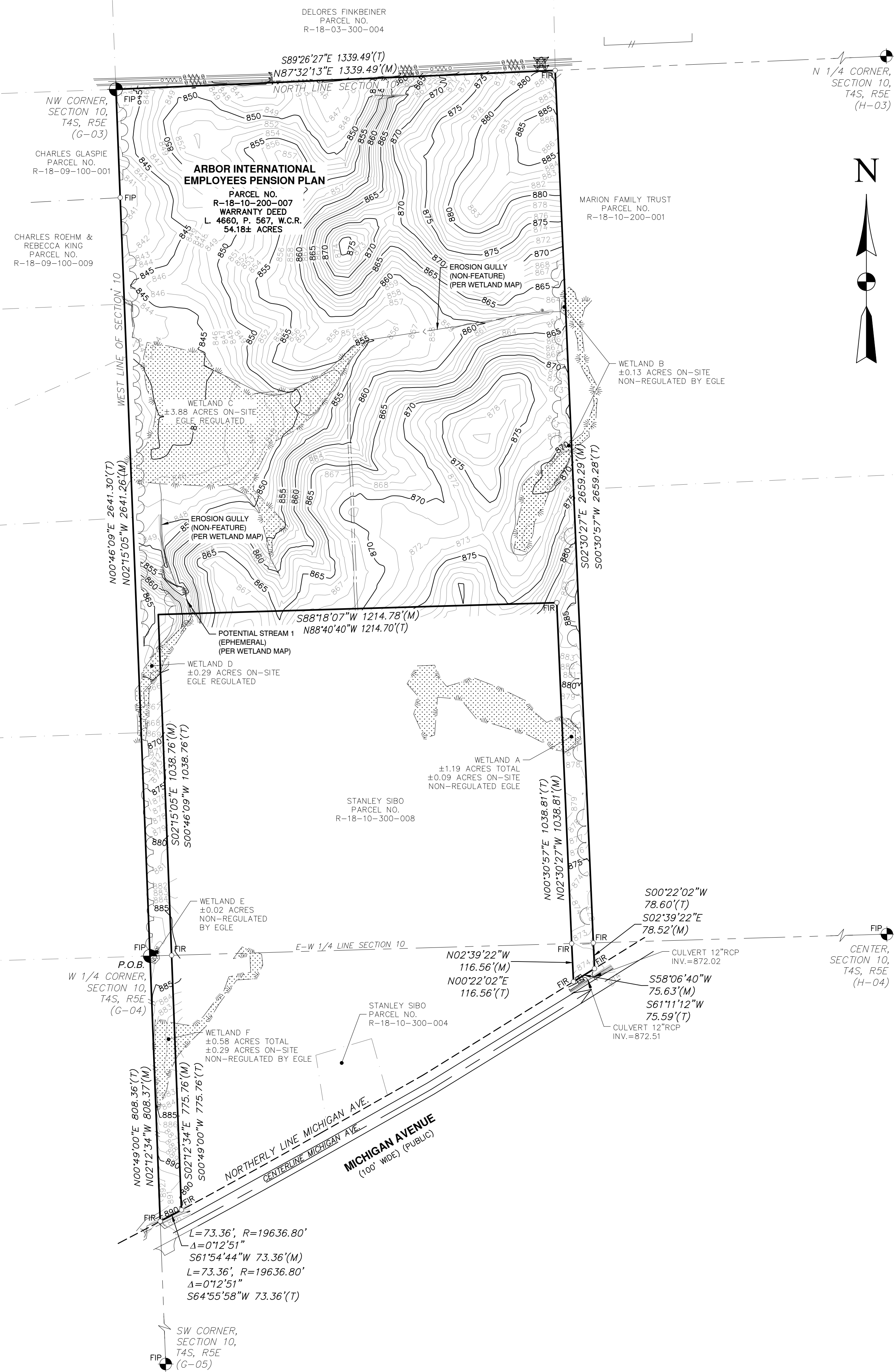
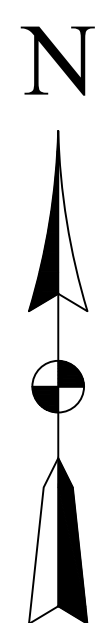


ALTA/NSPS LAND TITLE SURVEY

IN THE NW 1/4 OF SECTION 10, TOWNSHIP 04 SOUTH, RANGE 05,
SALINE TOWNSHIP, WASHTENAW COUNTY, MICHIGAN



N 1/4 CORNER,
SECTION 10,
T4S, R5E
(H-03)



LEGEND	
	EX. PROPERTY LINE
	EX. SECTION LINE
	EX. ADJACENT PROPERTY LINE
	EX. EASEMENT LINE
	EX. ASPHALT PAVEMENT
	EX. FENCE
	EX. WETLANDS
	FOUND IRON ROD
	FOUND IRON PIPE
	EX. OVERHEAD ELECTRIC
	EX. TREE LINE
	EX. TELEPHONE RISER
	EX. END SECTION
	TITLE EXCEPTION
	TITLE DISTANCE
	FIELD MEASURED DISTANCE
	SECTION CORNER
	EX. UTILITY TOWER

ZONE INFORMATION:
(PER ROBERT J. MARION, ZONING ADMINISTRATOR / INSPECTOR ON MAY 3, 2021, (734) 429-4869)

THE CURRENT USE OF THE PARCEL, AS PROVIDED BY THE APPLICANT, IS A PERMITTED PRINCIPLE USE.

THE SUBJECT PARCEL CONFORMS TO THE MINIMUM LOT SIZE AND MINIMUM LOT WIDTH STANDARDS FOR ITS ZONING CLASSIFICATION. IT IS A CONFORMING LOT.

THE SUBJECT PARCEL IS NOT IN A 100-YEAR FLOODPLAIN.

THE SUBJECT PARCEL IS NOT IN A HISTORIC DISTRICT.

THERE ARE NO OPEN INVESTIGATIONS OR UNRESOLVED ZONING VIOLATIONS ON THE SUBJECT PARCEL.

CURRENT ZONING CLASSIFICATION:
"A-1" AGRICULTURAL

BUILDING SETBACK REQUIREMENTS:
FRONT: 150 FEET FROM CENTERLINE OF US-12 / MICHIGAN AVE.
SIDE: NONE, EXCEPT 80 FEET WHERE SILO'S AND OTHER TALL FARM STRUCTURES EXIST ADJACENT TO PROPERTY LINE.
REAR: NONE, EXCEPT 80 FEET WHERE SILO'S AND OTHER TALL FARM STRUCTURES EXIST ADJACENT TO PROPERTY LINE.

HEIGHT RESTRICTIONS (MAXIMUM HEIGHT):
80 FEET.

AS PERTAINING TO TABLE A REQUIREMENTS, ITEM 6(b), INFORMATION WAS OBTAINED BY METRO CONSULTING ASSOCIATES, LLC (NOT PROVIDED BY THE INSURER) AS PER ROBERT J. MARION, ZONING ADMINISTRATOR / INSPECTOR, PHONE (734) 429-4869.

DESCRIPTION:
(PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-108W101-NRG, WITH AN EFFECTIVE DATE OF SEPTEMBER 4, 2024 AT 8:00 AM)

Land situated in the Township of Saline, County of Washtenaw, State of Michigan, described as follows:

All that part of the West 1/2 of the Northwest 1/4 and the West 1/2 of the Southwest 1/4 of Section 10, Town 4 South, Range 5 East, lying Northerly of the centerline of Highway U.S. 12 further described as **beginning** at the West 1/4 corner of said Section 10; thence North 00 degrees 46 minutes 09 seconds East 2,641.30 feet along the West line of said Section 10; thence South 00 degrees 22 minutes 02 seconds West 78.60 feet along the East line of the West 1/2 of the Northwest 1/4, said Section 10; thence South 00 degrees 22 minutes 02 seconds West 78.60 feet along the East line of the West 1/2 of the Southwest 1/4, said Section 10 to the Northerly right of way line of Highway U.S. 12; thence along the Northerly right of way line of Highway U.S. 12 aforesaid, South 61 degrees 11 minutes 12 seconds West 75.59 feet; thence North 00 degrees 49 minutes 00 seconds East 808.36 feet; thence South 00 degrees 49 minutes 00 seconds West 775.76 feet; thence South 00 degrees 49 minutes 00 seconds West 775.76 feet; thence along the Northerly right of way line of Highway U.S. 12 aforesaid, South 61 degrees 11 minutes 12 seconds West 75.59 feet; thence North 00 degrees 49 minutes 00 seconds East 808.36 feet along the West line of said Section 10 to the **point of beginning**.

DESCRIPTION AS SURVEYED:
A parcel of land located in the Northwest 1/4 of Section 10, T4S, R5E, Township of Saline, Washtenaw County, Michigan, being further described as follows:

BEGINNING at the West 1/4 Corner of said Section 10; thence along the West line of said Section 10, N02°15'05"W 2,641.26 feet to the north line of said Section 10; thence along said North line of said Section 10, N87°32'13"E 1,339.49 feet; thence S02°30'27"E 2,659.29 feet; thence S02°39'22"E 78.52 feet to a point on the Northerly Right of Way line of Michigan Avenue (100 feet wide-public); thence along said Northerly Right of Way line of said Michigan Avenue, S58°06'40"W 75.63 feet; thence N02°39'22"W 116.56 feet; thence N02°30'27"W 1,038.81 feet; thence S58°18'07"W 1,214.78 feet; thence S02°15'05"E 1,038.76 feet; thence S02°12'34"E 775.76 feet to a point on said Northerly Right of Way line of said Michigan Avenue; thence along the Northerly Right of Way line of said Michigan Avenue, S73.36 feet along the arc of a curve to the right, having a radius of 19,636.80 feet, delta angle of 0°12'51" and chord bearing of S61°54'44"W 73.36 feet; thence N02°12'34"W 808.37 feet to the **POINT OF BEGINNING**.

Containing 54.18 acres of land, more or less. Being subject to any easements and/or restrictions of record, if any.

SURVEYORS NOTES:

- THE BEARING BASIS FOR THIS SURVEY WAS BASED UPON MICHIGAN STATE PLANE GRID, MICHIGAN SOUTH ZONE (2113), NAD 83, INTERNATIONAL FEET.
- I HEREBY CERTIFY THAT THE PARCEL SHOWN HEREON DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL INSURANCE ADMINISTRATION FOR THE COUNTY OF WASHTENAW, STATE OF MICHIGAN, COMMUNITY NUMBER - 261792, MAP NUMBER 26161C0264E, AN EFFECTIVE DATE OF APRIL 3, 2012. THEREFORE AS NOTED IN SAID DOCUMENT, THE SCALED LOCATION OF THE SUBJECT PROPERTY IS IN ZONE X (UNSHADED), TO THE BEST OF MY KNOWLEDGE AND BELIEF.
- DATE OF SURVEY: APRIL 13, 2021, REVISED MAY 27, 2022 AND OCTOBER 21, 2022.
- SOME FEATURES SHOWN ON SURVEY MAY BE OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS SURVEY ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
- LAND AREA OF PARCEL:
A. GROSS LAND AREA OF PARCEL
54.18 ACRES.
B. NET LAND AREA OF PARCEL (DOES NOT INCLUDE ROAD RIGHT-OF-WAY)
N/A NO RIGHT OR WAY LOCATED ON THIS PARCEL
- AS PERTAINING TO TABLE A REQUIREMENTS, ITEMS 16 AND 17, THERE WAS NO OBSERVABLE EVIDENCE AT THE TIME OF SURVEY.
- AS PERTAINING TO TABLE A REQUIREMENTS, ADDITIONAL ITEM 20, THERE WAS OBSERVABLE EVIDENCE OF DELINEATION MARKERS AT THE TIME OF SURVEY, AS SHOWN. THE WETLAND AREAS WERE PROVIDED ELECTRONICALLY AS WETLAND DELINEATION DRAWING FILE AND INCORPORATED INTO THE SURVEY.
- AS PERTAINING TO GENERAL REQUIREMENTS, 4. RECORDS RESEARCH - THE CURRENT RECORD DESCRIPTIONS OF ADJOINERS, RECORDS WERE RESEARCHED BY METRO CONSULTING ASSOCIATES (NOT PROVIDED) ON APRIL 1, 2021.

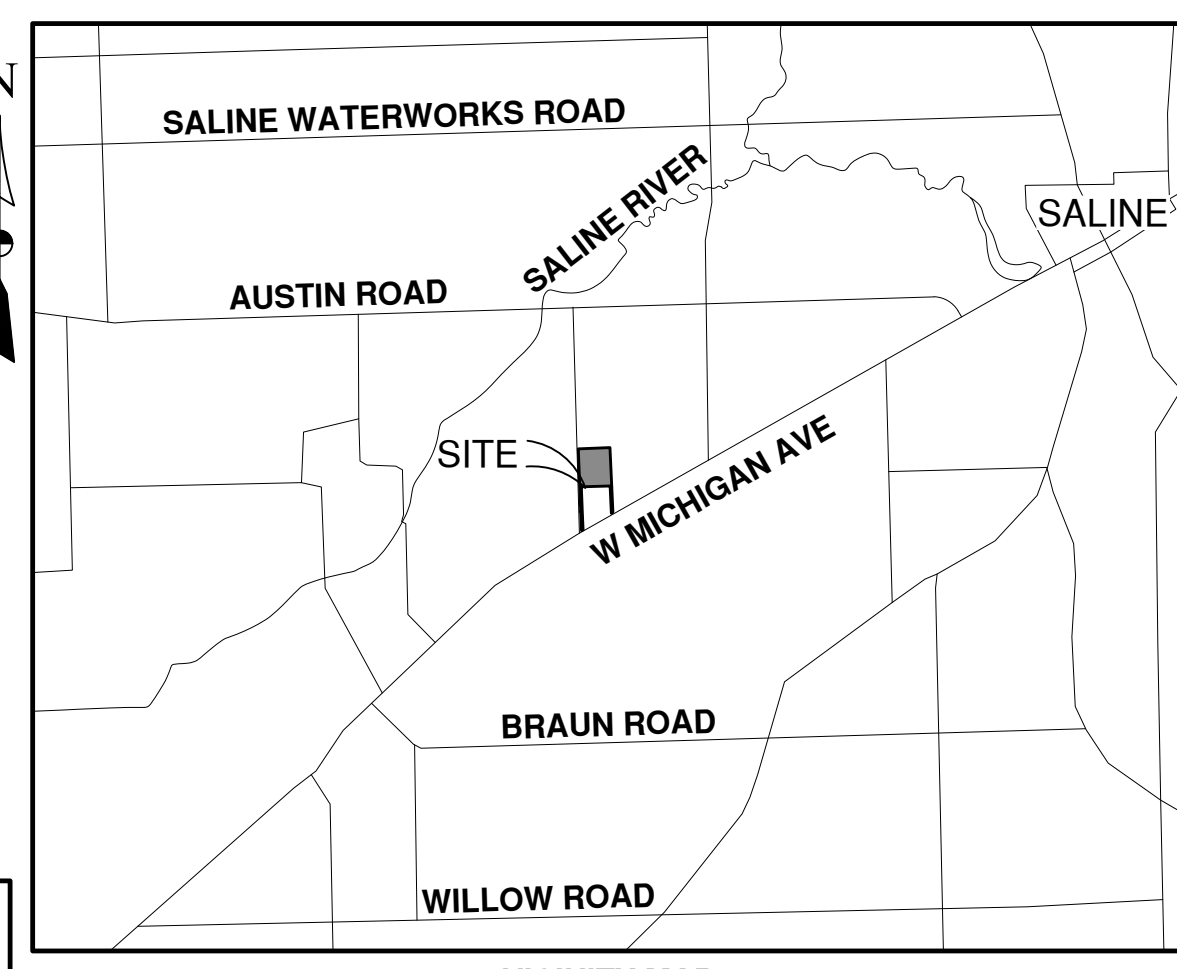
SURVEYORS CERTIFICATE:

To: (i) Occasio Power Management, LLC, (ii) First American 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 3, 4, 6b, 8, 11(a)(b), 13, 16, 17, 18, 19 and 20 of Table A thereof. The fieldwork was completed on 04/13/2021.

Gary A. Witt, PS
Professional Surveyor No. 4001049282
gwitt@metroca.net

Date: 11-01-2022



VICINITY MAP
NOT TO SCALE

SCHEDULE B II EXCEPTIONS:
(PER FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. NCS-108W101-NRG, EFFECTIVE SEPTEMBER 4, 2024 AT 8:00 AM)

1-6 Not a survey matter.

7 The terms, provisions and easement(s) contained in the document entitled "Release of Right of Way" recorded November 17, 1925 as Liber 251, Page 557 of Official Records. (EASEMENT FOLLOWS CENTERLINE OF UNDESCRIBED M-23 - NOT PLOTTED)

8 An oil and gas lease executed by Oscar C. Marion and Olive Marion, his wife as lessor and Sun Oil Company, a corporation as lessee, recorded February 29, 1954 as Liber 648, Page 630 of Official Records. (BLANKET IN NATURE - NOT PLOTTED)

9 This exception does not constitute a statement as to the ownership of this interest or right. There may be leases, grants, exceptions or reservations of such interests that are not listed.

10 An oil and gas lease executed by John O. Marion and Margaret R. Marion, husband and wife as lessor and B. B. Long as lessee, recorded February 8, 1982 as Liber 1828, Page 649 of Official Records.

11 This exception does not constitute a statement as to the ownership of this interest or right. There may be leases, grants, exceptions or reservations of such interests that are not listed.

12 The lessee's interest under the lease has been assigned to Texaco Inc. by assignment recorded May 31, 1982 as Liber 1836, Page 313 of Official Records. (BLANKET IN NATURE - NOT PLOTTED)

13 An oil and gas lease executed by George Yoonides, not individually but as Trustee for Arbor International Inc., Profit Sharing Plan and Trust as lessor and Paxton Resources, L.L.C. as lessee, recorded November 15, 2013 as Liber 5010, Page 629 of Official Records.

14 This exception does not constitute a statement as to the ownership of this interest or right. There may be leases, grants, exceptions or reservations of such interests that are not listed.

15 The lessee's interest under the lease has been assigned to Miller Energy Company by assignment recorded February 28, 2014 as Liber 5023, Page 706 of Official Records.

16 The lessee's interest under the lease has been assigned to Providence Corporation, a Michigan corporation, an undivided 1.00%, Miller & Miller, Inc., a Michigan corporation, an undivided 4.25% working interest, HCM Energy Holdings, LLC, an Illinois limited liability company, an undivided 6.25% working interest, Peter H. Huizenga Trust, an Illinois grantor trust, an undivided 6.25%, Twin Oaks Energy, LLC, an Illinois limited liability company, an undivided 1.00%, Bradley Investment Holdings, LLC, an Illinois limited liability company, an undivided 1.00%, Ferrari Energy, LLC, a Tennessee limited liability company, an undivided 3.75% working interest, RAD Exploration, LLC, a Texas limited liability company, an undivided 1.00% working interest by assignment recorded March 10, 2014 as Liber 5025, Page 148 of Official Records.

17 The lessee's interest under the lease has been assigned to Master Key Energy, LLC, an undivided 2% working interest by assignment recorded April 01, 2014 as Liber 5028, Page 229 of Official Records.

18 as affected by "Declaration of Pooling" recorded in Liber 5031, Page 284.

19 The lessee's interest under the lease has been assigned to Flatirons Resources, LLC, a Colorado limited liability company, an undivided 10% by assignment recorded August 11, 2014 as Liber 5051, Page 612 of Official Records.

20 The lessee's interest under the lease has been assigned to Flatirons Resources, LLC, a Colorado limited liability company, an undivided 10% by assignment recorded August 11, 2014 as Liber 5051, Page 614 of Official Records.

21 The lessee's interest under the lease has been assigned to Legacy Energy Company, LLC, d/b/a Miller Energy Company, a Michigan limited liability company by assignment recorded December 22, 2014 as Liber 5071, Page 952 of Official Records.

22 The lessee's interest under the lease has been assigned to Barton Jones, an undivided 1.0640% by assignment recorded April 20, 2015 as Liber 5090, Page 196 of Official Records.

23 The lessee's interest under the lease has been assigned to Scott D. Lampert, as trustee of the Scott D. Lampert Trust w/1/3d May 19, 2000 and Wavelot Investments, LLC, a Michigan limited liability company by assignment recorded May 20, 2016 as Liber 5151, Page 708 of Official Records.

24 The lessee's interest under the lease has been assigned to Paxton Energy, LLC by assignment recorded May 20, 2016 as Liber 5151, Page 709 of Official Records.

25 The lessee's interest under the lease has been assigned to Wavelot Investment, LLC, a Michigan limited liability company, an undivided 50% by assignment recorded February 07, 2023 as Liber 5510, Page 762 of Official Records. (BLANKET IN NATURE - NOT PLOTTED)

26 Memorandum of Land Option Purchase Agreement upon the terms, conditions and provisions contained therein:
Dated: September 12, 2022
Parties: Occasio Power Management LLC, a Texas limited liability company
Recorded: October 04, 2022
Instrument No.: Liber 5499, Page 231
as affected by "Memorandum of Assignment of Option" recorded in Liber 5517, Page 953. (BLANKET IN NATURE - NOT PLOTTED)

27 Not a survey matter.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

CONSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OR OF ANY OTHER PERSONS.

Revisions

No.	Description
1	Not a survey matter.

Project Number: 1054-22-11014
Date: 10-23-2024

Checked by: GAW
Drawn by: GAW
JVT
Crew/Book: EC

Client: JUPITER POWER, LLC

Project: VOYAGER ENERGY STORAGE

Site Address: WEST MICHIGAN AVENUE, SALINE, MI 48176

County: WASHTENAW
Community: SALINE TOWNSHIP

Township: 04S
Range: 05E
Section: 10

Professional Name: GARY A. WITT
Date:

Title: VOYAGER ALTA
ALTA / NSPS LAND
TITLE SURVEY

Drawing Scale: 1" = 200'
Sheet Number: 01