



APPLICATION FOR PLANNED UNIT DEVELOPMENT AND PRELIMINARY DEVELOPMENT PLAN APPROVAL

353 North 120th Avenue · Holland, MI 49424 · Phone: 616.395.0151 · www.hct.holland.mi.us

Applicant Information

Contact Name Nick Nykerk
Address 12330 James Street Ste H12
Holland, MI 49424

Company HBPC-OB LLC
Phone [REDACTED]
Email [REDACTED]

Owner Information

Contact Name Nick Nykerk
Address 12330 James Street Ste H12
Holland, MI 49424

Company HBPC-OB LLC
Phone [REDACTED]
Email [REDACTED]

Plan Preparer Information

Contact Name Alex Frazier, P.E.
Address 1515 Arboretum Drive SE
Grand Rapids, MI 49546

Company Fishbeck
Phone [REDACTED]
Email [REDACTED]

Property Information

PUD Project Name Woodlands Crossings
Address or Location 12330 James Street, Holland, MI 49424

Parcel Number 70 - 16 - 21 - 238 - 009 Zoning District C-2 Community Commercial

Acreage of Parcel 37.29 Acres (Proposed) Acreage to be Developed 5.79 ac± (Units 1/2)

Present Use (s) Existing mixed commercial tenant development

Description of Proposed Use (attach additional pages as needed): Proposed mixed use planned unit development (PUD) featuring a mixture of existing commercial tenant space, proposed multi-family residential, a proposed park, and protection of natural features including wooded/wetland areas.

I hereby attest that I have read and understand the PUD application form, submittal procedures, and the general standards for approval, and that the information on the materials submitted are true and accurate, and I hereby agree to all the terms, standards, conditions and other Holland Charter Township requirements.

[Signature]
Signature of Applicant

6/18/26
Date

[Signature]
Signature of Owner

6/18/26
Date

DO NOT WRITE BELOW THIS LINE

Date Received _____ Amount of Fee Paid \$ _____ Check No. _____

Planning Commission 1st Discuss on ____/____/____ Planning Commission Action on ____/____/____

Application Accepted by _____

Memo

TO: Holland Charter Township

FROM: Alex Frazier, PE – Fishbeck (Agent for Applicant)
Nick Nykerk, HBPC-OB LLC (Applicant)

DATE: June 10, 2026 **PROJECT NO.:** 2600451

SUBJECT: Preliminary PUD Narrative – Holland Woodlands Crossing

Introduction and Project Overview

The proposed Woodlands Crossing Planned Unit Development (PUD), located at 12330 James Street, is intended to create a cohesive, high-quality mixed-use development that integrates commercial and residential components in alignment with the Township’s Future Land Use Plan.

Consistent with Article 16 of the Holland Charter Township Zoning Ordinance, the PUD approach provides the flexibility necessary to achieve a more efficient, coordinated development pattern than would be possible under conventional zoning.

The project supports the Township’s Comprehensive Plan by advancing its vision for mixed-use development in this area while also contributing to the identified need for additional and diverse housing options, including multifamily residential.

PUD Purpose (Section 16.1(C))

The proposed PUD advances the stated purposes of the ordinance in the following ways:

- Innovative Land Development
 - The site plan introduces a coordinated layout of existing and proposed buildings, open spaces, and circulation systems that departs from traditional zoning patterns. This includes a combination of both commercial/office uses along with proposed multifamily residential development, creating a more dynamic and functional environment.
- Efficient Use of Land
 - Buildings, parking areas, and infrastructure are strategically arranged to minimize redundancy of parking and maximize usability. Shared access drives, compact building footprints, and reduced setbacks (where proposed) contribute to improved land efficiency, preserving natural buffers and open space area.
- Adaptive Reuse of Significant or Historic Buildings
 - While no designated historic or significant structures exist on the site, the PUD approach supports the intent of adaptive reuse by preserving existing site features where practicable and incorporating them into the overall development, minimizing disturbance and enhancing continuity with existing conditions. The PUD design preserves existing site commercial uses and expands proposed uses all while constraining new development area with an approximate 6% net increase in developed land.

- Mixed-Use Development
 - The PUD incorporates a mix of complementary uses, including residential units and supporting commercial/office spaces, arranged to function cohesively within the site. This integrated layout allows for convenient access between uses and supports walkability through internal pedestrian connections. This proximity encourages a reduced reliance on automobile travel while creating a more connected and functional environment. The PUD design preserves existing commercial uses, a childcare center, proposed residential and multifamily uses, recreational, and open space uses.
- Preservation of Natural Features and Open Space
 - Preservation of the existing natural features (such as wooded areas, wetlands, and a county drain) becomes an amenity within this site design. Dedicated open space areas are provided to enhance environmental quality and resident experience. Over 50% of the site is proposed to remain as preserved forest and wetland area. In addition, a shared open space linear park is proposed onsite.
- Efficient Provision of Public Services
 - The unified development approach allows for coordinated utility design, stormwater management systems, and access points, potentially lessening long-term service burdens on public infrastructure.
- Traffic and Pedestrian Circulation
 - The development minimizes adverse traffic impacts through consolidated access points and internal circulation systems. Pedestrian pathways and connections are provided throughout the site and to adjacent properties where feasible.
- Recreational Opportunities
 - Recreational amenities such as trails, open space, and park amenities are incorporated to serve residents and visitors, promoting active lifestyles. A multipurpose green space and parks as well as two recreation sports courts and a nature trail are proposed in the PUD.
- Addressing Site Constraints
 - The PUD framework enables land development that may otherwise be challenging due to site configuration, wetland/floodplain constraints, and access limitations. This creates a more thoughtful and functional design.

Recognizable Benefits (Section 16.2(C))

The proposed PUD provides multiple site design elements beyond what might be achieved within conventional zoning. At a minimum, the following benefits are demonstrated:

- Mixed-Use/Variety of Residential and Non-Residential
 - The development includes a mix of medium/high density residential as well as commercial office/retail uses providing diversity and accommodating a broader range of users. While the existing commercial buildings and childcare center are to remain, over 96 rental apartments and 16 condominiums are also proposed in addition to the PUD development.
- Pedestrian-Oriented Design
 - Buildings are oriented toward internal streets and pedestrian pathways, with parking areas located to the side or rear, creating a more walkable and visually appealing environment. Over 3,500 LF of pedestrian walkways have been added to the design to connect the recreational and site uses of the PUD.
- Enhanced Architectural Design
 - Architectural standards for the project exceed baseline ordinance requirements using high-quality materials, varied building forms, enhanced façade articulation, and cohesive design themes.
- Extensive Landscaping
 - Landscaping exceeds minimum requirements with enhanced plantings, street trees, buffers, and feature areas that improve aesthetics and environmental performance.

- Natural Resource Preservation
 - Significant natural features are preserved and integrated into the design, including existing wetland and forested areas, ensuring long-term environmental stewardship. Over 50% of the site is to be preserved and remain as forested area and wetland. In total the PUD is projected to increase around 6–10% in developed area.
- Preservation of Significant or Historic Resources
 - While the site does not contain designated historic or architecturally significant structures, the PUD approach reflects the intent of adaptive reuse by respecting and incorporating existing site features where feasible and minimizing unnecessary disturbance.
- Provision of Open Space
 - The plan includes meaningful open space areas such as greens, plazas, and passive recreation zones that are centrally located and accessible. Over 55% of the site is intended to remain as open space through preserved forest, wetland, and open park space.
- Efficient Lot Consolidation
 - The PUD facilitates the efficient consolidation of the property into a unified and functional site layout, which improves overall site design and development viability compared to conventional zoning approaches. Much of the proposed development is designed to remain in the existing developed area with only a projected 6%–10% increase in total site coverage.
- Effective Land Use Transitions
 - The development incorporates design techniques such as building scale transitions, landscaping buffers, and use gradation to ensure compatibility with adjacent properties.
- Shared Access Systems
 - Internal drives and shared access points reduce curb cuts and improve traffic flow and safety. These drives are beneficial to all users and maintained as part of an agreement between users.
- Public Infrastructure Improvements
 - The development may include mitigation measures such as roadway improvements, pedestrian connections, or utility upgrades that benefit the surrounding area. The extent of these improvements will be known in the detailed design scope of work.
- Sustainable Design Features
 - The project will integrate sustainable practices including low-impact stormwater management, energy-efficient building design, and water-efficient landscaping.

Deviations from Holland Charter Township Zoning Ordinance (Section 16.3(C))

The proposed deviations from the Holland Charter Township Zoning Ordinance are:

- Unit 2: Proposed variance for building setback encroachment for proposed multifamily apartment and storage building. Zoning ordinance Sec. 5.3b spatial requirements.
 - Due to existing development placement, such as the outdoor childcare play area, and the need for site vehicular circulation; placement for the proposed multifamily apartment complex and proposed storage facility become constrained and encroaches on required building setback limits.
- Units 1 and 2: proposed shared parking agreement. Zoning ordinance Sec 10.3 and 10.5.
 - Due to existing site constraints of topography, existing wetland/stormwater easements and existing placement of the shared driveway, Unit 1 has limited space for development and cannot fulfill the necessary parking requirements to adequately service the proposed multifamily development.

Alignment with the Holland Charter Township Comprehensive Plan

The proposed PUD is aligned with the Holland Charter Township Comprehensive Plan by:

- Developing the site as a mixed-use environment, consistent with its future land use designation.
 - Incorporates C-2 commercial and R-3 Zoning and site uses.
- Expanding the availability of multifamily housing, directly addressing identified housing needs.
 - Proposed development to add over 96 rental units and 16 for sale condominium units (tentatively).
- Promoting efficient, compact development patterns.
 - Minimizes site development with only a net increase of 6–10% in site coverage and preserves 56% of the site for open space, forest, and wetlands.
- Supporting walkability and connected site design.
 - Design adds over 3,500 feet of pedestrian walkways and connects recreational and site uses.
- Preserving natural features and incorporating usable open space.
 - Preserves existing trees with less than 5% impact to existing tree canopy coverage. Preserves over 50% of the site area for forest and wetlands.

Conclusion

The proposed PUD not only aligns with, but actively advances, the Township’s long-term vision for this area by thoughtfully integrating complementary land uses with meaningful and diverse housing opportunities. By promoting a cohesive development pattern, the project supports efficient land use, enhances connectivity, and fosters a balanced mix of residential and supporting uses that respond to evolving community needs. The development team is excited about this opportunity and looks forward to collaborating with the Township to bring a high-quality, community-oriented project to fruition.

By email

Copy: Ben Strigle – Dutch Developers
Ryan D. Musch, PE, LEED AP, SITES AP – Fishbeck

HBPC-OB LLC

Holland Woodlands Crossing

12330 James St,
Holland, MI, 49424

Preliminary PUD Set, 6/9/2026
Project Number: 2600451



fishbeck.com
800.456.3824

1515 Arboretum Drive
Grand Rapids, Michigan



GENERAL

G1 COVER

CIVIL

- C1 VICINITY & ADJACENT ZONING MAP
- C2 EXISTING CONDITIONS
- C3 PARCEL LAYOUT
- C4 SITE LAYOUT PLAN

GRAPHIC SYMBOLS

ELEVATION, SECTION, AND DETAIL DESIGNATION

1 SECTION
SCALE: 1/4" = 1'-0"

PLAN DESIGNATION

PLAN
SCALE: 1/8" = 1'-0"

NORTH

EXTERIOR ELEVATION TAG

INTERIOR ELEVATION TAG/PHOTO TAG

NORTH ARROW DESIGNATION

NORTH ROOM NAME AND NUMBER

NORTH ROOM NAME

ENLARGED DETAIL FRAME

SECTION CUT LINE

ELEVATION TARGET

SPOT ELEVATION

EXISTING CONSTRUCTION GRID

NEW CONSTRUCTION GRID

LEVEL CALLOUT

DEMOLITION KEY NOTE

NEW CONSTRUCTION KEY NOTE

REVISION CLOUD

ADDENDUM IDENTIFICATION

BULLETIN IDENTIFICATION

Call MISS DIG
3 full working days before you dig;
Michigan's One-Call Utility Notification Organization
1-800-482-7171
on the net at: www.missdig.org

LOCATION MAP



HBPC-OB LLC
12330 James St, Holland, MI, 49424
Holland Woodlands Crossing

REVISIONS

NOT FOR CONSTRUCTION

6/9/2026 PRELIMINARY PUD SET

Drawn By SCURTIS
Designer AFRAZER
Reviewer NBARTON
Manager RMUSCH

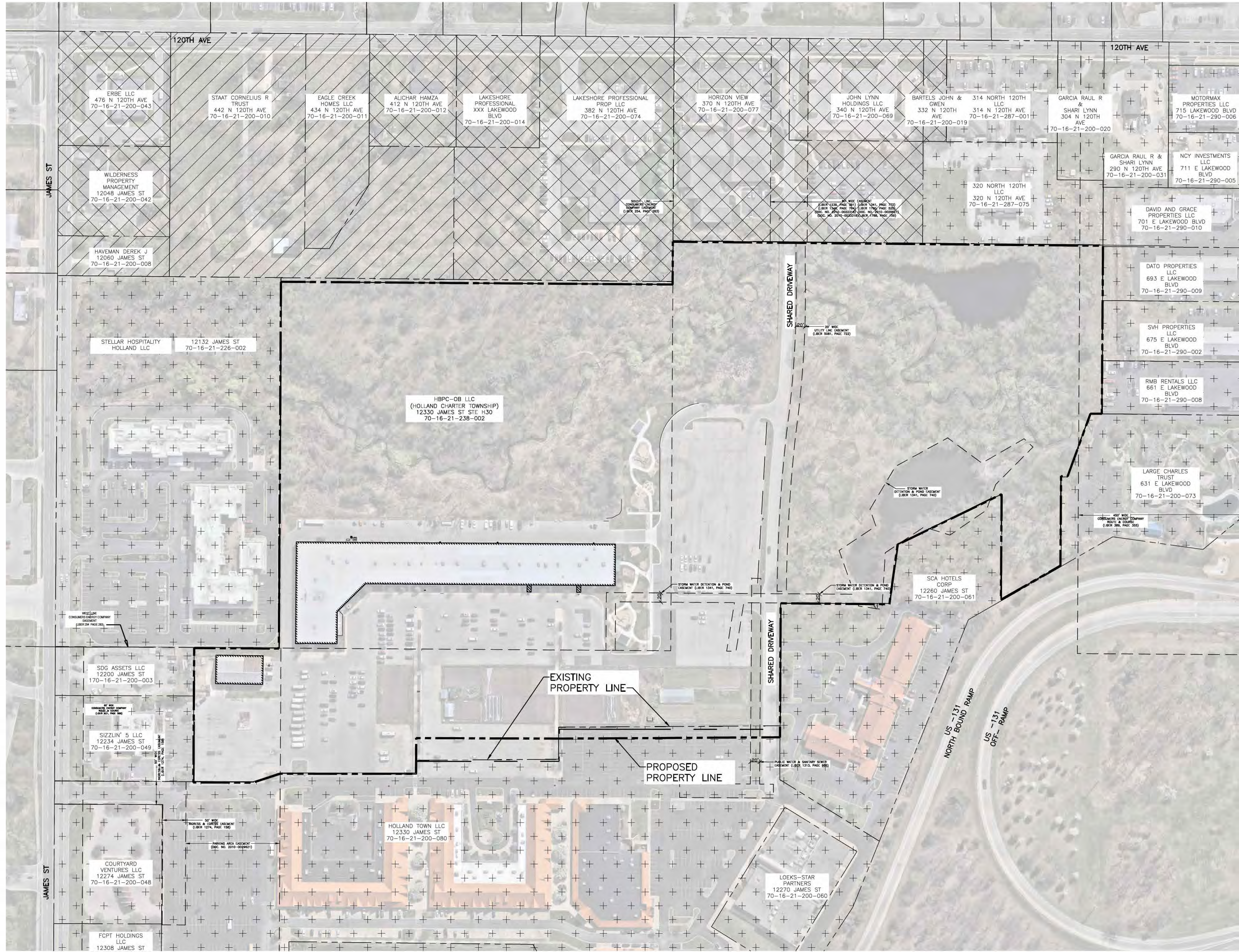
Hard copy is intended to be 24"x36" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

PROJECT NO.
2600451

SHEET NO.

G1

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ZONING LEGEND

	PROPOSED PUD BOUNDARY LINE
	HOLLAND CHARTER TOWNSHIP - R-2 (MODERATE DENSITY RESIDENTIAL)
	HOLLAND CHARTER TOWNSHIP - C-2 (COMMUNITY COMMERCIAL DISTRICT)
	HOLLAND CHARTER TOWNSHIP - O-S (OFFICE AND SERVICE DISTRICT)

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REVISIONS

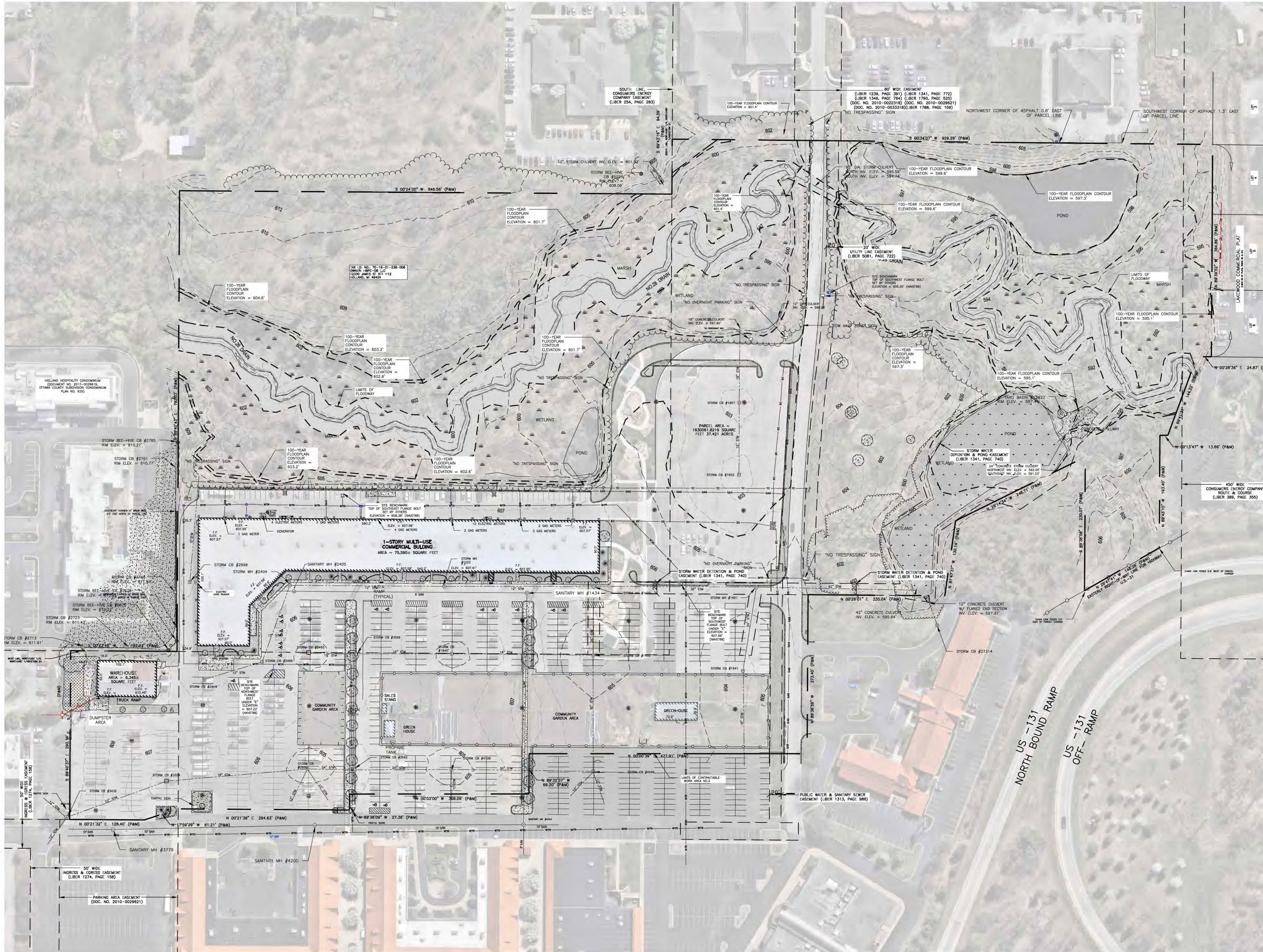
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6/9/2026 | PRELIMINARY PUD SET
 Drawn By: SCURTIS
 Designer: AFRAZER
 Reviewer: NBARTON
 Manager: RMUSCH

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PROJECT NO.
2600451
 SHEET NO.

C1



SYMBOL LEGEND

	BENCH MARK
	PROPOSED PUD BOUNDARY
	PROPERTY LINE
	ROW LINE
	EASEMENT LINE
	TREE LINE
	WETLAND
	EDGE OF WATER
	CONTOUR MAJOR
	CONTOUR MINOR
	UTILITY POLE
	GRAVEL SURFACE
	PAVED SURFACE
	EXISTING CURB & GUTTER
	8" SAN. ○ SANITARY SEWER & MANHOLE
	12" STW. ○ STORM SEWER & MANHOLE
	CATCH BASIN CURB AND LAWN TYPE
	6" WTR. ○ WATER MAIN
	2" GAS ○ GAS MAIN
	ELEC. ○ UNDERGROUND ELECTRIC
	TEL. ○ UNDERGROUND TELEPHONE

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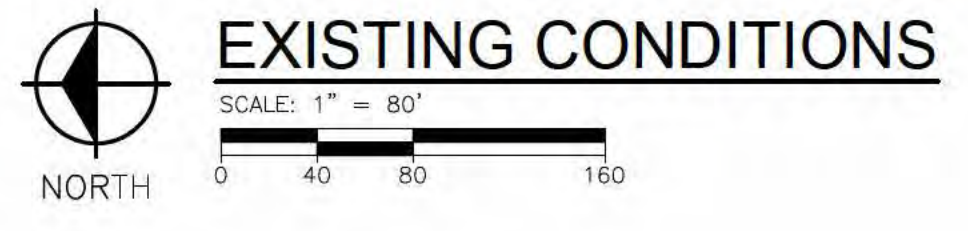
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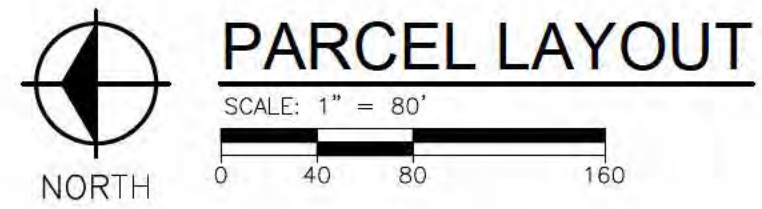
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C2

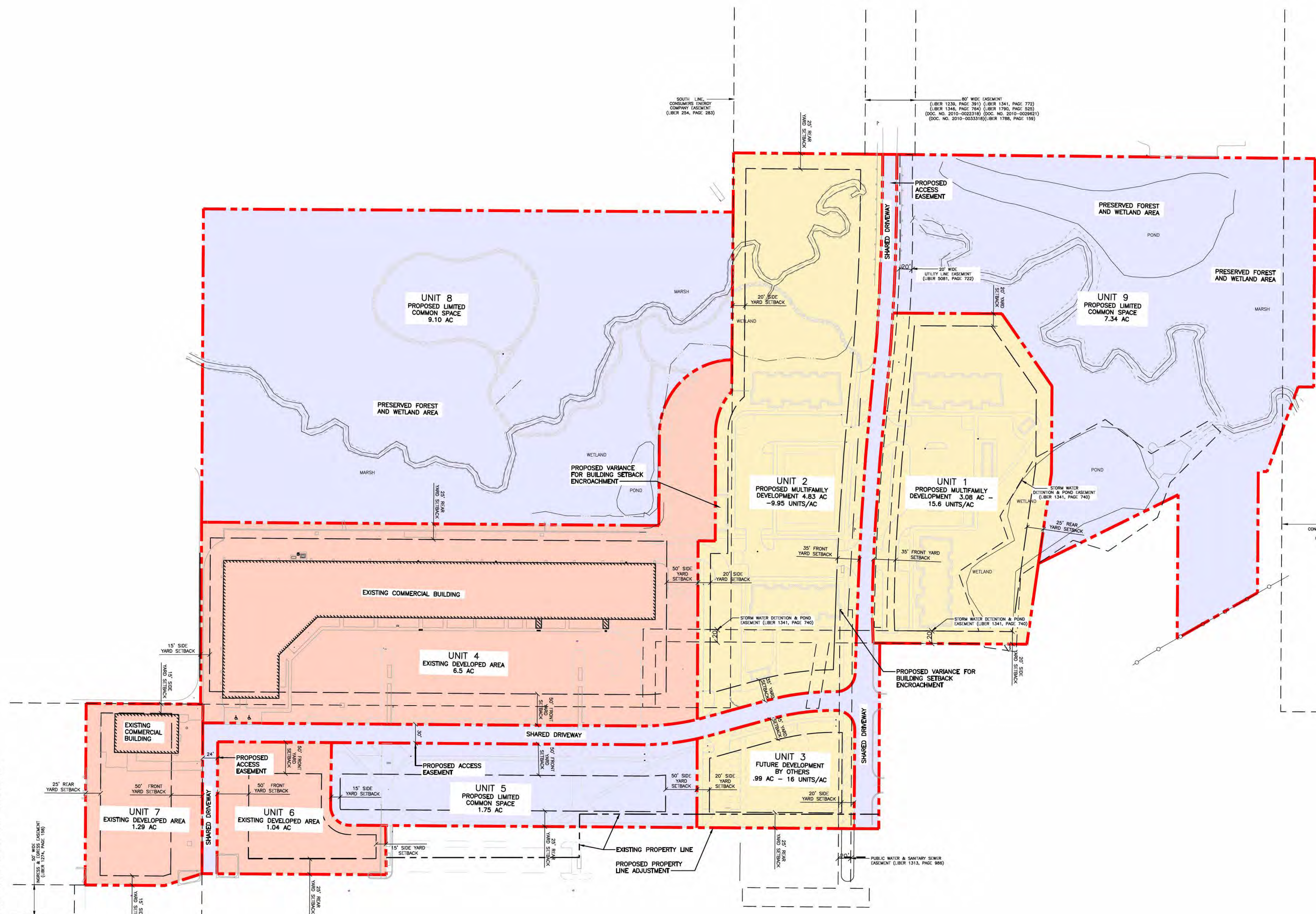
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PLOT INFO: Z:\2026\2600451\CADD\C3_2600451.DWG LAYOUT: C3 DATE: 6/10/2026 TIME: 1:31:05 PM USER: SVANDYKE



PARCEL LAYOUT



SYMBOL LEGEND

- PROPOSED C-2 ZONE
- PROPOSED R-3 ZONE
- PROPOSED C-2 ZONE : LIMITED COMMON SPACE
- PROPOSED PUD BOUNDARY
- PROPOSED SETBACK LINE

PUD SUMMARY & NOTES

1. EXISTING (GROSS) PUD AREA: 37.42 ACRES
2. PROPOSED (GROSS) PUD AREA: 37.3 ACRES
*AFTER PROPERTY LINE READJUSTMENT
3. EXISTING DEVELOPED AREA: 15.74 ACRES / 42%
4. NET PROPOSED DEVELOPED AREA: 18.00 ACRES / 48%
5. EXISTING FOREST AND WETLAND AREA: 21.00 ACRES / 56%
6. PRESERVED FOREST AND WETLAND AREA: 18.9 ACRES / 50.7%
7. ALL ALLOWABLE USES WITHIN THE PUD DEVELOPMENT, C-2, AND R-3 ZONING DISTRICTS, WHETHER BY RIGHT OR BY SPECIAL LAND USE, WITHIN HOLLAND CHARTER TOWNSHIP'S ZONING ORDINANCE, ARE PERMITTED WITHIN THE PROPOSED PUD. REFER TO FINAL PUD ZONING DISTRICT LANGUAGE FOR FULL LIST OF ALLOWABLE USES.
8. PROPOSED SITE IMPROVEMENTS ARE BEST AVAILABLE CONCEPT INFORMATION, ARE SHOWN FOR PRELIMINARY PUD REVIEW, AND ARE SUBJECT TO REVISION PENDING SITE ENGINEERING, BUILDING ENGINEERING, UTILITY ENGINEERING AGENCY REVIEWS, AND CONSTRUCTION PERMITTING PROCESSES.

ZONING REQUIREMENTS

- R-3 ZONE**
- FRONT SETBACK: 35'
 - SIDE SETBACK: 20'
 - REAR SETBACK: 25'
 - MAX BUILDING COVERAGE: 35%
 - MAX LOT COVERAGE: 50%
- C-2 ZONE**
- MIN LOT SIZE: 15,000SF
 - MIN LOT WIDTH: 90'
 - MAX BUILDING COVERAGE: 25%
 - FRONT SETBACK: 50'
 - SIDE SETBACK: 15'
 - REAR SETBACK: 25'
 - SETBACKS ABUTTING RESIDENTIAL ZONES: 50'

HBPC-OB LLC

12330 James St, Holland, MI, 49424

Holland Woodlands Crossing

NOT FOR CONSTRUCTION

6/9/2026 | PRELIMINARY PUD SET

Drawn By SCURTIS
 Designer AFRAZ ER
 Reviewer NBARTON
 Manager RMUSCH

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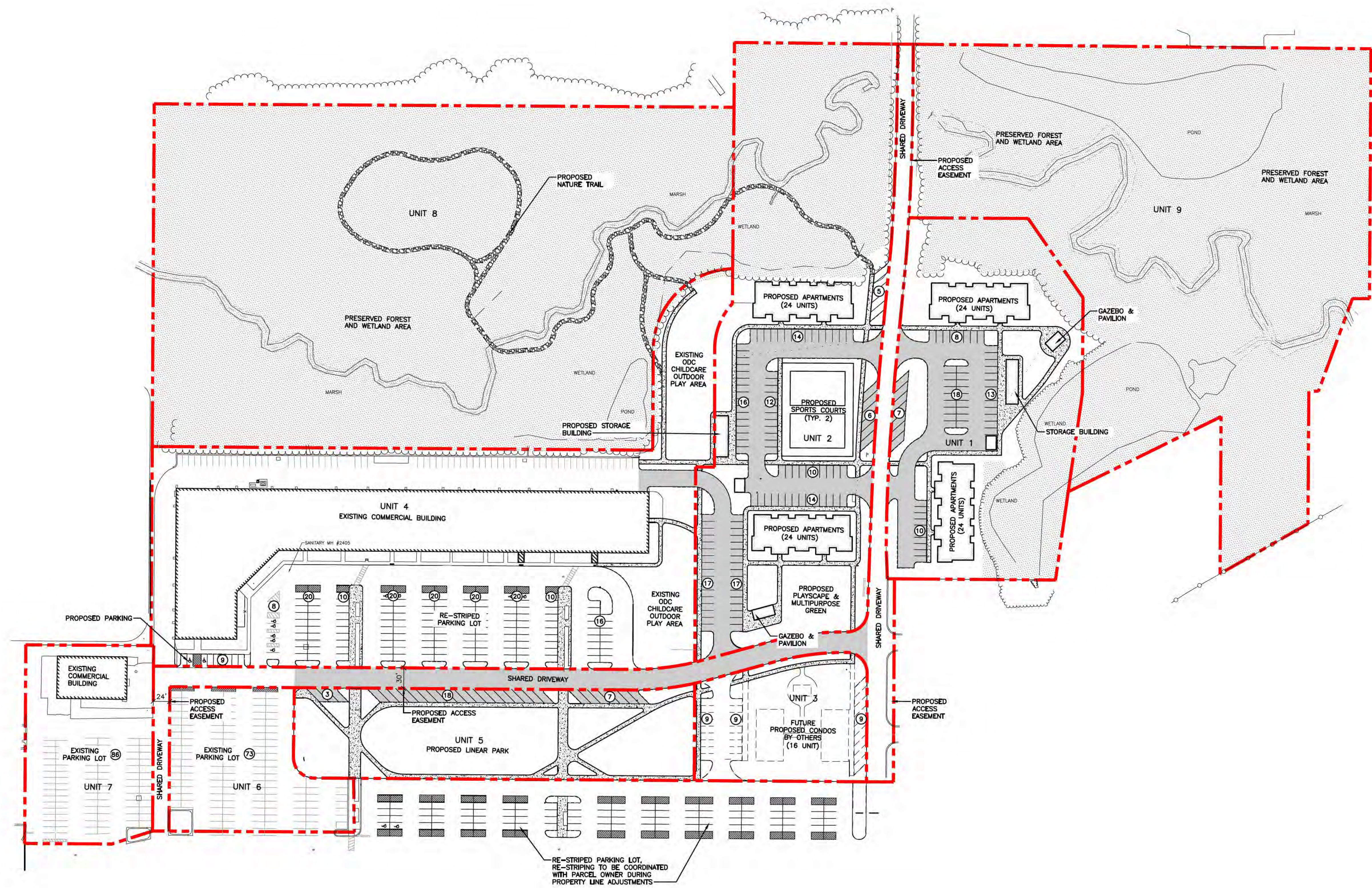
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C3

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SITE LAYOUT PLAN
SCALE: 1" = 80'



SYMBOL LEGEND

- 3.5" ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- GRAVEL
- PROPOSED OPEN SPACE & PRESERVED FOREST LANDS
- PROPOSED PUD PROPERTY LINES
- STANDARD CURB AND GUTTER
- PROPOSED SETBACK LINE

PROPOSED UNIT & PARKING COUNT

NOTES: REQUIRED PARKING APARTMENT 1.5 SPACES/UNIT
CONDOS 1.3-1.8 SPACES/UNIT

PROPOSED RESIDENTIAL UNITS

UNIT 1	42	1-BEDROOM APARTMENT
UNIT 2	6	2-BEDROOM APARTMENT
UNIT 3	42	1-BEDROOM APARTMENT
	6	2-BEDROOM APARTMENT
UNIT 4	16	1-BEDROOM CONDOS
TOTAL	96	RENTAL APARTMENTS
	16	FOR-SALE CONDOS

PROPOSED RECREATION-UNIT 1&2

- 2 RECREATION SPORTS COURTS
- MULTIPURPOSE GREEN SPACE
- 2 ACCESSORY STORAGE BUILDINGS

PROPOSED PARKING

UNIT 1*	#49*	R-3 RESIDENTIAL SPACES
UNIT 2	#118	R-3 RESIDENTIAL SPACES
UNIT 3	#27	R-3 RESIDENTIAL SPACES
UNIT 4	#153	C-2 COMMERCIAL SPACES
UNIT 5	#28	C-2 COMMERCIAL SPACES
UNIT 6	#73	C-2 COMMERCIAL SPACES
UNIT 7	#86	C-2 COMMERCIAL SPACE

*PROPOSED PARKING AGREEMENT BETWEEN PARCEL 1&2 TO SUPPLY ADEQUATE PARKING FOR BOTH PARCELS

PARKING TOTALS

- #1,105 EXISTING PARKING SPACES
- #534 PROPOSED PARKING SPACES

REVISIONS

NOT FOR CONSTRUCTION

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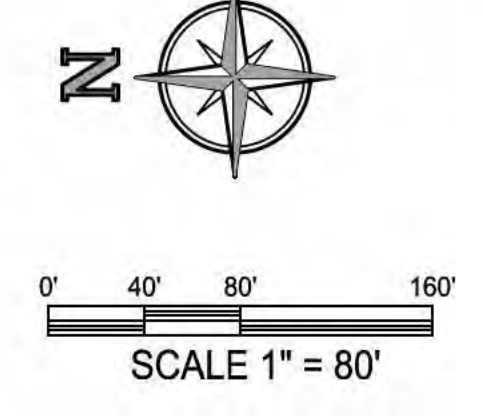
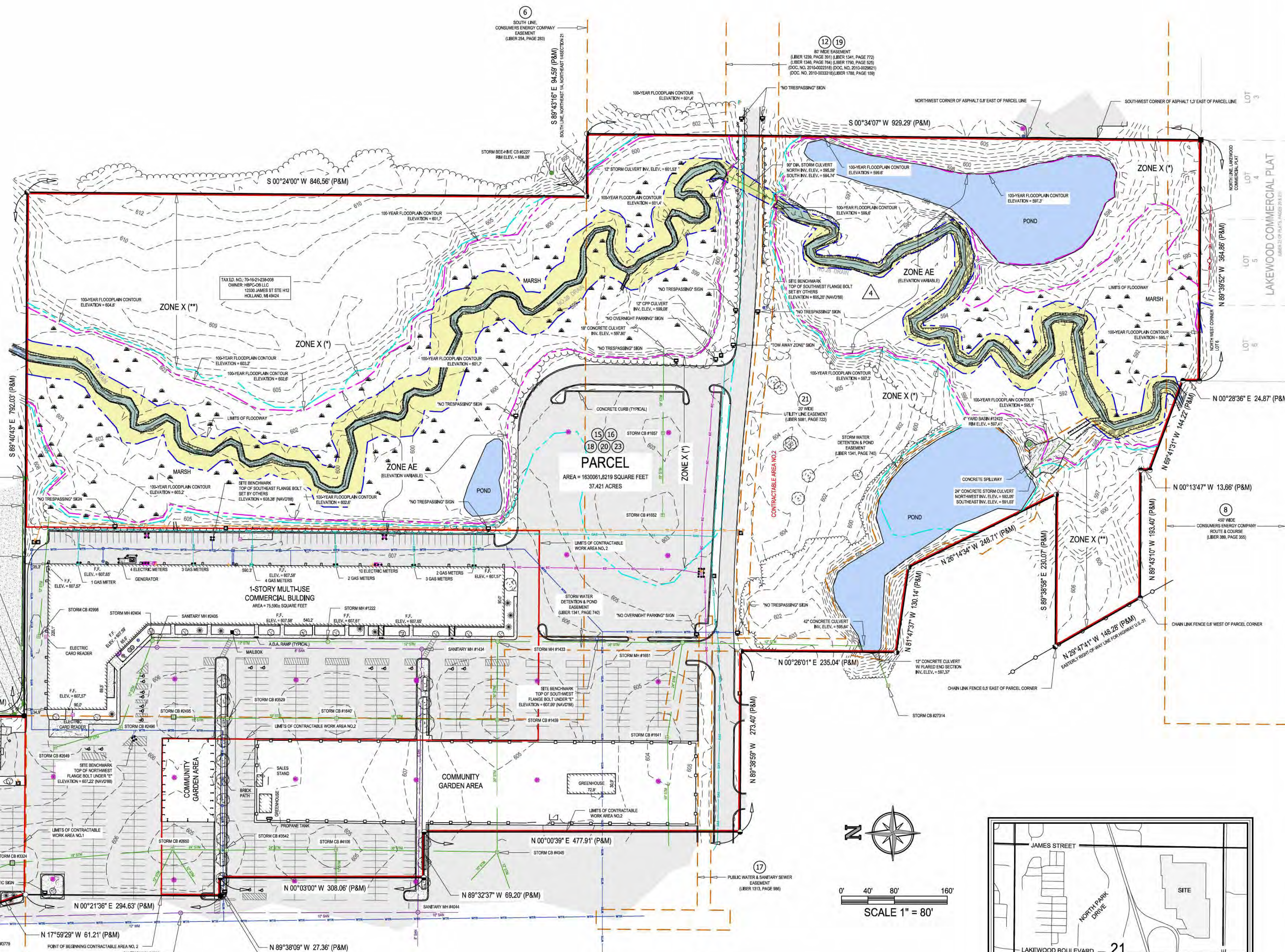
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C4

NORTHEAST CORNER SECTION 21
TOWN 5 NORTH, RANGE 15 WEST
HOLLAND TOWNSHIP
OTTAWA COUNTY, MICHIGAN
REMON, L.C.R.C. LIBER 1, PAGE 101

JAMES STREET
(BY INDICATED REFERENCE)
NORTH LINE, NORTHEAST 1/4 SECTION 21
S 89°43'01" E 338.40' (P&M)

NORTH 1/4 CORNER SECTION 21
TOWN 5 NORTH, RANGE 15 WEST
HOLLAND TOWNSHIP
OTTAWA COUNTY, MICHIGAN
REMON, L.C.R.C. LIBER 2, PAGE 91



TO: HBPC-OB LLC
I, MARK O. SCOVILL, A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF MICHIGAN, HEREBY CERTIFY THAT I HAVE SURVEYED THE PARCEL(S) OF LAND DESCRIBED AND DELINEATED HEREON; THAT THE SURVEY MAP IS A TRUE REPRESENTATION OF THE SURVEY AS PERFORMED BY ME; THAT SAID SURVEY WAS PERFORMED RESULTING WITH A RELATIVE POSITIONAL PRECISION AT EACH BOUNDARY CORNER SHOWN HEREON WITHIN LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING; THIS SURVEY WAS MADE FROM THE ATTACHED LEGAL DESCRIPTION; THE DESCRIPTION WAS GIVEN TO US BY OTHERS, OR WAS PREPARED BY US FROM INFORMATION OR DOCUMENTS GIVEN TO US BY OTHERS, AND SHOULD BE COMPARED WITH THE ABSTRACT OF TITLE OR TITLE INSURANCE POLICY FOR ACCURACY, EASEMENTS OR EXCEPTIONS.

HOLLAND ENGINEERING, INC.
220 HOOVER BOULEVARD
HOLLAND, MICHIGAN 49423
(616) 392-2658

Mark O. Scovill
MARK O. SCOVILL
MICHIGAN PROFESSIONAL SURVEYOR #4001045504



LOCATION MAP
NOT TO SCALE
SEE SHEET 2 OF 2 FOR DRAWING LEGEND

HOLLAND ENGINEERING
220 Hoover Boulevard
Holland, Michigan 49423-3768
www.hollandengineering.com
T 616-392-2658 F 616-392-2116

The Surveyor/Engineer's liability for any and all claims, including but not limited to those arising out of the negligence, gross negligence or misrepresentations shall be deemed limited to an amount no greater than the service fee.

LAKWOOD CONSTRUCTION
ATTN: MR. MAX NYKERK,
ARCHITECTURAL PRACTICE LEADER
11263 JAMES STREET
HOLLAND, MICHIGAN 49424

HOLLAND BUSINESS PARK CONDOMINIUM
12330 JAMES STREET
HOLLAND, MICHIGAN 49424
PT. OF THE NE 1/4 SECT. 21 T5N, R15W
CITY OF HOLLAND, OTTAWA COUNTY, MICHIGAN

No.	Description
09/22/2023	CERTIFICATE OF SURVEY

Project Manager DOUGLAS J. LANSKY	
Vertical Datum NAVD '88	Horz. Datum CONDO
Drawn by JOHN M. RANKIN	
Checked by Survey	Date MOS 09/22/2023
Civil	
Struc.	
L.A.	
HEI Project Number 23-07-031	
Sheet Title CERTIFICATE OF SURVEY	
Sheet No. 1 OF 2	

LEGAL DESCRIPTION

PER THE MASTER DEED OF HOLLAND BUSINESS PARK CONDOMINIUM, OTTAWA COUNTY SUBDIVISION PLAN NO. 729, AS RECORDED IN DOCUMENT NO. 2023-004116, OTTAWA COUNTY PUBLIC RECORDS, STATE OF MICHIGAN.

PART OF THE NORTHEAST 1/4 OF SECTION 21, TOWN 05 NORTH, RANGE 15 WEST, HOLLAND TOWNSHIP, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 21, THENCE SOUTH 89 DEGREES 40 MINUTES 31 SECONDS EAST 1039.95 FEET ALONG THE NORTH LINE OF SAID SECTION; THENCE SOUTH 00 DEGREES 21 MINUTES 32 SECONDS WEST 300.03 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 40 MINUTES 31 SECONDS EAST 290.14 FEET; THENCE ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION, SOUTH 00 DEGREES 23 MINUTES 46 SECONDS WEST 162.89 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 43 SECONDS EAST 792.03 FEET; THENCE SOUTH 00 DEGREES 24 MINUTES 00 SECONDS WEST 846.65 FEET; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION, SOUTH 89 DEGREES 43 MINUTES 16 SECONDS EAST 94.29 FEET; THENCE SOUTH 00 DEGREES 34 MINUTES 07 SECONDS WEST 929.29 FEET TO THE NORTH LINE OF LAKEWOOD COMMERCIAL PLAT, AS RECORDED IN LIBER 23 OF PLATS, PAGES 20 & 21, OTTAWA COUNTY RECORDS; THENCE ALONG THE NORTH LINE OF SAID PLAT, NORTH 89 DEGREES 39 MINUTES 32 SECONDS WEST 894.88 FEET TO THE NORTHWEST CORNER OF LOT 6 OF SAID PLAT; THENCE NORTH 00 DEGREES 28 MINUTES 36 SECONDS EAST 24.87 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 31 SECONDS WEST 144.22 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 47 SECONDS WEST 13.66 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 16 SECONDS WEST 193.40 FEET TO THE EASTERLY RIGHT OF WAY LINE OF U.S.-31 HIGHWAY; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH 29 DEGREES 41 MINUTES 41 SECONDS EAST 148.28 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 58 SECONDS EAST 230.07 FEET; THENCE NORTH 26 DEGREES 14 MINUTES 34 SECONDS WEST 243.71 FEET; THENCE NORTH 81 DEGREES 47 MINUTES 37 SECONDS WEST 130.14 FEET; THENCE NORTH 00 DEGREES 26 MINUTES 01 SECONDS EAST 235.04 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 58 SECONDS WEST 273.40 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 39 SECONDS EAST 477.91 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 37 SECONDS WEST 89.20 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 59 SECONDS WEST 130.14 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 32 SECONDS WEST 37.28 FEET; THENCE NORTH 00 DEGREES 23 MINUTES 36 SECONDS EAST 294.83 FEET; THENCE NORTH 17 DEGREES 59 MINUTES 29 SECONDS WEST 61.21 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 52 SECONDS EAST 128.40 FEET TO THE POINT OF BEGINNING. CONTAINS 37.42± ACRES.

ALSO DESCRIBED AS: PART OF THE NORTHEAST 1/4 OF SECTION 21, TOWN 5 NORTH, RANGE 15 WEST, DESCRIBED AS COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 21, THENCE SOUTH 89 DEGREES 40 MINUTES 31 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 1040.32 FEET; THENCE SOUTH 00 DEGREES 23 MINUTES 46 SECONDS WEST PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 40 MINUTES 31 SECONDS EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 00 DEGREES 23 MINUTES 46 SECONDS WEST, A DISTANCE OF 183.01 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 31 SECONDS EAST, A DISTANCE OF 792.01 FEET; THENCE SOUTH 00 DEGREES 23 MINUTES 46 SECONDS WEST, A DISTANCE OF 846.39 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 01 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION, A DISTANCE OF 84.26 FEET; THENCE SOUTH 00 DEGREES 23 MINUTES 36 SECONDS WEST, A DISTANCE OF 629.41 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 36 SECONDS WEST, A DISTANCE OF 294.72 FEET; THENCE NORTH 00 DEGREES 31 MINUTES 36 SECONDS EAST, A DISTANCE OF 25.03 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 06 SECONDS WEST, A DISTANCE OF 144.25 FEET; THENCE NORTH 00 DEGREES 20 MINUTES 03 SECONDS EAST, A DISTANCE OF 13.66 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 57 SECONDS WEST, A DISTANCE OF 193.37 FEET; THENCE NORTH 29 DEGREES 59 MINUTES 00 SECONDS WEST, A DISTANCE OF 148.26 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 31 SECONDS EAST, A DISTANCE OF 294.72 FEET; THENCE NORTH 00 DEGREES 23 MINUTES 46 SECONDS WEST, A DISTANCE OF 248.85 FEET; THENCE NORTH 81 DEGREES 46 MINUTES 00 SECONDS WEST, A DISTANCE OF 130.00 FEET; THENCE NORTH 00 DEGREES 23 MINUTES 46 SECONDS EAST, A DISTANCE OF 235.01 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 11 SECONDS WEST, A DISTANCE OF 273.36 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 39 SECONDS EAST, A DISTANCE OF 477.82 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 30 SECONDS WEST, A DISTANCE OF 89.20 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 59 SECONDS WEST, A DISTANCE OF 308.13 FEET; THENCE NORTH 89 DEGREES 37 MINUTES 31 SECONDS WEST, A DISTANCE OF 27.23 FEET; THENCE NORTH 00 DEGREES 22 MINUTES 23 SECONDS EAST, A DISTANCE OF 294.45 FEET; THENCE NORTH 17 DEGREES 58 MINUTES 08 SECONDS WEST, A DISTANCE OF 61.26 FEET; THENCE NORTH 00 DEGREES 23 MINUTES 49 SECONDS EAST, A DISTANCE OF 128.44 FEET TO THE POINT OF BEGINNING.

CONTRACTABLE AREA NO. 1 DESCRIPTION

LAND LOCATED IN HOLLAND CHARTER TOWNSHIP, COUNTY OF OTTAWA, STATE OF MICHIGAN, AND LEGALLY DESCRIBED AS FOLLOWS:

PART OF THE NORTHEAST 1/4 OF SECTION 21, TOWN 05 NORTH, RANGE 15 WEST, HOLLAND TOWNSHIP, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 21, THENCE SOUTH 89 DEGREES 40 MINUTES 31 SECONDS EAST 1039.95 FEET ALONG THE NORTH LINE OF SAID SECTION; THENCE SOUTH 00 DEGREES 21 MINUTES 32 SECONDS WEST 300.03 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 40 MINUTES 31 SECONDS EAST 290.14 FEET; THENCE ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION, SOUTH 00 DEGREES 23 MINUTES 46 SECONDS WEST 162.89 FEET; THENCE NORTH 89 DEGREES 40 MINUTES 43 SECONDS EAST 792.03 FEET; THENCE SOUTH 00 DEGREES 24 MINUTES 00 SECONDS WEST 846.65 FEET; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION, SOUTH 89 DEGREES 43 MINUTES 16 SECONDS EAST 94.29 FEET; THENCE SOUTH 00 DEGREES 34 MINUTES 07 SECONDS WEST 929.29 FEET TO THE NORTH LINE OF LAKEWOOD COMMERCIAL PLAT, AS RECORDED IN LIBER 23 OF PLATS, PAGES 20 & 21, OTTAWA COUNTY RECORDS; THENCE ALONG THE NORTH LINE OF SAID PLAT, NORTH 89 DEGREES 39 MINUTES 32 SECONDS WEST 894.88 FEET TO THE NORTHWEST CORNER OF LOT 6 OF SAID PLAT; THENCE NORTH 00 DEGREES 28 MINUTES 36 SECONDS EAST 24.87 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 31 SECONDS WEST 144.22 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 47 SECONDS WEST 13.66 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 16 SECONDS WEST 193.40 FEET TO THE EASTERLY RIGHT OF WAY LINE OF U.S.-31 HIGHWAY; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH 29 DEGREES 41 MINUTES 41 SECONDS EAST 148.28 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 58 SECONDS EAST 230.07 FEET; THENCE NORTH 26 DEGREES 14 MINUTES 34 SECONDS WEST 243.71 FEET; THENCE NORTH 81 DEGREES 47 MINUTES 37 SECONDS WEST 130.14 FEET; THENCE NORTH 00 DEGREES 26 MINUTES 01 SECONDS EAST 235.04 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 58 SECONDS WEST 273.40 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 39 SECONDS EAST 477.91 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 37 SECONDS WEST 89.20 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 59 SECONDS WEST 130.14 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 32 SECONDS WEST 37.28 FEET; THENCE NORTH 00 DEGREES 23 MINUTES 36 SECONDS EAST 294.83 FEET; THENCE NORTH 17 DEGREES 59 MINUTES 29 SECONDS WEST 61.21 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 52 SECONDS EAST 128.40 FEET TO THE POINT OF BEGINNING. CONTAINS 37.42± ACRES.

CONTRACTABLE AREA NO. 2 DESCRIPTION

LAND LOCATED IN HOLLAND CHARTER TOWNSHIP, COUNTY OF OTTAWA, STATE OF MICHIGAN, AND LEGALLY DESCRIBED AS FOLLOWS:

PART OF THE NORTHEAST 1/4 OF SECTION 21, TOWN 05 NORTH, RANGE 15 WEST, HOLLAND TOWNSHIP, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 21, THENCE SOUTH 89 DEGREES 40 MINUTES 31 SECONDS EAST 1039.95 FEET ALONG THE NORTH LINE OF SAID SECTION; THENCE SOUTH 00 DEGREES 21 MINUTES 32 SECONDS WEST 300.03 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 40 MINUTES 31 SECONDS EAST 290.14 FEET; THENCE ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION, SOUTH 00 DEGREES 23 MINUTES 46 SECONDS WEST 162.89 FEET; THENCE NORTH 89 DEGREES 40 MINUTES 43 SECONDS EAST 792.03 FEET; THENCE SOUTH 00 DEGREES 24 MINUTES 00 SECONDS WEST 846.65 FEET; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION, SOUTH 89 DEGREES 43 MINUTES 16 SECONDS EAST 94.29 FEET; THENCE SOUTH 00 DEGREES 34 MINUTES 07 SECONDS WEST 929.29 FEET TO THE NORTH LINE OF LAKEWOOD COMMERCIAL PLAT, AS RECORDED IN LIBER 23 OF PLATS, PAGES 20 & 21, OTTAWA COUNTY RECORDS; THENCE ALONG THE NORTH LINE OF SAID PLAT, NORTH 89 DEGREES 39 MINUTES 32 SECONDS WEST 894.88 FEET TO THE NORTHWEST CORNER OF LOT 6 OF SAID PLAT; THENCE NORTH 00 DEGREES 28 MINUTES 36 SECONDS EAST 24.87 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 31 SECONDS WEST 144.22 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 47 SECONDS WEST 13.66 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 16 SECONDS WEST 193.40 FEET TO THE EASTERLY RIGHT OF WAY LINE OF U.S.-31 HIGHWAY; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH 29 DEGREES 41 MINUTES 41 SECONDS EAST 148.28 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 58 SECONDS EAST 230.07 FEET; THENCE NORTH 26 DEGREES 14 MINUTES 34 SECONDS WEST 243.71 FEET; THENCE NORTH 81 DEGREES 47 MINUTES 37 SECONDS WEST 130.14 FEET; THENCE NORTH 00 DEGREES 26 MINUTES 01 SECONDS EAST 235.04 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 58 SECONDS WEST 273.40 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 39 SECONDS EAST 477.91 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 37 SECONDS WEST 89.20 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 59 SECONDS WEST 130.14 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 32 SECONDS WEST 37.28 FEET; THENCE NORTH 00 DEGREES 23 MINUTES 36 SECONDS EAST 294.83 FEET; THENCE NORTH 17 DEGREES 59 MINUTES 29 SECONDS WEST 61.21 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 52 SECONDS EAST 128.40 FEET TO THE POINT OF BEGINNING. CONTAINS 37.42± ACRES.

SUBJECT TO THE FOLLOWING ITEMS PER SCHEDULE B, PART II - EXCEPTIONS OF CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER: 701167569N1S, REVISION NO. 3 COMMITMENT DATE: FEBRUARY 2, 2023

PER HOLLAND BUSINESS PARK CONDOMINIUM, OTTAWA COUNTY CONDOMINIUM SUBDIVISION NO. 729, OTTAWA COUNTY PUBLIC RECORDS, STATE OF MICHIGAN.

- 6 RIGHTS OF WAY AND/OR EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT GRANTED TO: CONSUMERS POWER COMPANY (NOW KNOWN AS CONSUMERS ENERGY) RECORDING NO. LIBER 254, PAGE 283. THIS EASEMENT DOES AFFECT THE SUBJECT PARCEL AND IS SHOWN HEREON, HOWEVER THE ROUTE AND COURSE CAN NOT BE PLOTTED.
8 RIGHTS OF WAY AND/OR EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT GRANTED TO: CONSUMERS POWER COMPANY (NOW KNOWN AS CONSUMERS ENERGY) RECORDING NO. LIBER 389, PAGE 355. THIS EASEMENT DOES AFFECT THE SUBJECT PARCEL AND IS SHOWN HEREON.
9 RIGHTS OF WAY AND/OR EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT GRANTED TO: CONSUMERS POWER COMPANY (NOW KNOWN AS CONSUMERS ENERGY) RECORDING NO. LIBER 421, PAGE 398, (EASEMENT AND ROUTE SHOWN ON DRAWING) THIS EASEMENT DOES AFFECT THE SUBJECT PARCEL, HOWEVER THE ROUTE AND COURSE DOES NOT AFFECT THE SUBJECT PARCEL AND IS SHOWN HEREON FOR REFERENCE PURPOSES.
12 TERMS, COVENANTS, AND CONDITIONS OF MEMORANDUM OF RECIPROCAL EASEMENT AND RIGHT TO PURCHASE AGREEMENT AS SET FORTH BELOW; RECORDING NO. USER 1239, PAGE 391, TOGETHER WITH FIRST AMENDMENT: LIBER 1341, PAGE 772, AFFIDAVIT: LIBER 1346, PAGE 794, ASSIGNMENT: LIBER 1730, PAGE 526, SECOND AMENDMENT TO RECIPROCAL EASEMENT AND RIGHT TO PURCHASE AGREEMENT; DOCUMENT NO. 2010-020218, THIRD AMENDMENT TO RECIPROCAL EASEMENT AND RIGHT TO PURCHASE AGREEMENT; DOCUMENT NO. 2010-022962-1, FOURTH AMENDMENT TO RECIPROCAL EASEMENT AND RIGHT TO PURCHASE AGREEMENT; DOCUMENT NO. 2010-0203318. THIS ITEM DOES AFFECT THE SUBJECT PARCEL, HOWEVER, NOT ALL EASEMENTS ARE PLOTTABLE, THE PLOTTABLE EASEMENT IS SHOWN HEREON.
13 TERMS, COVENANTS, AND CONDITIONS OF EASEMENT AGREEMENT AS SET FORTH BELOW; RECORDING NO. LIBER 1274, PAGE 228, RECORDING NO. LIBER 1274, PAGE 158. THIS EASEMENT DOES NOT AFFECT THE SUBJECT PARCEL AND IS SHOWN HEREON FOR REFERENCE PURPOSES.
15 TERMS, COVENANTS, AND CONDITIONS OF EASEMENT AGREEMENT AS SET FORTH BELOW; RECORDING NO. LIBER 1296, PAGE 37. THIS ITEM DOES AFFECT THE SUBJECT PARCEL AND IS SHOWN HEREON IN NOTE FORM ONLY.
16 TERMS, COVENANTS, AND CONDITIONS OF EASEMENT AGREEMENT AS SET FORTH BELOW; RECORDING NO. LIBER 1312, PAGE 802. THIS ITEM DOES AFFECT THE SUBJECT PARCEL AND IS SHOWN HEREON IN NOTE FORM ONLY.
17 TERMS, COVENANTS, AND CONDITIONS OF EASEMENT AGREEMENT AS SET FORTH BELOW; RECORDING NO. LIBER 1313, PAGE 986, (SHOWN ON DRAWINGS) THIS ITEM DOES AFFECT THE SUBJECT PARCEL AND IS SHOWN HEREON.
18 TERMS, COVENANTS, AND CONDITIONS OF AFFIDAVIT AS TO REAL PROPERTY AS SET FORTH BELOW; RECORDING NO. LIBER 1346, PAGE 767, RECORDING NO. LIBER 1730, PAGE 520. THIS ITEM DOES AFFECT THE SUBJECT PARCEL AND IS SHOWN HEREON IN NOTE FORM ONLY.
19 TERMS, COVENANTS, AND CONDITIONS OF DRIVEWAY EASEMENT AS SET FORTH BELOW; RECORDING NO. LIBER 1788, PAGE 159. THIS ITEM DOES AFFECT THE SUBJECT PARCEL AND IS SHOWN HEREON.
20 TERMS, COVENANTS, AND CONDITIONS OF EASEMENT AGREEMENT AS SET FORTH BELOW; RECORDING NO. LIBER 2742, PAGE 844. THIS ITEM DOES NOT AFFECT THE SUBJECT PARCEL AND IS NOT SHOWN HEREON.
21 TERMS, COVENANTS, AND CONDITIONS OF UTILITY LINE EASEMENT AS SET FORTH BELOW; RECORDING NO. LIBER 5081, PAGE 722. THIS ITEM DOES AFFECT THE SUBJECT PARCEL AND IS SHOWN HEREON.
22 TERMS, COVENANTS, AND CONDITIONS OF DECLARATION OF EASEMENTS AS SET FORTH BELOW; RECORDING NO. 2013-001494S. THIS ITEM DOES AFFECT THE SUBJECT PARCEL AND IS SHOWN HEREON IN NOTE FORM ONLY.
25 RIGHTS OF THE PUBLIC TO ANY PORTION OF THE LAND LYING WITHIN THE BOUNDS OF STREET, ROAD ALLEY OR HIGHWAY. THIS ITEM DOES NOT AFFECT THE SUBJECT PARCEL AND IS NOT SHOWN HEREON.

STRUCTURE INVENTORY

- STORM MANHOLE #1222 RIM ELEV. = 606.83 NORTH 12' PVC INV. ELEV. = 601.33 SOUTH 12' PVC INV. ELEV. = 601.28
STORM CATCH BASIN #2649 RIM ELEV. = 606.45 SOUTHEAST 12' PVC INV. ELEV. = 602.87
STORM CATCH BASIN #2650 RIM ELEV. = 604.31 SOUTH 24' CONC. INV. ELEV. = 598.31 NORTH 30' CONC. INV. ELEV. = 596.81 SOUTHWEST 12' CONC. INV. ELEV. = 600.81 NORTHWEST 12' INV. ELEV. = 601.50 (PER PLAT)
STORM CATCH BASIN #2698 RIM ELEV. = 606.50 FULL OF SILT TOP OF WATER = 603.95
STORM CATCH BASIN #3524 RIM ELEV. = 605.40 NORTHWEST 12' CONC. INV. ELEV. = 598.70 SOUTH 10' CONC. INV. ELEV. = 599.29
STORM CATCH BASIN #3432 RIM ELEV. = 605.52 NORTHEAST 12' PVC INV. ELEV. = 604.32 NORTHWEST 12' CONC. INV. ELEV. = 600.82 NORTHEAST 12' CONC. INV. ELEV. = 600.82 SOUTHWEST 12' CONC. INV. ELEV. = 600.82
STORM CATCH BASIN #3529 RIM ELEV. = 605.57 NORTH 15' CONC. INV. ELEV. = 599.77 SOUTH 15' CONC. INV. ELEV. = 599.77
STORM CATCH BASIN #3542 RIM ELEV. = 605.41 NORTH 24' CONC. INV. ELEV. = 598.01 SOUTH 24' CONC. INV. ELEV. = 598.01
SANITARY MANHOLE #3779 RIM ELEV. = 607.36 NORTH 10' PVC INV. ELEV. = 598.99 SOUTH 10' PVC INV. ELEV. = 598.89
SANITARY MANHOLE #4044 RIM ELEV. = 607.26 NORTH 10' PVC INV. ELEV. = 600.66 SOUTH 10' PVC INV. ELEV. = 600.66 EAST 8' PVC INV. ELEV. = 600.66 WEST 8' PVC INV. ELEV. = 600.66
STORM CATCH BASIN #4045 RIM ELEV. = 604.42 NORTH 30' CONC. INV. ELEV. = 597.17 EAST 30' CONC. INV. ELEV. = 597.12 NORTHWEST 15' CONC. INV. ELEV. = 597.32 WEST-SOUTHWEST 12' CONC. INV. ELEV. = 601.42
STORM CATCH BASIN #4106 RIM ELEV. = 604.34 NORTH 24' CONC. INV. ELEV. = 597.59 SOUTH 30' CONC. INV. ELEV. = 597.59 WEST 12' CONC. INV. ELEV. = 597.59
SANITARY MANHOLE #4200 RIM ELEV. = 606.87 NORTH 10' PVC INV. ELEV. = 599.70 SOUTH 10' PVC INV. ELEV. = 599.70
STORM CATCH BASIN #27314 RIM ELEV. = 604.44 NORTHEAST 12' CONC.

FLOOD NOTE

PER ELEVATION DATA COLLECTED IN A FIELD SURVEY PERFORMED BY HOLLAND ENGINEERING, INC. IN AUGUST OF 2023, IT WAS DETERMINED THAT A PORTION OF THE SUBJECT PROPERTY LIES IN:

ZONE AE - BASE FLOOD ELEVATIONS DETERMINED

AND IS IN A SPECIAL FLOOD HAZARD AREA

AND

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING A PORTION OF THE SUBJECT PROPERTY LIES IN:

ZONE X (*) - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

AND

ZONE X (**) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

AND IS NOT IN A SPECIAL FLOOD HAZARD AREA

PER THE FLOOD INSURANCE RATE MAP HOLLAND TOWNSHIP, OTTAWA COUNTY, MICHIGAN COMMUNITY NUMBER 260603012 E MAP NUMBER: 28139C0312E EFFECTIVE DATE: DECEMBER 16, 2011

TO: HBPC LLC

I, MARK O. SCOVILL, A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF MICHIGAN, HEREBY CERTIFY THAT I HAVE SURVEYED THE PARCEL(S) OF LAND DESCRIBED AND DELINEATED HEREON THAT THE SURVEY MAP IS A TRUE REPRESENTATION OF THE SURVEY AS PERFORMED BY ME; THAT SAID SURVEY WAS PERFORMED RESULTING WITH A RELATIVE POSITIONAL PRECISION AT EACH BOUNDARY CORNER SHOWN HEREON WITHIN LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING. THIS SURVEY WAS MADE FROM THE ATTACHED LEGAL DESCRIPTION, THE DESCRIPTION WAS GIVEN TO US BY OTHERS, OR WAS PREPARED BY US FROM INFORMATION OR DOCUMENTS GIVEN TO US BY OTHERS, AND SHOULD BE COMPARED WITH THE ABSTRACT OF TITLE OR TITLE INSURANCE POLICY FOR ACCURACY, EASEMENTS OR EXCEPTIONS.

HOLLAND ENGINEERING, INC. 220 HOOVER BOULEVARD HOLLAND, MICHIGAN 49423 (616) 392-6938

Mark O. Scovill

MARK O. SCOVILL MICHIGAN PROFESSIONAL SURVEYOR #400104504



SURVEYOR'S NOTES

- 1 THIS SURVEY WAS PREPARED FOR THE LANDS AS DESCRIBED HEREIN WITHOUT THE BENEFIT OF CURRENT TITLE WORK, IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.
2 UTILITIES SHOWN HEREON ARE BASED UPON A COMBINATION OF VISIBLE ABOVE-GROUND OBSERVATIONS, FIELD MARKINGS AND PLANS PROVIDED TO HOLLAND ENGINEERING, INC. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA. THIS SURVEY SHOULD NOT BE RELIED UPON TO DEPICT THE LOCATION OF ALL UNDERGROUND UTILITIES.
NOTE: CONNECTIVITY AS SHOWN HEREON IS BASED UPON BEST AVAILABLE INFORMATION, HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF ALL UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DETERMINED.
3 BEARINGS ARE BASED ON HOLLAND BUSINESS PARK CONDOMINIUM, OTTAWA COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 729, HAVING A BEARING OF SOUTH 89°40'31" EAST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 21, TOWN 5 NORTH, RANGE 15 WEST.
4 ELEVATIONS SHOWN HEREON ARE BASED ON THE BENCHMARK SHOWN ON THE HOLLAND BUSINESS PARK CONDOMINIUM AND NOTED AS BEING ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
5 SOURCE BENCHMARK - SITE BENCHMARK #1 TOP OF SOUTHWEST FLANGE BOLT SET BY HOLLAND BUSINESS PARK CONDOMINIUM ELEVATION = 605.20 (NAVD'88)
6 SOURCE OF ADJOINING PARCEL DATA: https://gis.micottawa.org/ottawa/geocortools/propertymap.jsp/
7 HOLLAND ENGINEERING, INC. DID NOT OBSERVE EVIDENCE THAT A FIELD DELINEATION OF WETLANDS HAD BEEN CONDUCTED ON THE SUBJECT PROPERTY AT THE TIME THIS SURVEY WAS PERFORMED.
8 SOURCE OF FLOOD INFORMATION: http://www.fema.gov/
9 DATE OF FIELD SURVEY: AUGUST 31, 2023

LEGEND

- SECTION CORNER/QUARTER CORNER
SET MAG NAIL
FOUND 1/2" DIA. STEEL BAR - NO CAP
FOUND MAG NAIL
FOUND 1/2" DIA. STEEL BAR W/ CAP #34877
FOUND 1/2" DIA. STEEL BAR W/ CAP #28407
FOUND 1/2" DIA. STEEL BAR W/ CAP #39094
FOUND 1/2" DIA. STEEL BAR W/ CAP #28429
FOUND 1/2" DIA. STEEL BAR W/ CAP - ILLEGIBLE
FOUND CONCRETE MONUMENT
UTILITY HANDHOLE
SIGN
GAS METER
ELECTRIC TRANSFORMER
ELECTRIC METER
ELECTRIC UTILITY
AIR CONDITIONER
MAILBOX
WATER VALVE
FIRE HYDRANT
WATER SPIGOT
SANITARY CLEANOUT
UTILITY MANHOLE
STORM SEWER MANHOLE
SANITARY SEWER MANHOLE
UTILITY PEDESTAL
UNDERGROUND UTILITY MARKER
UTILITY POLE
LIGHT POLE
GUY ANCHOR
BOLLARD
STORM CATCH BASIN
BEE-HIVE STORM CATCH BASIN
CONFEROUS TREE
DECIDUOUS TREE
DESIGNATED HANDICAPPED PARKING
SECTION LINE
PARCEL BOUNDARY LINE
EASEMENT LINE
OVERHEAD UTILITY LINE
UNDERGROUND STORM SEWER
UNDERGROUND SANITARY SEWER
UNDERGROUND GAS LINE
UNDERGROUND ELECTRIC LINE
UNDERGROUND TELECOMMUNICATIONS LINE
UNDERGROUND WATER LINE
CHAIN LINK FENCE
WOOD FENCE
WIRE FENCE
TOP OF BANK
CENTERLINE OF DITCH
FEMA ZONE X(*) EXTENTS
FEMA ZONE AE EXTENTS (100-YEAR FLOODPLAIN CONTOUR)
MINOR CONTOUR
MAJOR CONTOUR
ASPHALT SURFACE
CONCRETE SURFACE
GRAVEL SURFACE
WATER SURFACE
FLOODWAY EXTENTS
LIMITS OF CONTRACTABLE WORK AREA
NAVD 88 - NORTH AMERICAN VERTICAL DATUM OF 1988
INV. - INVERT
ELEV. - ELEVATION
CONC. - CONCRETE
PVC - POLY VINYL CHLORIDE
H.D.P.E. - HIGH DENSITY POLYETHYLENE
F.F. - FINISHED FLOOR
(M) - MEASURED DIMENSION
(P) - PLATTED DIMENSION

HOLLAND ENGINEERING 220 Hoover Boulevard Holland, Michigan 49423-3768 www.hollandengineering.com T 616-392-6938 F 616-392-2116

The Surveyor/Engineer's liability for any and all claims, including but not limited to those arising out of the Surveyor's/Engineer's professional actions or negligence, gross negligence or misrepresentation shall be deemed limited to an amount no greater than the service fee.

LAKELAND CONSTRUCTION ATTN: MR. MAX NYKEREK, ARCHITECTURAL PRACTICE LEADER 11233 JAMES STREET HOLLAND, MICHIGAN 49424

HOLLAND BUSINESS PARK CONDOMINIUM 12330 JAMES STREET HOLLAND, MICHIGAN 49424 PT. OF THE NE 1/4 SECT. 21 T5N, R15W CITY OF HOLLAND, OTTAWA COUNTY, MICHIGAN

Table with columns: No., Description, Date. Row 1: 09/22/2023, CERTIFICATE OF SURVEY, 09/22/2023

Project Manager: DOUGLAS J. LANSKY
Vertical Datum: NAVD 88
Horz. Datum: CONDO
Checked by: JOHN M. RANKIN
Date: 09/22/2023
Civil: .
Struc.: .
L.A.: .
HEI Project Number: 23-07-031
Sheet Title: CERTIFICATE OF SURVEY
Sheet No.: 2 OF 2

