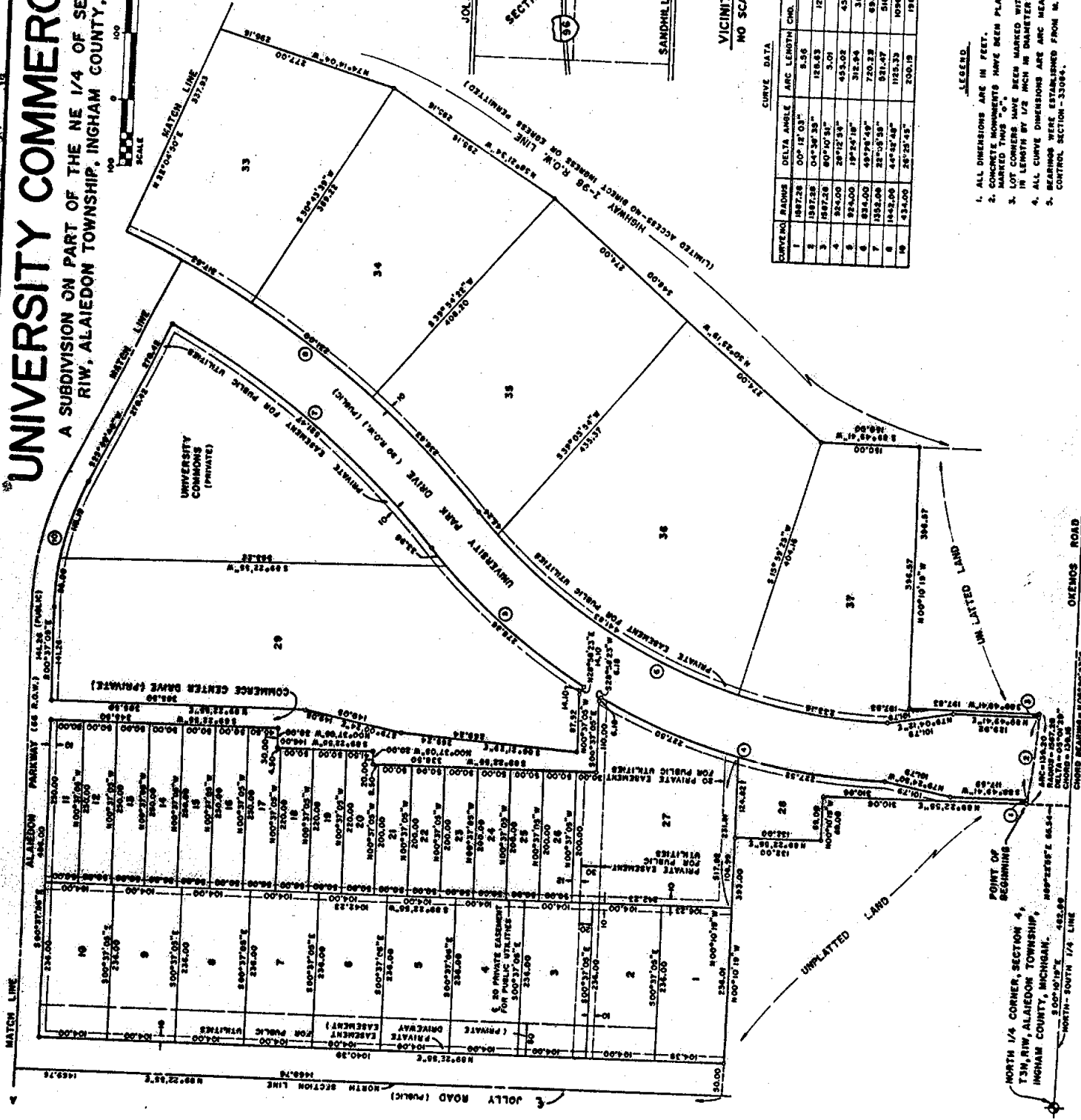
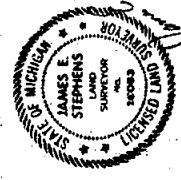
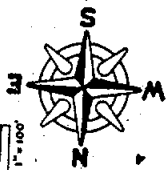


UNIVERSITY COMMERCE PARK

A SUBDIVISION ON PART OF THE NE 1/4 OF SECTION 4, T3M, R1W, ALAIEDON TOWNSHIP, INGHAM COUNTY, MICHIGAN.

REF. 39 N 34

REF. 39 N 34



VICINITY MAP
NO SCALE

CURVE DATA

CURVE NO.	RADIUS	DELTA ANGLE	ARC LENGTH	CHD. LENGTH	CHRD BEARING
1	1897.28	00°12'03"	8.50	8.50	N07°45'06"E
2	1897.28	04°30'33"	128.83	128.83	N05°16'47"E
3	887.28	09°01'01"	3.01	3.01	N02°55'04"E
4	887.28	20°12'54"	453.02	453.02	N78°00'58"W
5	224.00	19°24'18"	312.84	312.84	S60°23'30"W
6	887.28	09°01'01"	720.29	688.02	S57°25'54"E
7	1897.28	22°05'18"	821.47	518.24	S17°42'28"W
8	1897.28	44°52'48"	1615.33	1096.19	S63°02'54"E
9	434.00	28°25'43"	200.19	198.42	S12°35'47"W

LEGEND

1. ALL DIMENSIONS ARE IN FEET.
2. CONCRETE MONUMENTS HAVE BEEN PLACED AT ALL POINTS.
3. LOT CORNERS HAVE BEEN MARKED WITH IRON RODS 1/2 INCHES IN LENGTH BY 1/2 INCH IN DIAMETER.
4. ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS.
5. BEARINGS WERE ESTABLISHED FROM M.D.O.T. PLANS OF 1-96.

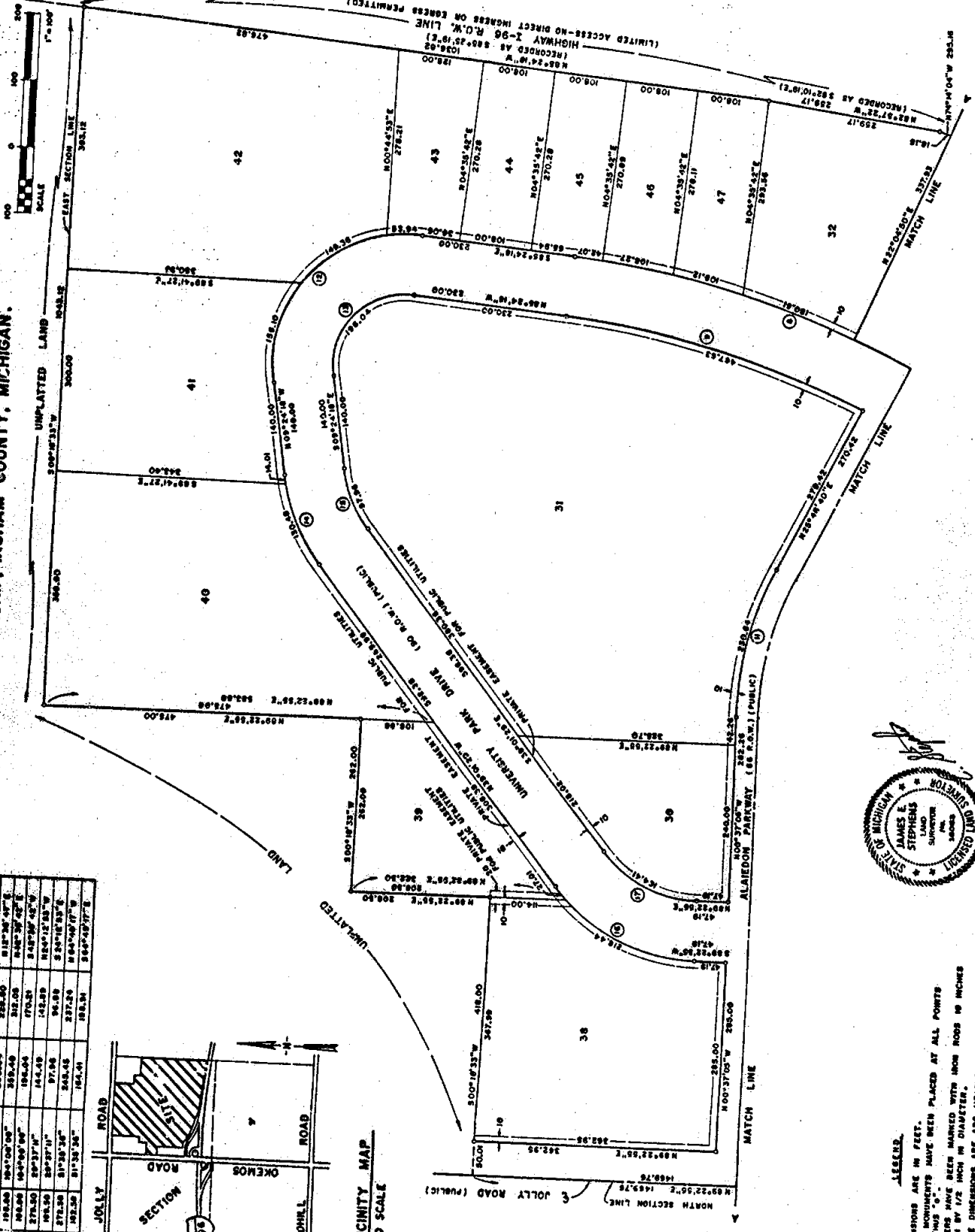
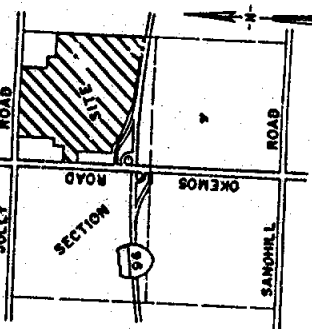
OKEMOS ROAD (DEED RECORDED IN LINES 936, PAGE 608)

UNIVERSITY COMMERCE PARK

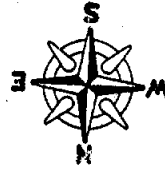
A SUBDIVISION ON PART OF THE NE 1/4 OF SECTION 4, T3N.
R1W, ALAIEDON TOWNSHIP, INGHAM COUNTY, MICHIGAN.

CURVE DATA

CURVE NO.	RADIUS	BEARING	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	1000.00	44°45'48"	1159.33	1034.89	S 53°12'54" E
2	1000.00	44°45'48"	1159.33	1034.89	S 53°12'54" E
3	1000.00	44°45'48"	1159.33	1034.89	S 53°12'54" E
4	1000.00	44°45'48"	1159.33	1034.89	S 53°12'54" E
5	1000.00	44°45'48"	1159.33	1034.89	S 53°12'54" E
6	1000.00	44°45'48"	1159.33	1034.89	S 53°12'54" E
7	1000.00	44°45'48"	1159.33	1034.89	S 53°12'54" E
8	1000.00	44°45'48"	1159.33	1034.89	S 53°12'54" E
9	1000.00	44°45'48"	1159.33	1034.89	S 53°12'54" E
10	1000.00	44°45'48"	1159.33	1034.89	S 53°12'54" E
11	1000.00	44°45'48"	1159.33	1034.89	S 53°12'54" E
12	1000.00	44°45'48"	1159.33	1034.89	S 53°12'54" E
13	1000.00	44°45'48"	1159.33	1034.89	S 53°12'54" E
14	1000.00	44°45'48"	1159.33	1034.89	S 53°12'54" E
15	1000.00	44°45'48"	1159.33	1034.89	S 53°12'54" E
16	1000.00	44°45'48"	1159.33	1034.89	S 53°12'54" E
17	1000.00	44°45'48"	1159.33	1034.89	S 53°12'54" E



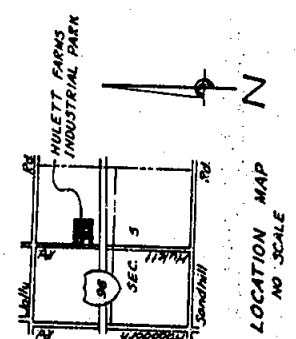
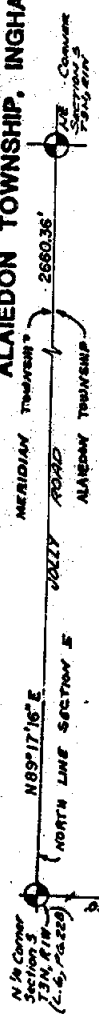
- LEGEND**
1. ALL DIMENSIONS ARE IN FEET.
 2. CONCRETE DIMENSIONS HAVE BEEN PLACED AT ALL POINTS.
 3. MARKED DIMENSIONS HAVE BEEN PLACED AT ALL POINTS.
 4. ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS.
 5. BEARINGS WERE ESTABLISHED FROM M.D.A.T. PLANS OF I-96.
 6. CONTROL SECTION 15000'.



(LIMITED ACCESS - NO DIRECT INGRESS ON EGRESS PERMITTED)
HIGHWAY I-96 R.O.W. LINE
RECORDED AS 88-25-10-1
N 88°24'10\"/>

HULETT FARMS INDUSTRIAL PARK

A SUBDIVISION ON PART OF THE NE 1/4 OF SECTION 5, T3N, R1W, ALAIEDON TOWNSHIP, INGHAM COUNTY, MICHIGAN



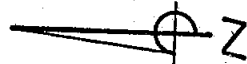
EXAMINED AND APPROVED
 Date Jan 3, 1989
 BY THE DEPARTMENT OF COMMERCIAL LITIGATION
 Richard E. Lomax, RLS

STORM DRAINAGE FROM THIS DEVELOPMENT SHALL BE DIRECTED TOWARD THE DETENTION POND AND DRAINWAY DRAIN.

RECORDING CERTIFICATE
 STATE OF MICHIGAN
 INGHAM COUNTY

THIS PLAT WAS RECEIVED FOR RECORD ON THE 4th DAY OF JANUARY, 1989 AT 4:00 P.M. AND RECORDED IN LIBER 111 OF PLATS ON PAGES 12113.

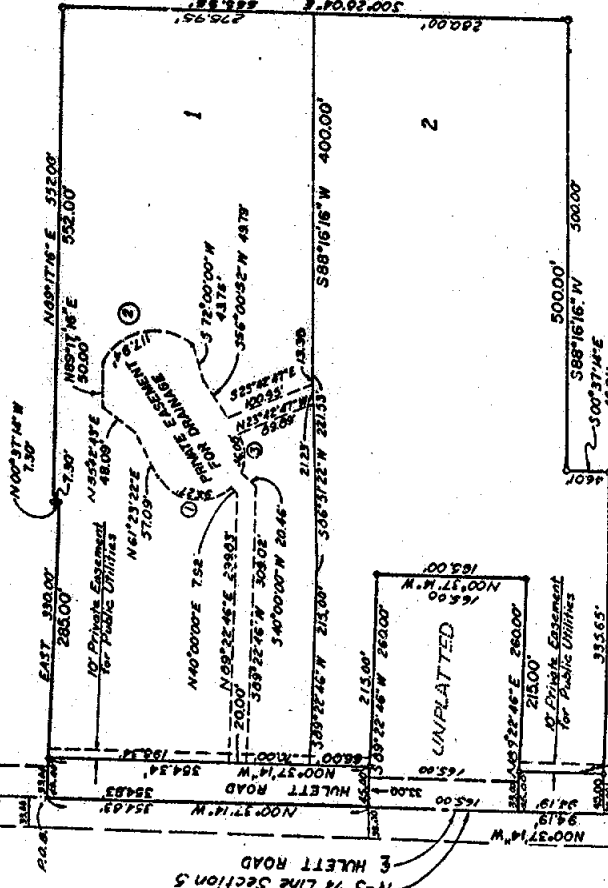
Paula Johnson
 PAULA JOHNSON REGISTER OF DEEDS



UNPLATTED

UNPLATTED

UNPLATTED



LEGEND

1. ALL DIMENSIONS ARE IN FEET, AND CURVE DIMENSIONS ARE IN FEET, ANGLES IN DEGREES.
2. ALL CURVE DIMENSIONS, CONSIDERED AS RADIUS, CHORD, DELTA, AND BEARING.
3. CONCRETE MONUMENTS, CONSIDERED AS 4 INCH DIAMETER, 36 INCH LONG, STEEL BARS 1/2 INCH IN DIAMETER AND 36 INCHES LONG, OR 4 INCHES IN DIAMETER AND 36 INCHES LONG, HAVE BEEN PLACED AT ALL POINTS MARKED.
4. LOT CORNERS HAVE BEEN MARKED WITH 1/2 INCH DIAMETER MARKERS 18 INCHES IN LENGTH WITH AN ORANGE CAP.
5. BEARINGS WERE ESTABLISHED FROM THE WEST LINE OF SECTION 5 AS PUBLISHED BY THE MICHIGAN DEPARTMENT OF TRANSPORTATION ON PAGE 36 OF THE RIGHT OF WAY MAPS FOR INGHAM COUNTY.

NO.	ARC	RADIUS	DELTA	CHORD	BEARING
1	95.27	80.00	109°10'29"	91.50	N05°48'00"E
2	117.94	85.00	103°55'32"	102.41	S13°10'51"E
3	46.00	80.00	58°48'38"	44.47	S82°24'58"W

SURVEYOR'S CERTIFICATE

I, DAVID R. LOHR, SURVEYOR, CERTIFY:
 THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE LAND SHOWN ON THIS PLAT,
 DESCRIBED AS FOLLOWS:

HULETT FARMS INDUSTRIAL PARK PART OF THE NE 1/4 OF SECTION 5, T3N, R1W, ALAIEDON TOWNSHIP, INGHAM COUNTY, MICHIGAN, COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 5; THENCE S00°37'14"E ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 5, 958.60 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE EAST 330.00 FEET; THENCE N00°37'14"W PARALLEL TO SAID NORTH-SOUTH 1/4 LINE 7.30 FEET; THENCE N89°17'16"E PARALLEL TO THE WEST LINE OF SAID SECTION 5, 552.00 FEET; THENCE S00°28'04"E, 555.95 FEET; THENCE S88°16'16"W, 500.00 FEET; THENCE S00°37'14"E PARALLEL TO THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 5, 240.00 FEET; THENCE N00°37'14"W PARALLEL TO SAID NORTH-SOUTH 1/4 LINE 165.00 FEET; THENCE S89°22'46"E, 240.00 FEET; THENCE N00°37'14"W PARALLEL TO SAID NORTH-SOUTH 1/4 LINE 165.00 FEET; THENCE S89°22'46"E, 240.00 FEET; THENCE N00°37'14"W PARALLEL TO SAID NORTH-SOUTH 1/4 LINE 354.85 FEET TO THE POINT OF BEGINNING; SAID PARCEL CONTAINING 10.782 ACRES MORE OR LESS AND 2 LOTS NUMBERED 1 AND 2.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION, AND PLAT BY THE DIRECTION OF THE OWNERS OF SUCH LAND;

THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE PARADIVISION OF IT;

THAT THE REQUIRED MONUMENTS AND LOT MARKERS HAVE BEEN LOCATED IN THE GROUND OR THE SURVEY HAS BEEN DEPOSITED WITH THE MUNICIPALITY, AS REQUIRED BY SECTION 123 OF THE ACT;

THAT THE ACCURACY OF SURVEY IS WITHIN THE LIMITS REQUIRED BY SECTION 126 OF THE ACT;

THAT THE BEARINGS SHOWN ON THE PLAT ARE EXPRESSED AS REQUIRED BY SECTION 126 (3) OF THE ACT AND AS EXPLAINED IN THE LEGEND.

BEERY & ASSOCIATES, INC.
 849 N. AURELIUS RD.
 MASON, MICHIGAN 48864
 (517) 676-4886

DATE Nov 15, 1988
David R. Lohr
 DAVID R. LOHR, VICE PRESIDENT
 LLS # 30990

HULETT FARMS INDUSTRIAL PARK

A SUBDIVISION ON PART OF THE NE 1/4 OF SECTION 5, T3N, R1W,
ALAIEDON TOWNSHIP, INGHAM COUNTY, MICHIGAN



PROPRIETOR'S CERTIFICATE - INDIVIDUAL

WE, AS PROPRIETORS, CERTIFY THAT WE CAUSED THE LAND ENBRACED IN THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS PLAT, AND THAT THE ROAD IS HEREBY DEDICATED TO THE USE OF THE PUBLIC, THAT THE PUBLIC UTILITY EASEMENTS ARE FOR THE USES SHOWN ON THE PLAT.

Maynard E. Beery
MAYNARD E. BEERY
849 NORTH AURELIUS ROAD
INGHAM, MI 48864

Carolyn E. Beery
CAROLYN E. BEERY
3645 RALEIGH DR.
INGHAM, MI 48864

WITNESS: FRANCISCO J. LUNA

Richard R. Burke
WITNESS: RICHARD R. BURKE

ACKNOWLEDGEMENT - INDIVIDUAL
STATE OF MICHIGAN
INGHAM COUNTY

PERSONALLY CAME BEFORE ME THIS 16th DAY OF November 1988 THE ABOVE NAMED MAYNARD E. BEERY AND CAROLYN E. BEERY, HUSBAND AND WIFE, TO BE KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

BY COMMISSIONER
EXPIRES: June 22, 1992
David B. Lohr
NOTARY PUBLIC, DAVID B. LOHR
INGHAM COUNTY, MICHIGAN

PROPRIETOR'S CERTIFICATE - INDIVIDUAL

WE, AS PROPRIETORS, CERTIFY THAT WE CAUSED THE LAND ENBRACED IN THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS PLAT, AND THAT THE ROAD IS HEREBY DEDICATED TO THE USE OF THE PUBLIC, THAT THE PUBLIC UTILITY EASEMENTS ARE FOR THE USES SHOWN ON THE PLAT.

Maynard E. Beery
MAYNARD E. BEERY
3645 RALEIGH DR.
INGHAM, MI 48864

Carolyn E. Beery
CAROLYN E. BEERY
3645 RALEIGH DR.
INGHAM, MI 48864

ACKNOWLEDGEMENT - INDIVIDUAL
STATE OF MICHIGAN
INGHAM COUNTY

PERSONALLY CAME BEFORE ME THIS 16th DAY OF November 1988 THE ABOVE NAMED DONALD POLIN AND RUTH N. POLIN, HUSBAND AND WIFE, TO BE KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

BY COMMISSIONER
EXPIRES: May 17, 1992
Carolyn E. Beery
NOTARY PUBLIC, CAROLYN E. BEERY
INGHAM COUNTY, MICHIGAN

PROPRIETOR'S CERTIFICATE - ASSOCIATION

PRODUCTION CREDIT ASSOCIATION OF MID-MICHIGAN, AN ASSOCIATION ONLY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF MICHIGAN, AS PROPRIETOR HAS CAUSED THE LAND ENBRACED IN THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT; AND THAT THE ROAD IS DEDICATED TO THE PUBLIC; AND THAT THE PUBLIC UTILITY EASEMENTS ARE PRIVATE EASEMENTS, AND THAT ALL OTHER EASEMENTS ARE FOR THE USES SHOWN ON THE PLAT.

Karen Mitchell
WITNESS: KAREN MITCHELL

Cheryl K. Motz
WITNESS: CHERYL K. MOTZ

PRODUCTION CREDIT ASSOCIATION
OF MID-MICHIGAN
3318 KERRY ST.
SUITE 200
LANSING, MI 48912

William B. Volz
WITNESS: WILLIAM B. VOLZ
VICE PRESIDENT

William B. Volz
WITNESS: WILLIAM B. VOLZ
VICE PRESIDENT

ACKNOWLEDGEMENT - ASSOCIATION
STATE OF MICHIGAN
INGHAM COUNTY

PERSONALLY CAME BEFORE ME THIS 16th DAY OF November 1988 DENNIS J. McDONALD VICE PRESIDENT, AND CAROLYN E. BEERY VICE PRESIDENT OF THE ABOVE NAMED ASSOCIATION, TO BE KNOWN TO BE SUCH VICE PRESIDENTS OF SAID ASSOCIATION AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE FREE ACT AND DEED OF SAID ASSOCIATION BY THEIR AUTHORITY.

BY COMMISSIONER
EXPIRES: May 17, 1992
Carolyn E. Beery
NOTARY PUBLIC, CAROLYN E. BEERY
INGHAM COUNTY, MICHIGAN

COUNTY ROAD COMMISSIONER'S CERTIFICATE

APPROVED ON Nov 22, 1988 AS COMPLYING WITH SECTION 183 OF ACT 288 P.A. 1967 AND THE APPLICABLE PUBLISHED RULES AND REGULATIONS OF THE BOARD OF ROAD COMMISSIONERS OF INGHAM COUNTY.

Thomas R. Mitchell
THOMAS R. MITCHELL
COMMISSIONER

Arne M. Hope
ARNE M. HOPE
CHAIRMAN

Michael E. Farrell
MICHAEL E. FARRELL
VICE CHAIRMAN

CERTIFICATE OF MUNICIPAL APPROVAL

I CERTIFY THAT THIS PLAT WAS APPROVED BY THE TOWNSHIP BOARD, OF THE TOWNSHIP OF ALAIEDON, AT A MEETING HELD Nov 22, 1988, AND WAS REVIEWED AND FOUND TO BE IN COMPLIANCE WITH ACT 288 P.A. OF 1967; ALSO THAT THE INGHAM COUNTY HEALTH DEPARTMENT APPROVED THE PRELIMINARY PLAT ON Nov 22, 1988.

Bruce E. Destiere
BRUCE E. DESTIERE, CLERK

COUNTY PLAT BOARD CERTIFICATE

THIS PLAT HAS BEEN REVIEWED AND IS APPROVED BY THE INGHAM COUNTY PLAT BOARD ON Dec 20, 1988 AS BEING IN COMPLIANCE WITH ALL OF THE PROVISIONS OF ACT 288 P.A. 1967, AND THE PLAT BOARD'S APPLICABLE RULES AND REGULATIONS.

Clay Johnson
CLAY JOHNSON
COUNTY CLERK

Paula Johnson
PAULA JOHNSON
REGISTER OF DEEDS

Donald R. Moore
DONALD R. MOORE
COUNTY TREASURER

MICHIGAN DEPARTMENT OF TRANSPORTATION

APPROVED ON Dec 20, 1988 AS COMPLYING WITH ACT 288, P.A. OF 1967 AND THE APPLICABLE PUBLISHED RULES AND REGULATIONS OF THE DEPARTMENT OF TRANSPORTATION.

MICHIGAN DEPARTMENT OF TRANSPORTATION
James P. Pitz
JAMES P. PITZ, DIRECTOR

COUNTY TREASURER'S CERTIFICATE

THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR SPECIAL ASSESSMENTS FOR THE FIVE YEARS PRECEDING Dec 20, 1988, INVOLVING THE LANDS INCLUDED IN THIS PLAT.

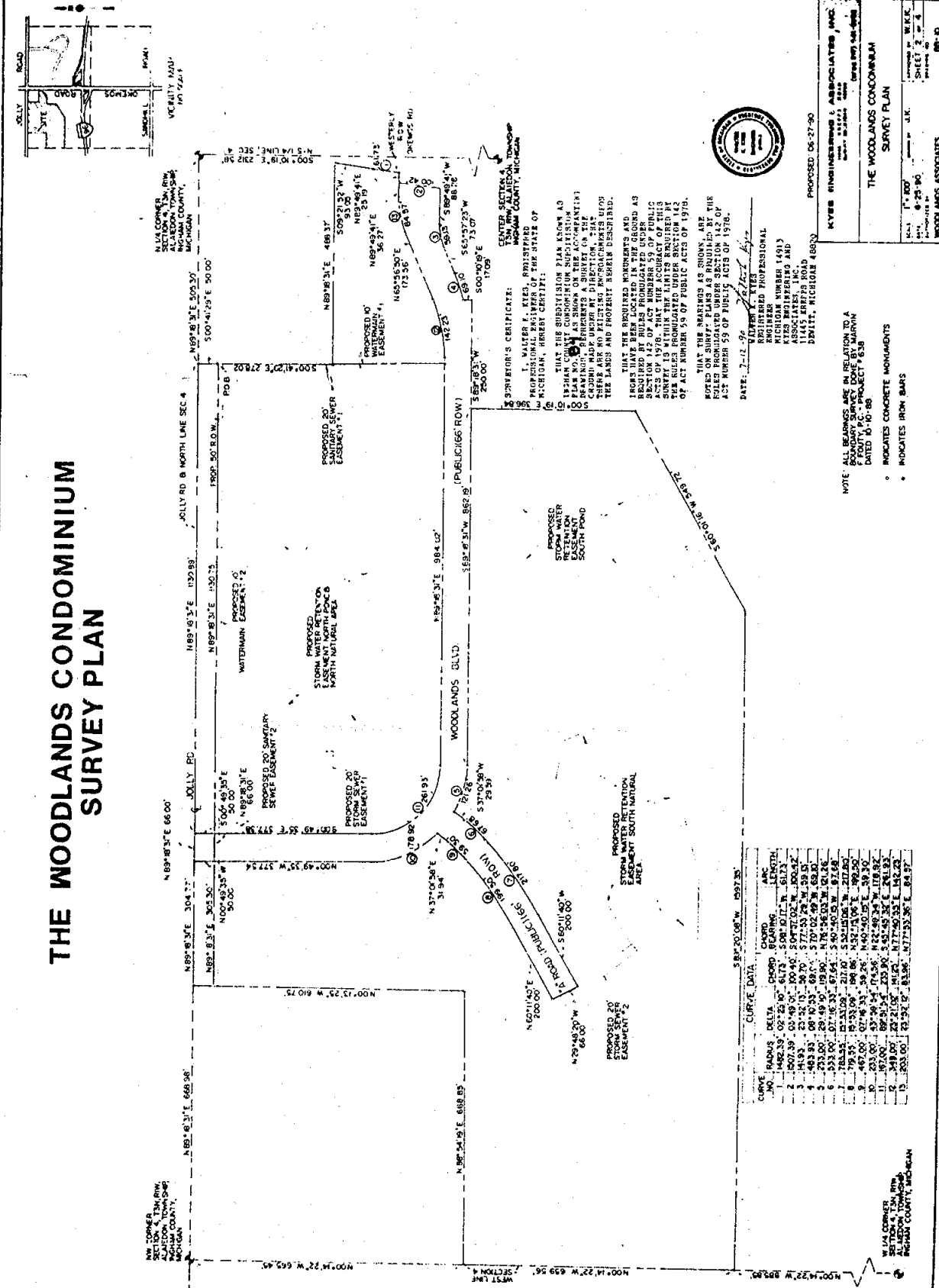
Donald R. Moore
DONALD R. MOORE
COUNTY TREASURER
INGHAM COUNTY.

COUNTY DRAIN COMMISSIONER'S CERTIFICATE

APPROVED ON Nov 16, 1988 AS COMPLYING WITH SECTION 192 OF ACT 288 P.A. 1967 AND THE APPLICABLE PUBLISHED RULES AND REGULATIONS PUBLISHED BY MY OFFICE IN THE COUNTY OF INGHAM.

Philip R. Jenkins
PHILIP R. JENKINS
DEPUTY DRAIN COMMISSIONER
INGHAM COUNTY.

THE WOODLANDS CONDOMINIUM SURVEY PLAN



W. LA CORNER SECTION 4, T34N, R17W, ALLEGAN COUNTY, MICHIGAN

E. LA CORNER SECTION 4, T34N, R17W, ALLEGAN COUNTY, MICHIGAN

S. LA CORNER SECTION 4, T34N, R17W, ALLEGAN COUNTY, MICHIGAN

N. LA CORNER SECTION 4, T34N, R17W, ALLEGAN COUNTY, MICHIGAN

W. LA CORNER SECTION 4, T34N, R17W, ALLEGAN COUNTY, MICHIGAN

E. LA CORNER SECTION 4, T34N, R17W, ALLEGAN COUNTY, MICHIGAN

S. LA CORNER SECTION 4, T34N, R17W, ALLEGAN COUNTY, MICHIGAN

N. LA CORNER SECTION 4, T34N, R17W, ALLEGAN COUNTY, MICHIGAN

W. LA CORNER SECTION 4, T34N, R17W, ALLEGAN COUNTY, MICHIGAN

E. LA CORNER SECTION 4, T34N, R17W, ALLEGAN COUNTY, MICHIGAN

S. LA CORNER SECTION 4, T34N, R17W, ALLEGAN COUNTY, MICHIGAN

N. LA CORNER SECTION 4, T34N, R17W, ALLEGAN COUNTY, MICHIGAN



PROPOSED 06-27-90

DATE: 7-11-90
 I. VALZER E. KYES
 REGISTERED PROFESSIONAL ENGINEER
 NO. 14313
 STATE OF MICHIGAN
 KYES ENGINEERING AND ASSOCIATES, INC.
 1000 W. WASHINGTON
 DEPT. 1, MICHIGAN 48802

CONVENTOR'S CERTIFICATE:
 I, VALZER E. KYES, REGISTERED PROFESSIONAL ENGINEER OF THE STATE OF MICHIGAN, HEREBY CERTIFY:
 1. THAT THE SUBDIVISION PLAN KNOWN AS 18-THAN UNIT CONDOMINIUM SUBDIVISION BEARING RECORD NUMBER 638 (HEREINAFTER REFERRED TO AS "PROJECT 638") WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE SAID PLAN IS IN ACCORDANCE WITH THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF PUBLIC ACTS 1976.
 2. THAT THE SAID PLAN IS IN ACCORDANCE WITH THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF PUBLIC ACTS 1976.
 3. THAT THE SAID PLAN IS IN ACCORDANCE WITH THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF PUBLIC ACTS 1976.
 4. THAT THE SAID PLAN IS IN ACCORDANCE WITH THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF PUBLIC ACTS 1976.
 5. THAT THE SAID PLAN IS IN ACCORDANCE WITH THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF PUBLIC ACTS 1976.
 6. THAT THE SAID PLAN IS IN ACCORDANCE WITH THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF PUBLIC ACTS 1976.
 7. THAT THE SAID PLAN IS IN ACCORDANCE WITH THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF PUBLIC ACTS 1976.
 8. THAT THE SAID PLAN IS IN ACCORDANCE WITH THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF PUBLIC ACTS 1976.
 9. THAT THE SAID PLAN IS IN ACCORDANCE WITH THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF PUBLIC ACTS 1976.
 10. THAT THE SAID PLAN IS IN ACCORDANCE WITH THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF PUBLIC ACTS 1976.

NOTE: ALL BEARINGS ARE IN RELATION TO A POINT OF SURVEY CORNER BY MARIN DATED 10-10-88
 * INDICATES CONCRETE MONUMENTS
 * INDICATES IRON BARS

THE WOODLANDS CONDOMINIUM SURVEY PLAN

KYES ENGINEERING & ASSOCIATES, INC.
 1000 W. WASHINGTON
 DEPT. 1, MICHIGAN 48802

W. LA CORNER SECTION 4, T34N, R17W, ALLEGAN COUNTY, MICHIGAN

E. LA CORNER SECTION 4, T34N, R17W, ALLEGAN COUNTY, MICHIGAN

S. LA CORNER SECTION 4, T34N, R17W, ALLEGAN COUNTY, MICHIGAN

N. LA CORNER SECTION 4, T34N, R17W, ALLEGAN COUNTY, MICHIGAN

CURVE NO.	RADIUS	DELTA	CHORD	SCARING	ARC LENGTH
1	1482.39	02°25'10"	6173	5084.017	6173
2	1482.39	02°25'10"	6173	5084.017	6173
3	1482.39	02°25'10"	6173	5084.017	6173
4	1482.39	02°25'10"	6173	5084.017	6173
5	1482.39	02°25'10"	6173	5084.017	6173
6	1482.39	02°25'10"	6173	5084.017	6173
7	1482.39	02°25'10"	6173	5084.017	6173
8	1482.39	02°25'10"	6173	5084.017	6173
9	1482.39	02°25'10"	6173	5084.017	6173
10	1482.39	02°25'10"	6173	5084.017	6173
11	1482.39	02°25'10"	6173	5084.017	6173
12	1482.39	02°25'10"	6173	5084.017	6173
13	1482.39	02°25'10"	6173	5084.017	6173