

SITE DATA
Gross Land Area:
14-17-384-003: 414,088 Square Feet or 9.50 Acres.
14-20-130-018: 143,474 Square Feet or 3.29 Acres
TOTAL: 557,562 Square Feet or 12.79 Acres

Zoned: P-1 (Parking)
Building Setbacks:
Front= N/A
Sides= N/A
Rear= N/A

Max. Building Height permitted: N/A

Total Striped Parking: 938 striped spaces including 0 barrier free (handicap) spaces.

NOTE: The setbacks & height restrictions noted above are for reference purposes only and should not be used for design or construction and should not be used to determine compliance. A surveyor cannot make a certification on the basis of an interpretation or opinion of another party. A zoning endorsement letter should be obtained from City of Pontiac to insure conformity as well as make a final determination of the required building setback & height requirements.

FLOOD HAZARD NOTE
The Property described on this survey does not lie within a Special Flood Hazard Area as defined by the Federal Emergency Management Agency, the property lies within Zone X of the current available Flood Insurance Rate Map identified as Map No. 26125C0366F bearing an effective date of 09-29-2006.

CEMETERY NOTE
There was no observable evidence of cemeteries or burial grounds within the subject property.

UTILITY NOTE
All utilities are underground unless otherwise noted.
The utilities shown on this survey were determined by field observation. All locations are approximate. The location of any other underground services which may exist can only be depicted if a Utility Plan is furnished to the surveyor.

NOTE: DTE has new regulations that may impact development outside their easement or the public right of way. Client shall contact DTE to determine the New Structures and Power Line requirements as they may apply to any future building or renovation of a structure. DTE Energy can be contacted at 800-477-4747

SNOW NOTE
This survey was performed under extreme snow conditions, due to the depth of snow & snow piles caused by snow removal the location of all surface structures such as curbs, manholes, edges of pavement & parking stripes may not be shown.

LEGAL DESCRIPTION
Land in the City of Pontiac, Oakland County, Michigan, described as follows:
PARCEL 1:
Lots 81 to 93, inclusive, and the North 1/2 of Lot 99 and all of Lots 100 to 108, inclusive, BUENA VISTA HEIGHTS SUBDIVISION, EXCEPT the East 30 feet of the North 1/2 of Lot 99 and Lots 100 to 103, inclusive, taken for road, including all of vacated alley described as: Beginning at the Northwest corner of Lot 103; thence South 01 degrees 12 minutes 14 seconds East, 176.42 feet; thence North 59 degrees 52 minutes 59 seconds West 18 feet; thence South 30 degrees 07 minutes 01 seconds West 13.05 feet to the Northeast corner of Lot 93; thence Northwest along the North line of Lots 83 to 93, inclusive, to the South line of vacated Saint Louis Avenue; thence Easterly along said South line to the West corner of Lot 108; thence Southeast along South line of Lots 104 to 108 inclusive, to the Southeast corner of Lot 104; thence North along the East line of Lot 104 to the Northeast corner of Lot 104; thence Easterly 18 feet along the North line of Lot 104, extended Easterly, thence Southerly 20 feet to beginning. ALSO including the South 1/2 of vacated Saint Louis Avenue adjacent to the same. ALSO including the East 1/2 of vacated Hollywood Avenue adjacent to the same, as recorded in Liber 24, Page 27 of Plats, Oakland County Records.

PARCEL 2:
Lots 109 to 141 inclusive, BUENA VISTA HEIGHTS SUBDIVISION, EXCEPT the East 30 feet of Lots 123 to 127 inclusive, taken for road. INCLUDING 1/2 vacated Saint Louis Avenue adjacent to Lots 109 to 123 inclusive.

ALSO including all of vacated Mansfield Avenue East of the East line of Hollywood Avenue, that part of vacated Tennyson Avenue adjacent to the West 77 feet of Lot 188, and 1/2 of vacated Hollywood Avenue adjacent to Lots 109 and 141.

ALSO including all of vacated alley adjacent to Lots 122 to 128 inclusive, and Lots 183 to 189 inclusive, as recorded in Liber 24, Page 27 of Plats, Oakland County Records.

EXCEPTING therefrom the North 10 feet of Lots 109 to 122 inclusive, and the South 10 feet of Lots 128 to 141 inclusive, Lots 170 to 175 inclusive, and Lots 196 to 202 inclusive, BUENA VISTA HEIGHTS SUBDIVISION, as recorded in Liber 24, Page 27 of Plats, Oakland County Records.

Parcel 3:
The North 10 feet of Lots 109 to 122 inclusive, and the South 10 feet of Lots 128 to 141 inclusive, BUENA VISTA HEIGHTS SUBDIVISION, as recorded in Liber 24, Page 27 of Plats, Oakland County Records.

Parcel 4:
Lots 170 to 175 inclusive, and Lots 196 to 202 inclusive, BUENA VISTA HEIGHTS SUBDIVISION, as recorded in Liber 24, Page 27 of Plats, Oakland County Records.

PARCELS 2,3 & 4 APN: 14-17-384-003 PARCEL 1 APN: 14-20-130-018

THE ABOVE PARCEL IS THE SAME LAND DEPICTED HEREON AND DESCRIBED IN COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. NCS-1050370-MICH, DATED 01-29-2021, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

BASIS OF BEARING NOTE
The basis of bearing for this survey was established by the recorded plot of Buena Vista Heights Subdivision recorded in Liber 24 Page 27, Oakland County Records.

TITLE NOTES

- Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by making inquiry of persons in possession of the Land.
- Easements or encumbrances, or claims thereof, not shown by the Public Records.
- Building and use restrictions and other terms, conditions, and covenants, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604 (c), disclosed by instrument(s) recorded in Liber 550, Page 63 (Lot 112) [SAID EASEMENT AND SETBACKS ARE SHOWN]; Liber 553, Page 173 (Lots 110 and 111) [SAID EASEMENT AND SETBACKS ARE SHOWN]; and Liber 582, Page 284 (Lot 82). [DOCUMENT DOES NOT DESCRIBE ANY PLOTTABLE EASEMENTS OR PLOTTABLE RESTRICTIONS; THE SURVEYED LAND IS WITHIN THE PROPERTY DESCRIBED IN SAID DOCUMENT]. Oakland County records.
- Easements for public utilities lying within the vacated streets and alleys adjoining the Land, recorded in Liber 4731, Page 386; Liber 8337, Page 672; Liber 8989, Page 67; Liber 8989, Page 69; and Liber 9022, Page 18, Oakland County records. [SAID VACATED ALLEYS AND SETBACKS ARE PLOTTED HEREON].
- Interest of others in oil, gas and mineral rights, if any, whether or not recorded in the Public Records.
- Interest, if any, of the United States, State of Michigan, or any political subdivision thereof, in the oil, gas and minerals in and under and that may be produced from the captioned land.
- All of the terms and provisions set forth and contained in that certain lease between General Motors Corporation, a Delaware corporation, Lessor, and General Motors Company, a Delaware corporation, Lessee, a memorandum of which is recorded in Liber 41392, Page 439, Oakland County records. (Affects the Land and other property). [DOCUMENT DOES NOT DESCRIBE ANY PLOTTABLE EASEMENTS OR PLOTTABLE RESTRICTIONS; THE SURVEYED LAND IS WITHIN THE PROPERTY DESCRIBED IN SAID DOCUMENT].
- Rights of tenants under unrecorded leases.
- Interest of Erie Sundquist and Russell H. Sundquist pursuant to Quit Claim Deeds recorded in Liber 8871, Page 746 and in Liber 8871, Page 747. [DOCUMENT DOES NOT DESCRIBE ANY PLOTTABLE EASEMENTS OR PLOTTABLE RESTRICTIONS; THE SURVEYED LAND IS WITHIN THE PROPERTY DESCRIBED IN SAID DOCUMENT].

ALL EXCEPTIONS SHOWN OR NOTED ON THIS SURVEY WERE OBTAINED FROM TITLE COMMITMENT NO. NCS-1050370-MICH, WITH A COMMITMENT DATE OF 01-29-2021, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

TABLE A NOTES
16: There was no observable evidence of current earth moving work, building construction or building additions observed in the process of conducting the fieldwork.

SURVEYOR'S CERTIFICATION
To:
Racer Properties LLC, a Delaware limited liability company,
General Motor Corporation, a Delaware corporation,
First American Title Insurance Company,

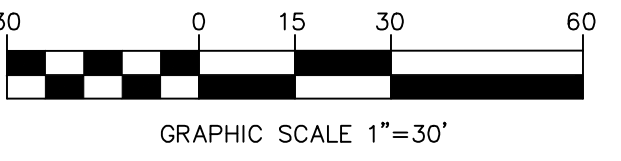
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 13, 14, 16, 20 AND 21 of Table A thereof.

The field work was completed on 02-04-2021.

Kevin Navaroli
Kevin Navaroli, P.S.
No. 53503
Date: 03-25-2021



- LEGEND**
- ASPH = Asphalt
 - C = Cable Service/Box/Riser
 - CATV = Cable Television/Box/Riser
 - CB = Catch Basin
 - CD = Clean Out
 - CONC = Concrete
 - ES = Electric Service
 - EM = Electric Meter
 - EC = Electric Conduit/Riser
 - FI = Found Iron
 - FIP = Found Iron Pipe
 - FMON = Found Monument
 - G = Gas Service/Gas Main
 - GL = Ground Light
 - GM = Gas Meter
 - GP = Guard Post
 - HYD = Hydrant
 - GV = Gate Valve
 - LP = Light Pole
 - L/S = Landscape
 - MH = Manhole
 - MON = Monument
 - MW = Monitor Well
 - OH LINES = Overhead Lines
 - P = Phone
 - PH = Physically Handicapped
 - PV = Post Indicator Valve
 - P/L = Property Line
 - PM = Parking Meter
 - ROW = Right of Way
 - SAN = Sanitary Sewer
 - SB = Stop Box (Water)
 - SI = Set Iron
 - SD = Shutoff (Water)
 - STM = Storm Sewer
 - TRANS = Transformer
 - UP = Utility Pole
 - WM = Water Main
 - (R) = Record Measurement
 - (M) = Surveyed Measurement
 - (C) = Calculated



PROJECT
Fiero Parking Lots;
Vacant

PROJECT LOCATION
Baldwin and Kennett Road,
Part of the NW. 1/4 of Section
20 & SW. 1/4 of Section 17,
T.3N., R.10E.,
City of Pontiac,
Oakland County, MI

SHEET
ALTA / NSPS
Land Title Survey

REVISIONS

DRAWN BY:
K.N./ S.S.

APPROVED BY:
K.N./R.FRAUS

EMAIL:
rfraus@nfe-engr.com

DATE ISSUED:
03-25-2021

SCALE:
1"=60'

NFE JOB NO. **SHEET NO.**
G356-07 **1 of 1**