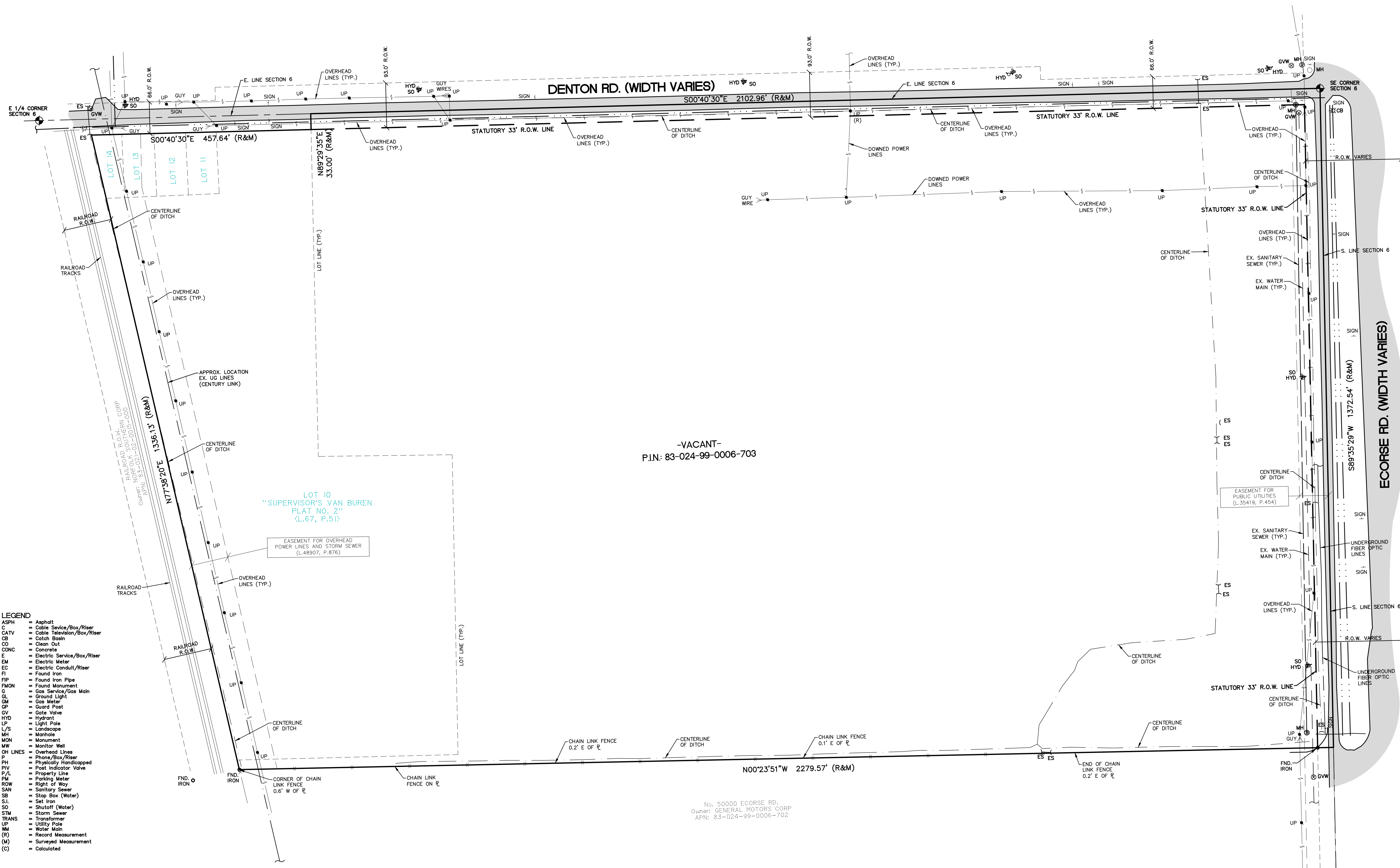
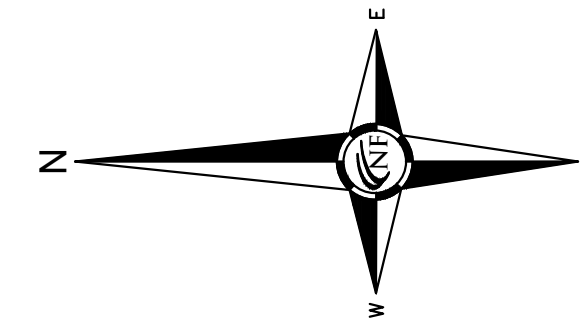
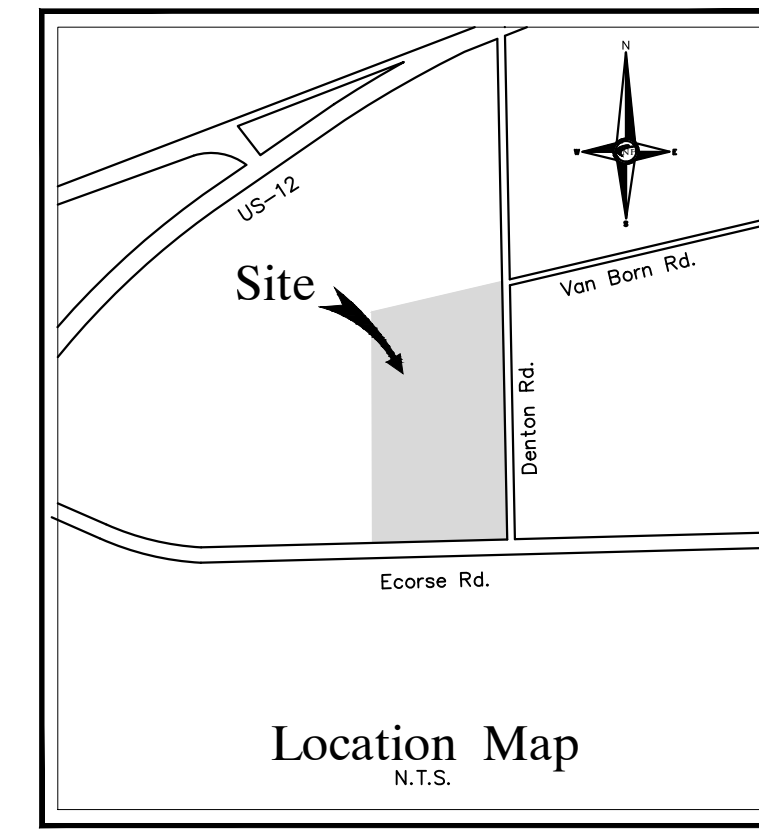


LEGEND	
	EXISTING SANITARY SEWER
	EXISTING SAN. CLEAN OUT
	EXISTING WATER MAIN
	EXISTING STORM SEWER
	EX. R.Y. CATCH BASIN
	EXISTING BURIED CABLES
	OVERHEAD LINES
	GUY WIRE
	LIGHT POLE
	SIGN
	EXISTING GAS MAIN

LEGAL DESCRIPTION
 Land in the Township of Van Buren, Wayne County, Michigan, described as follows:
 Part of the Southeast 1/4 of Section 6, Town 3 South Range 8 East described as beginning at the Southeast corner of Section 6, thence South 89 degrees 35 minutes 29 seconds West 1372.54 feet; thence North 00 degrees 23 minutes 51 seconds West 2279.57 feet; thence North 77 degrees 39 minutes 30 seconds East 20.47 feet; thence North 77 degrees 38 minutes 20 seconds East 1336.13 feet; thence South 00 degrees 40 minutes 30 seconds East 457.64 feet; thence North 89 degrees 29 minutes 35 seconds East 33 feet; thence South 00 degrees 40 minutes 30 seconds East 2102.96 feet to the point of beginning, including Lots 10, 11, 12, 13, and 14, Supervisor's Van Buren Plat No. 2, according to the plat thereof as recorded in Liber 67 of Plats, Page 51, Wayne County Michigan.

PIN: 83-024-99-0006-703



-VACANT-
 P.I.N.: 83-024-99-0006-703

No. 50000 ECORSE RD.
 Owner: GENERAL MOTORS CORP
 APN: 83-024-99-0006-703

LEGEND	
ASPH	= Asphalt
C	= Cable Service/Box/Riser
CATV	= Cable Television/Box/Riser
CB	= Catch Basin
CO	= Clean Out
CONC	= Concrete
E	= Electric Service/Box/Riser
EM	= Electric Meter
EC	= Electric Conduit/Riser
FI	= Found Iron
FIP	= Found Iron Pipe
FMON	= Found Monument
GL	= Gas Service/Gas Main
GL	= Ground Light
GM	= Gas Meter
GP	= Guard Post
GV	= Gate Valve
HYD	= Hydrant
LP	= Light Pole
L/S	= Landscape
MH	= Manhole
MON	= Monument
MW	= Monitor Well
OH LINES	= Overhead Lines
P	= Phone/Box/Riser
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)
SJ	= Set Iron
SO	= Shutoff (Water)
STM	= Storm Sewer
TRANS	= Transformer
UP	= Utility Pole
WM	= Water Main
(R)	= Record Measurement
(M)	= Surveyed Measurement
(C)	= Calculated



NOWAK & FRAUS ENGINEERS
 46777 WOODWARD AVE.
 PONTIAC, MI 48342-5032
 TEL. (248) 332-7931
 FAX. (248) 332-8257

SEAL

PROJECT
 Denton Rd. Site
 Van Buren Twp.

CLIENT
 General Development
 Two Towne Square
 Suite 850
 Southfield, MI 48076

Contact: Bruce Brickman
 Ph: (248) 357-3777

PROJECT LOCATION
 Denton Rd. @ Ecorse Rd.
 Van Buren Twp.,
 Wayne County, Michigan

SHEET
 ALTA / NSPS Land Title
 Survey



DATE ISSUED/REVISED
 00-00-00 REVISED PER

DRAWN BY:
 A. Eizember

DESIGNED BY:

APPROVED BY:
 K. Navaroli

DATE:
 December 2, 2020

SCALE: 1" = 100'
 100 50 0 50 100 150

NFE JOB NO. SHEET NO.
K909 1 of 2

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DRAWN BY:
 A. Eizember
 DESIGNED BY:

APPROVED BY:
 K. Navaroli
 DATE:
 December 2, 2020

SCALE: N.T.S.

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 14, Supervisor's Van Buren Plat No. 2, according to the plat thereof as recorded in
 Liber 67 of Plats, Page 51, Wayne County Michigan.

PIN: 83-024-99-0006-703

BASIS OF BEARING NOTE

The basis of bearing for this survey was established by the Title Commitment Legal
 Description.

TITLE NOTES

- 2) 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.
- 3) Easements, encumbrances, or claims thereof, not shown by the Public Records.
- 8) The terms and provisions contained in the document entitled "Corrective Action Notice to
 Register of Deeds" recorded November 22, 2000 as Liber 32838, Page 199 of Official Records.
 [NOT A PLOTTABLE EXCEPTION. THE SUBJECT PROPERTY IS PART OF THE LAND DESCRIBED
 WITHIN SAID DOCUMENT].
- 12) The terms, provisions and easement(s) contained in the document entitled "Easement for
 Water Main" recorded January 17, 2002 as Liber 35419, Page 454 of Official Records. [SAID
 EASEMENT IS PLOTTED HEREON].
- 14) The terms, provisions and easement(s) contained in the document entitled "Easement
 Agreement (Power Lines and Storm Water Easement)" recorded January 4, 2011 as Liber
 48907, Page 876 of Official Records [SAID EASEMENT IS PLOTTED HEREON].
- 15) The terms and provisions contained in the document entitled "Declaration of Restrictive
 Covenant" recorded July 24, 2019 as Liber 55177, Page 62 of Official Records. [NOT A
 PLOTTABLE EXCEPTION].
- 17) The terms and provisions contained in the document entitled "Quitclaim Deed" recorded
 June 7, 2011 as Liber 48219, Page 979. [NOT A PLOTTABLE EXCEPTION. THE SUBJECT
 PROPERTY IS DESCRIBED AS PARCEL 1 WITHIN SAID DOCUMENT]. Correction to Quitclaim Deed
 recorded in Liber 51332, Page 1297 of Official Records. [NOT A PLOTTABLE EXCEPTION. THE
 SUBJECT PROPERTY IS DESCRIBED ON EXHIBIT A-2 WITHIN SAID DOCUMENT].
- 18) Correlative rights of other Riparian Owners and to the Public Trust in and to the waters of
 the drain crossing subject property.
- 19) Interest of others in oil, gas and mineral rights, if any, whether or not recorded in the
 Public Records.
- 20) 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.
- 21) Any rights, title, interest or claim thereof to that portion of the land taken, used or
 granted for streets, roads or highways.
- 22) Rights of tenants under unrecorded leases.

All exceptions shown or noted on this survey were obtained from Title Commitment
 No. NCS-970983-MICH, Revision 3, with an effective date of October 5, 2020, issued by First
 American Title Insurance Company.

SITE DATA

Gross Land Area: 3,297,001 Square Feet or 75.69 Acres.

Net Land Area: 3,183,402 Square Feet or 73.08 Acres.

Zoned: M-2 (General Industrial)

Building Setbacks:

Front= 60'
 Sides= 50'
 Rear= 50'

Max. Building Height permitted: 4 stories / 40'

Total Parking: 0 spaces including 0 barrier free spaces.

The above setback & height requirements were obtained from the Van Buren Township
 Zoning Ordinance.

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 Van Buren
 Township to insure conformity as well as make a final determination of the required
 building setback requirements.

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.

17: There are no known proposed changes in street right-of-way lines available from
 the controlling jurisdiction.

17: There was no observable evidence of recent street or sidewalk construction or
 repairs observed in the process of conducting the fieldwork.

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 Flood Insurance Rate Map identified as Map No. 26163C0195E bearing
 an effective date of 02-02-2012 and Map No. 26163C0332E bearing an effective date
 of 02-02-2012.

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.

SURVEYOR'S CERTIFICATION

To:

Premier Equities, Inc., a Michigan corporation
 Racer Properties LLC, a Delaware limited liability company
 Ecorse Van Buren, LLC
 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 2, 3, 4, 6(a), 6(b), 7(a), 7(b1), 7(c), 8, 9, 13, 16, and 17 of Table A thereof.

The field work was completed on 10-23-2020.

Kevin Navaroli
 Kevin Navaroli, P.S.
 No 4001053503
 Dated: December 2, 2020

