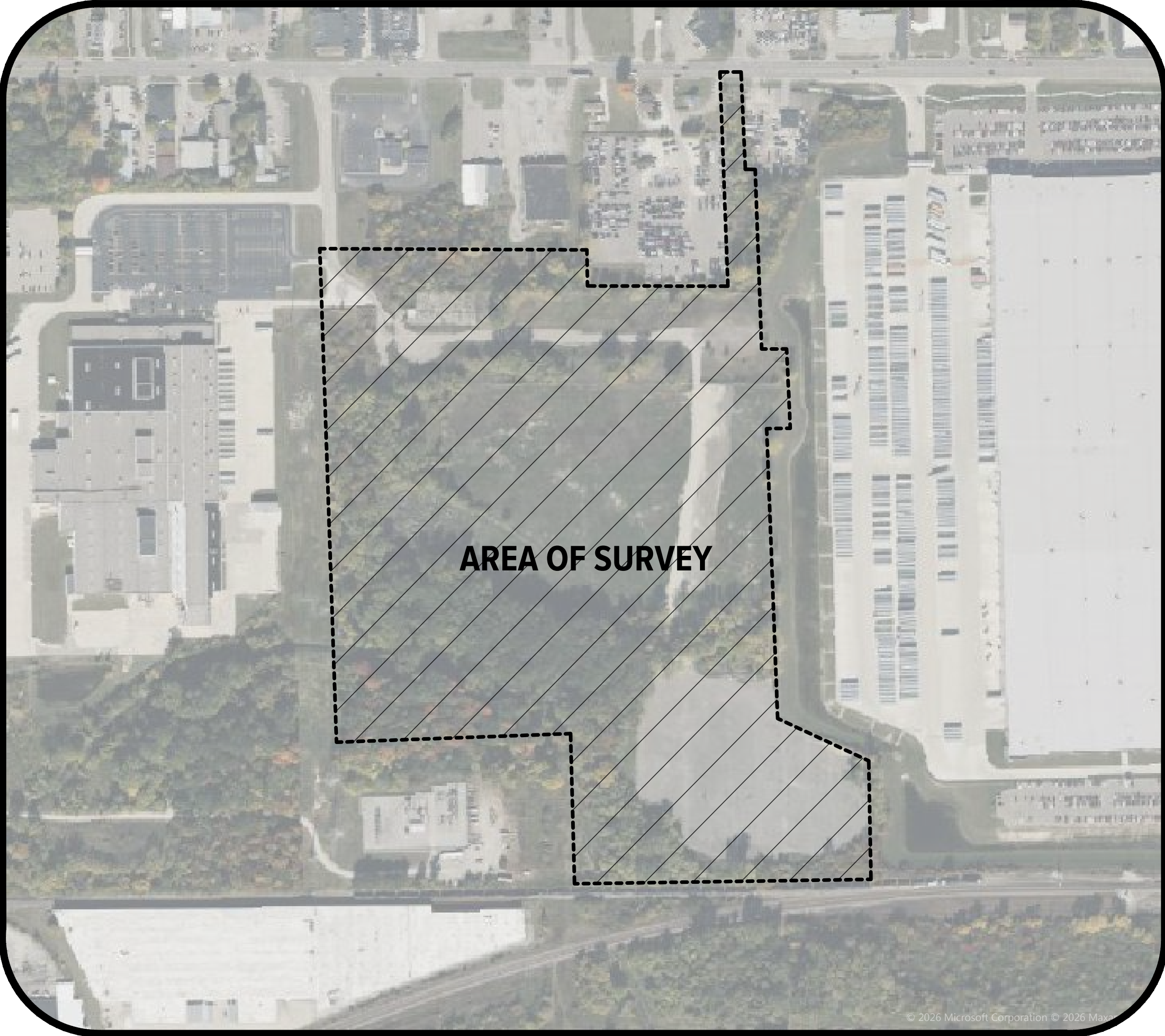


DONEGAL ST / DAVISON RD

ALTA/NSPS LAND TITLE SURVEY

BURTON, MI



OVERALL SURVEY AREA

NOT TO SCALE



UTILITY WARNING!!

THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE APPROXIMATE. LOCATIONS OBTAINED BY FRANCHISE UTILITY AGENCIES, MUNICIPAL AGENCIES AND/OR OWNER PROVIDED RECORD DRAWINGS. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION.



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

Know what's below.
Call before you dig.

CLIENT

DETROIT REGIONAL PARTNERSHIP
1001 WOODWARD AVE, STE. 800
DETROIT, MI 48226

CONTACT:
SHANNON R. SELBY
E-mail: Shannon.Selby@DetroitRegionalPartnership.com

SURVEYOR

SME
43980 PLYMOUTH OAKS BLVD.
PLYMOUTH, MI 48170

CONTACT: MR. SAMUEL A. MILES, PS
PHONE: 734-454-9900
EMAIL: SAM.MILES@SME-USA.COM

LIST OF DRAWINGS

- | | |
|---|---|
| 1 | COVER SHEET |
| 2 | PARCEL LEGAL DESCRIPTION, TITLE COMMITMENT SCHEDULE B PART II ITEMS |
| 3 | ALTA/NSPS LAND TITLE SURVEY |



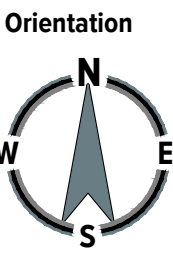
LOCATION MAP

NOT TO SCALE



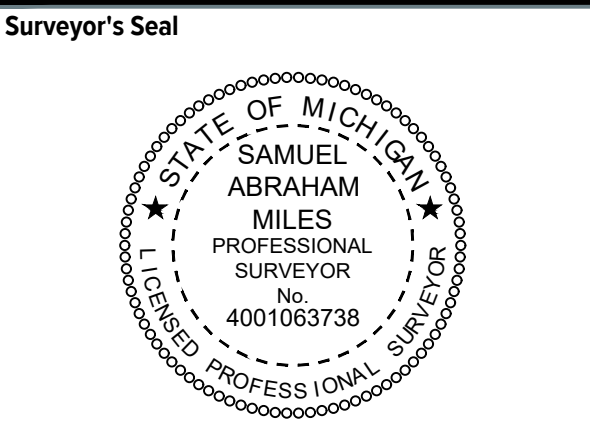
COUNTY MAP

NOT TO SCALE



Project
**DAVISON ROAD
INDUSTRIAL LAND
STAGE 7 DUE DILIGENCE**

Project Location
**DONEGAL ST/DAVISON RD
BURTON, MI 48509**



**ALTA/NSPS LAND TITLE
SURVEY**

Revisions			
REV	ISSUED FOR	DATE	BY

Date	02/25/2026
SME Project No.	100047.00
Project Manager:	E. MASSERANG
Field Chief:	C. VANDERHEIDE, A. KRIEBEL
CADD:	M. KRAWCZYK
Checked By:	S. WILSON
Reviewed By:	S. MILES
Sheet Name:	ALTA/NSPS LAND TITLE SURVEY
Sheet No.	01

DRAWING NOTE: SCALE DERIVED: 10 MEANS FOR 24" X 36" AND WILL SCALE INCORRECTLY IF PRINTED ON ANY OTHER SIZE MEDIA
NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR CONSENT OF SME
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(PER CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 2537280178, WITH A COMMITMENT DATE OF JUNE 12, 2025 AT 8:00 AM)

PARCEL 1:

PARCEL 2:

COMMENCING AT THE NORTH 1/4 OF SECTION 10, TOWN 7 NORTH, RANGE 7 EAST, CITY OF BURTON, GENESEE COUNTY, MICHIGAN; THENCE NORTH 88 DEGREES 02 MINUTES 45 SECONDS WEST, ALONG THE NORTH LINE OF SECTION 10, A DISTANCE OF 66.00 FEET; THENCE SOUTH 40 DEGREES 28 MINUTES 55 SECONDS EAST, 660.00 FEET TO THE NORTH LINE OF SAID EMERALD ESTATES SUBDIVISION;

THENCE ALONG SAID NORTH LINE OF EMERALD ESTATES SUBDIVISION, NORTH 88 DEGREES 02 MINUTES 45 SECONDS WEST, 433.71 FEET AND NORTH 00 DEGREES 16 MINUTES 59 SECONDS WEST 109.87 FEET (PLATTED AS 110.00 FEET) AND NORTH 88 DEGREES 02 MINUTES 45 SECONDS WEST, 763.74 FEET (PLATTED AS 763.82 FEET) TO THE NORTHWEST CORNER OF LOT 1 OF SAID PLAT AND THE PLACE OF BEGINNING OF THIS DESCRIPTION;

THENCE ALONG THE WEST LINE OF SAID LOT 1, 641.12 FEET TO THE WEST LINE OF THE CURVE TO THE LEFT, HAVING A RADIUS OF 93.80 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 33 DEGREES 44 MINUTES 18 SECONDS WEST, 103.25 FEET;

THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 153.80 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 39 DEGREES 38 MINUTES 29 SECONDS EAST, 141.98 FEET;

THENCE ALONG SAID CURVE 18 MINUTES 28 SECONDS WEST, 206.67 FEET, TO THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 10;

THENCE NORTH 00 DEGREES 22 MINUTES 43 SECONDS WEST, 194.75 FEET TO THE NORTH LINE EXTENDED WEST OF SAID LOT 1 OF EMERALD ESTATES SUBDIVISION;

THENCE SOUTH 88 DEGREES 02 MINUTES 45 SECONDS EAST, 60.05 FEET TO THE PLACE OF BEGINNING.

1. BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE NAD 83 (2011), THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 7 NORTH, RANGE 7 EAST HAVING A BEARING OF NORTH 89° 47' 32" WEST.
2. SOME FEATURES SHOWN ON SURVEY MAY BE NOT TO SCALE FOR CLARITY.
3. DIMENSIONS ON THIS SURVEY ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, UNLESS OTHERWISE NOTED.
4. NO ADDRESS WAS PROVIDED TO THE SURVEYOR NOR WAS AN ADDRESS OBSERVED AT THE TIME OF THE SURVEY. (TABLE "A" ITEM 2).
5. BASED ON MAPS PREPARED BY THE FEDERAL AGENCY MANAGEMENT AGENCY AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLINE. THIS PROPERTY LIES WITHIN ZONE A AND AE ON THE FLOOD INSURANCE RATE MAPS NUMBER 26049C0139AD, AND 26049C0213D AND 26049C0192D, ALL OF WHICH BEAR AN EFFECTIVE DATE OF 09/25/2009. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION (TABLE "A" ITEM 3).
6. GROSS LAND AREA OF THE SURVEY PROPERTY IS APPROXIMATELY: PARCEL - 55.6 ACRES, PARCEL 2 - 0.6 ACRES, TOTAL AREA - 56.2 ACRES (TABLE "A" ITEM 4)
7. FIELD SURVEYING'S OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN (TABLE "A" ITEM 8).
8. NO PLANS OR REPORTS HAVE BEEN PROVIDED TO THE SURVEYOR BY THE CLIENT IN REGARDS TO THE LOCATION OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE PROPERTY. (TABLE "A" ITEM 11a)
9. SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO DONEGAL STREET, A PUBLIC RIGHT OF WAY.

PARCEL 1

- PARCEL 2**

- 4** ADJOINERS' ACCESS APPEARS TO PASS THROUGH PARCEL 2 AS SHOWN.

(PER CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 2537280178, WITH A COMMITMENT DATE OF JUNE 12, 2025 AT 8:00 AM)

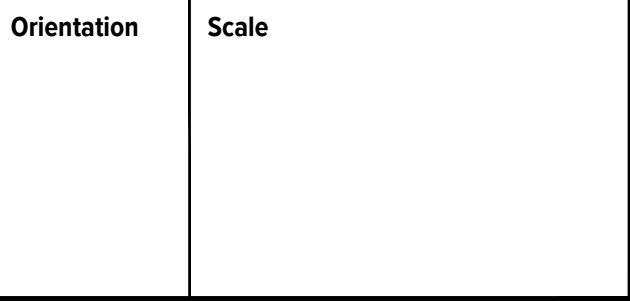
1-16 (NOT A SURVEY MATTER)

- 17 RIGHT(S) OF WAY AND/OR EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: GILKEY CREEK DRAIN: RECORDING NO: DEED LIBER 9, PAGE 621 (**DOCUMENT NOT PROVIDED**)
- 18 RIGHT(S) 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: DEED LIBER 1486, PAGE 18 (**AFFECTS SUBJECT PROPERTY AS SHOWN**)
- 19 ANY EASEMENTS OR RIGHTS OF WAY FOR EXISTING UTILITIES OR OTHER RIGHTS OF WAY OVER THOSE PORTIONS OF SAID LAND LYING WITHIN THE PUBLIC RIGHT OF WAY ABANDONED BY RESOLUTION OR ORDINANCE RECORDING NO: DEED LIBER 1626, PAGE 54 (**AFFECTS SUBJECT PROPERTY AS SHOWN**)
- 20 RIGHT(S) OF WAY AND/OR EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: MICHIGAN BELL TELEPHONE COMPANY, A MICHIGAN CORPORATION RECORDING NO: DEED LIBER 1732, PAGE 683 (AS TO PARCEL 1) (**AFFECTS SUBJECT PROPERTY AS SHOWN**)
- 21 RIGHT(S) OF WAY AND/OR EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: GENESEE COUNTY DRAIN COMMISSION RECORDING NO: DEED LIBER 1791, PAGE 59 (AS TO PARCEL 1) (**AFFECTS SUBJECT PROPERTY AS SHOWN**)
- 22 RIGHT(S) OF WAY AND/OR EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: COUNTY OF GENESEE FOR DRAIN RECORDING NO: DEED LIBER 2058, PAGE 345 (AS TO PARCEL 1) (**AFFECTS SUBJECT PROPERTY AS SHOWN**)
- 23 RIGHT(S) OF WAY AND/OR EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: COUNTY OF GENESEE FOR DRAIN RECORDING NO: DEED LIBER 2058, PAGE 347 (AS TO PARCEL 1) (**AFFECTS SUBJECT PROPERTY AS SHOWN**)
- 24 TERMS, COVENANTS, AND CONDITIONS OF AFFIDAVIT AND NOTICE OF LOCATION PANHANDLE EASTERN PIPE LINE COMPANY FACILITIES GENESEE COUNTY, MICHIGAN AS SET FORTH BELOW: RECORDING NO: DEED LIBER 2470, PAGE 104 (**MAY AFFECT SUBJECT PROPERTY, LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENT**)
- 25 TERMS, COVENANTS, AND CONDITIONS OF NOTICE REGARDING STATUTORY OBLIGATIONS APPLICABLE TO PROPERTY AS SET FORTH BELOW: RECORDING NO: INSTRUMENT NO. 200401130104862 (AS TO PARCEL 1) (**AFFECTS PARCEL 1 OF THE SUBJECT PROPERTY, BLANKET IN NATURE**)
- 26 TERMS, COVENANTS, AND CONDITIONS OF DECLARATION OF RESTRICTIVE COVENANT AS SET FORTH BELOW: RECORDING NO: INSTRUMENT NO.201309300105450, AS EFFECTED BY THE AMENDED AND RESTATED DECLARATION OF RESTRICTIVE COVENANT RECORDED IN INSTRUMENT NO. 201704110032016 (**AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE**)
- 27 (NOT A SURVEY MATTER)

TO: (I) RACER PROPERTIES LLC, A DELAWARE LIMITED LIABILITY COMPANY; (II) REVITALIZING AUTO COMMUNITIES ENVIRONMENTAL RESPONSE TRUST; AND (III) CHICAGO 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 1, 2, 3, 4, 8, 11a OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 08/27/2025.

_____ Dated: 3-4-2026
 SAMUEL A. MILES, PS
 PROFESSIONAL SURVEYOR NO. 4001063738
 SAM.MILES@SME-USA.COM



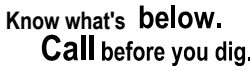
Surveyor's Seal



Date	02/25/2026
SME Project No.	100047.00
Project Manager:	E. MASSERANG
Field Chief:	C. VANDERHEIDE, A. KRIEBEL
CADD:	M. KRAWCZYK
Checked By:	S. WILSON
Reviewed By:	S. MILES
Sheet Name:	ALTA/NSPS LAND TITLE SURVEY
Sheet No.	02

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PLOT DATE: March 2, 2026 - 2:05 PM - gosia.krawczyk

