

Genesee County, Michigan

1245 East Coldwater Road

Genesee MI 48458

REVISIONS



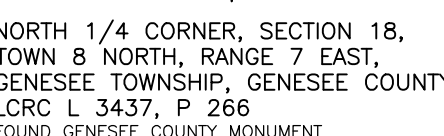
- | | |
|---|-------------------------|
|  | SECTION QUARTER CORNER |
|  | PROPERTY CORNER (FOUND) |
|  | PROPERTY CORNER (SET) |
|  | EDGE OF ASPHALT |
|  | EDGE OF CONCRETE |
|  | CURB AND GUTTER |
|  | FENCE LINE |
|  | WALL |
|  | PROPERTY LINE |
|  | SECTION LINE |
|  | EASEMENT LINE |

BENCHMARKS:

(NAVD 88, GPS DERIVED)

BENCHMARK 200 ELEVATION: 809.08
MAG SPIKE IN EAST SIDE OF LIGHT POLE
NORTHERN MOST POLE IN WESTERLY
PARKING LOT

BENCHMARK 201 ELEVATION: 799.79
MAG SPIKE IN WEST SIDE OF UTILITY POLE,
NORTH SIDE OF COLDWATER ROAD, 600 FEET
EAST OF HARRY STREET, NE CORNER OF DRIVE
TO PROPERTY



PARCEL DESCRIPTION AS FURNISHED

(PER INFORMATIONAL TITLE REPORT ORDER NUMBER C000128141-1 BY AMROCK COMMERCIAL, EFFECTIVE AUGUST 30, 2024 AT 8:00 AM)

[illegible]

SCHEDULE B EXCEPTIONS:

- 7 EASEMENT TO EASTERN MICHIGAN POWER COMPANY RECORDED IN LIBER 198, PAGE 287 NOT LEGIBLE - NOT SHOWN
ASSIGNMENT OF INTEREST RECORDED IN LIBER 236, PAGE 87 - CAN NOT BE DETERMINED - NOT SHOWN
- 8 COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN LIBER 729, PAGE 527 AND IN LIBER 729, PAGE 528 DOES NOT AFFECT SURVEYED PARCEL - NOT SHOWN
- 9 RIGHT-OF-WAY TO CONSUMERS POWER COMPANY RECORDED IN LIBER 765, PAGE 223 DOES NOT TOUCH OR CROSS SURVEYED PARCEL - NOT SHOWN FOR REFERENCE
- 10 RIGHT-OF-WAY TO CONSUMERS POWER COMPANY RECORDED IN LIBER 765, PAGE 225 AFFECTS SURVEYED PARCEL - SHOWN
- 11 RELEASE OF RIGHT-OF-WAY TO GENESSEE COUNTY ROAD COMMISSIONERS AS RECORDED IN LIBER 1418, PAGE 507 DOES NOT AFFECT SURVEYED RIGHT-OF-WAY FOR STATE ROAD

SCHEDULE B EXCEPTIONS (CONTINUED):

- 12 RELEASE OF RIGHT-OF-WAY TO GENESSEE COUNTY DRAIN COMMISSIONER AS RECORDED IN LIBER 1048, PAGE 382 AND AFFIDAVIT OF REAL PROPERTY RECORDED IN LIBER 2048, PAGE 382 DOES NOT AFFECT SURVEYED PARCEL - NOT SHOWN
- 13 RESTRICTIONS AGREEMENT BETWEEN GENERAL MOTORS CORPORATION AND PEREGRINE U.S. INC. RECORDED IN LIBER 3443, PAGE 702 AFFECTS SURVEYED PARCEL - BLANKET IN NATURE
- 14 STORMWATER EASEMENT AGREEMENT BETWEEN GENERAL MOTORS CORPORATION AND PEREGRINE U.S. INC. RECORDED IN LIBER 3443, PAGE 708 AFFECTS SURVEYED PARCEL - BLANKET IN NATURE
- 15 NOTICES REGARDING STATUTORY OBLIGATIONS RECORDED IN INSTRUMENT NO. 200103070023805 AND INSTRUMENT NO. 200103070023806 AFFECTS SURVEYED PARCEL - BLANKET IN NATURE
- 16 AMENDED AND RESTATED EASEMENT AGREEMENT BETWEEN CONSUMERS POWER COMPANY AND MICHIGAN ELECTRIC TRANSMISSION COMPANY RECORDED IN INSTRUMENT NO. 20020530054913 DOES NOT AFFECT SURVEYED PARCEL - NOT SHOWN
- 17 EASEMENT TO CONSUMERS ENERGY COMPANY RECORDED IN INSTRUMENT NO. 200210020109288 AFFECTS SURVEYED PARCEL - SHOWN
- 18 NOTICE AND PROVISIONS OF MDEQ APPROVED ENVIRONMENTAL REMEDIATION RECORDED IN INSTRUMENT NO. 200506240064431 DOES NOT AFFECT SURVEYED PARCEL - NOT SHOWN
- 19 RESTRICTIVE COVENANT RECORDED IN INSTRUMENT NO. 200506240064432 DOES NOT AFFECT SURVEYED PARCEL - NOT SHOWN
- 20 SANITARY SEWER EASEMENT RECORDED IN INSTRUMENT NO. 200601050001131 DOES NOT AFFECT SURVEYED PARCEL - NOT SHOWN
- 21 TERMS AND CONDITIONS OF SUPPLEMENTAL FINAL ORDER AND JUDGEMENT RECORDED IN INSTRUMENT NO. 200707160057176 AFFECTS SURVEYED PARCEL - 16.5' WIDE AIR EASEMENT IN RAILROAD CORRIDOR
- 22 EASEMENT DEED BY COURT ORDER RECORDED IN INSTRUMENT NO. 201306050080875 AFFECTS SURVEYED PARCEL - 20' WIDE TELECOMMUNICATIONS EASEMENT IN RAILROAD CORRIDOR
- 23 WATERMAIN EASEMENT RECORDED IN INSTRUMENT NO. 201609120064165 AFFECTS SURVEYED PARCEL - SHOWN
- 24 RIGHT-OF-WAY TO GENESSEE COUNTY ROAD COMMISSIONERS RECORDED IN INSTRUMENT NO. 201708240056414 AFFECTS SURVEYED PARCEL - SHOWN
- 25 DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN INSTRUMENT NO. 201803070012109 AFFECTS SURVEYED PARCEL - BLANKET IN NATURE

SURVEYOR'S NOTES:

1. THIS SURVEY IS CERTIFIED ONLY TO THE PARTIES LISTED IN THE CERTIFICATION AS OF THE DATE OF THE CERTIFICATION. CERTIFICATION IS NOT TRANSFERABLE TO PARTIES NOT LISTED.
2. THIS SURVEY IS NOT CERTIFIED WITHOUT THE SIGNATURE AND SEAL OF THE SURVEYOR.
3. THIS SURVEY DOES NOT REPRESENT A COMPLETE INDEPENDENT TITLE SEARCH BY THE SURVEYOR. PARCEL BOUNDARIES, EASEMENTS AND RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING TITLE WERE OBTAINED FROM THE RECORD REFERENCED.
4. BASIS OF BEARING: EAST LINE OF HORTON STREET N007°29'38"E PER QUIT CLAIM DEED INSTRUMENT NO. 20106140051818
5. UNLESS OTHERWISE NOTED, ALL PROPERTY CORNERS SHOWN AS SET ARE 1/2" x 18" BAR WITH YELLOW PLASTIC STAMPER STAMPED P/5 64660. PROPERTY CORNERS SHOWN AS FOUND ARE 1/2" IRONS WITH P/5 46682 CAPS UNLESS OTHERWISE NOTED.
6. UTILITIES SHOWN HEREON ARE BASED ON VISIBLE ABOVE GROUND STRUCTURES AND UTILITY PLANS RECEIVED FROM THE REQUESTING PARTY. BELOW GROUND UTILITIES, THE LEGEND OR SHOWN ON THE SURVEYOR'S AS-STRUCTURE TABLE WAS OBSERVED DURING THE FIELDWORK. FOR ALL OTHER UTILITIES, ARE PLOTTED FROM REQUEST TO A MISS DIG RECORD. NO UTILITY TRACING EQUIPMENT WAS USED OR RECORDING MADE. MISS DIG RECORDS ARE NOT TO BE USED FOR UNDERGROUND UTILITIES. CAN BE ACCURATELY, RELIABLY, AND COMPLETELY DEPICTED. SURVEYOR MAKES NO REPRESENTATION THAT UTILITIES SHOWN ARE AN ACCURATE REPRESENTATION OF ALL UTILITIES ON THE SURVEYED PARCEL BEFORE ANY EXCAVATIONS BEGIN, MISS DIG SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY LOCATIONS.
7. THIS SURVEY WAS MADE ON THE GROUND AS IT RELATES TO PARCEL BOUNDARIES, THE LOCATION OF PARTIAL UTILITIES IS A COMBINATION OF GROUND SURVEY AND RECTIFIED ORTHOPHOTOGRAPHY OBTAINED ON NOVEMBER 24, 2025.
8. PER TABLE A, ITEM 3: SURVEYED PARCEL LIES IN ZONE X (AREA OF MINIMAL FLOOD HAZARD) PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBERS 26049C0181D AND 26049C183D, EFFECTIVE DATE OF 01/01/2006.
9. PER TABLE A, ITEM 4: SURVEYED PARCEL CONTAINS 118.72 ACRES.
PARCEL NO. 25--118--200--010 CONTAINS 4.86 ACRES.
PARCEL NO. 25--118--400--010 CONTAINS 113.86 ACRES
10. PER TABLE A, ITEM 13: ADDITIONAL OWNER NAMES, ADDRESSES, AND PARCEL NUMBERS WERE OBTAINED FROM GENESSEE COUNTY EQUALIZATION RECORDS.

CERTIFICATION:

TO RACER PROPERTIES LLC; REVITALIZING AUTO COMMUNITIES ENVIRONMENTAL RESPONSE TRUST; AND AMROCK, LLC:

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, 5, 7(A), 8, 11(A), 11(B), 13, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN DECEMBER 2025.

DATED: FEBRUARY 06, 2026 UPDATED: MARCH 26, 2026



M + M. M + M. Barney

MATHEW MICHAEL BARNEY, PS
MICHIGAN PROFESSIONAL SURVEYOR NO. 4001064960
MBARNEY@FISHBECK.COM
31440 NORTHWESTERN HIGHWAY
SUITE 250
FARMINGTON HILLS, MI 48334
248.324.2090 PHONE



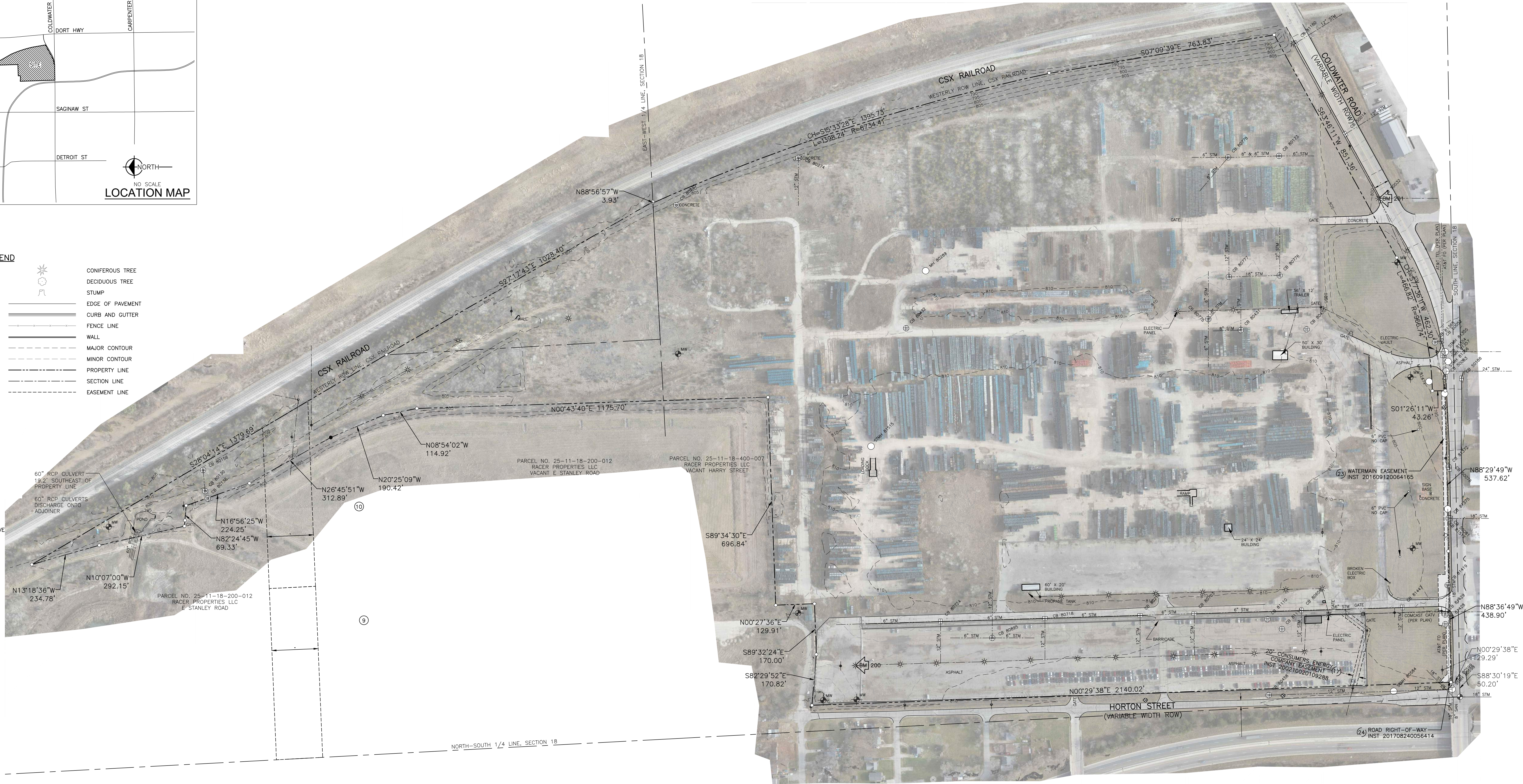
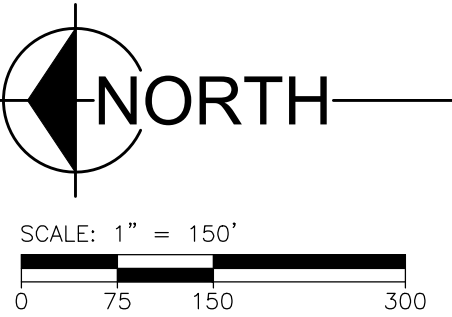
ALTA / NSPS LAND TITLE SURVEY
PART OF EAST 1/2, SECTION 18, TOWN 8 NORTH, RANGE 7 EAST,
GENESEE TOWNSHIP, GENESEE COUNTY, MICHIGAN

- LEGEND**
- | | | | |
|--|-------------------------|--|------------------|
| | SECTION CORNER | | CONIFEROUS TREE |
| | PROPERTY CORNER (FOUND) | | DECIDUOUS TREE |
| | PROPERTY CORNER (SET) | | STUMP |
| | BENCHMARK | | EDGE OF PAVEMENT |
| | UTILITY MANHOLE | | CURB AND GUTTER |
| | LIGHT POLE / GUY ANCHOR | | FENCE LINE |
| | LIGHT POLE | | WALL |
| | CATCH BASIN | | MAJOR CONTOUR |
| | HYDRANT | | MINOR CONTOUR |
| | WATER VALVE | | PROPERTY LINE |
| | MONITOR WELL | | SECTION LINE |
| | POST | | EASEMENT LINE |
| | SIGN | | |

BENCHMARKS:
(NAVD 88, GPS DERIVED)

BENCHMARK 200 ELEVATION: 809.08
WAG SPIKE IN WEST SIDE OF UTILITY POLE,
NORTHERN MOST POLE IN WESTERLY
PARKING LOT

BENCHMARK 201 ELEVATION: 799.79
WAG SPIKE IN WEST SIDE OF UTILITY POLE,
NORTH SIDE OF COLDWATER ROAD, 600 FEET
EAST OF HARRY STREET, NE CORNER OF DRIVE
TO PROPERTY



UTILITY STRUCTURES				
POINT	RIM	SIZE/TYPE/DIR	INVERT	NOTES
CB 50014	802.71	12" RCP S	797.31	4" PRECAST CONCRETE
CB 50032	798.29	12" RCP SSW	792.99	4" PRECAST CONCRETE
CB 50052	789.37	6" CMP N	785.17	4" PRECAST CONCRETE
		12" RCP WSW	784.47	
CB 50063	789.39	15" RCP E	786.69	3" CONCRETE BLOCK
CB 50076	797.07	12" CMP NE	790.87	4" PRECAST CONCRETE
CB 50081	801.48	18" RCP S	796.08	4" PRECAST CONCRETE
		18" RCP N	795.98	
CB 80130	797.69			AREA FLOODED/FROZEN
CB 80136	797.68			AREA FLOODED/FROZEN
CB 80156	803.79	12" RCP W	800.29	4'x4" SQUARE PRECAST CONCRETE
CB 80173	807.27	6" VCP S	804.87	2" PRECAST CONCRETE
		6" VCP N	804.97	
		8" N	803.87	
CB 80235	806.27	COULD NOT LOCATE PIPES		4'x4" SQUARE PRECAST CONCRETE
CB 80274	807.15	12" W	801.25	4'x4" SQUARE PRECAST CONCRETE
MH 80289	807.66			UNKNOWN, FULL OF SAND
CB 80430	806.30	6" VCP E	804.00	2" PRECAST CONCRETE
		6" VCP W	802.90	
CB 80431	808.38	6" VCP E	805.78	2" PRECAST CONCRETE
		8" ?? N	804.68	
CB 80432	806.55	COULD NOT LOCATE PIPES		4" BRICK
CB 80458	811.37			FROZEN, COULD NOT OPEN
STMH 80584	813.67	12" RCP N	805.37	4" CONCRETE BLOCK
		12" RCP S	805.27	
STMH 80598	808.78	12" RCP N	804.28	4" CONCRETE BLOCK
		18" CMP W	804.38	
		18" RCP E	803.98	
CB 80599	808.33	18" RCP W	803.93	4" CONCRETE BLOCK
		18" RCP E	803.93	
CB 80658	807.38	6" VCP N	804.78	2.5" PRECAST CONCRETE
		6" VCP S	804.78	
		12" RCP W	803.88	
CB 80703	808.27	6" VCP N	805.97	2" PRECAST CONCRETE
		6" VCP S	805.97	
		12" RCP W	804.67	

UTILITY STRUCTURES				
POINT	RIM	SIZE/TYPE/DIR	INVERT	NOTES
CB 80714	808.46	6" VCP N	805.66	2.5" PRECAST CONCRETE
		6" VCP S	805.66	
		12" RCP W	804.76	
CB 80718	808.54	6" VCP N	805.84	2.5" PRECAST CONCRETE
		6" VCP S	805.74	
		12" RCP W	804.74	
CB 80724	808.36	6" VCP N	806.36	2.5" PRECAST CONCRETE
		6" VCP S	806.26	
		12" RCP W	804.86	
CB 80775	808.05	6" VCP E	805.25	2" PRECAST CONCRETE WITH DOMED LID
		6" VCP W	805.25	
		8" RCP SE	804.85	
CB 80776	808.68	12" RCP E	801.38	4" BRICK
		18" RCP N	801.08	
CB 80777	808.60	12" RCP E	801.10	4" BRICK
		18" RCP S	800.90	
CB 80778	807.31	6" VCP N	805.81	2" PRECAST CONCRETE
		6" VCP S	805.81	
		8" NW	804.01	
CB 80895	808.24	6" VCP N	806.64	2" PRECAST CONCRETE
		6" VCP S	806.64	
		12" RCP E	804.64	
CB 81110	807.91			FROZEN, COULD NOT OPEN
CB 81111	807.42			FROZEN, COULD NOT OPEN
CB 81180	804.85	12" RCP S	799.75	4" PRECAST CONCRETE
CB 81354	789.18	12" RCP SE	784.58	4" CONCRETE BLOCK
STMH 81355	789.48	12" RCP NW	784.48	4" PRECAST CONCRETE
		12" RCP E	784.38	
		12" RCP E	784.38	
		15" RCP W	784.38	
STMH 81356	789.60	6" VCP N	786.00	4" PRECAST CONCRETE
		12" RCP NNE	787.10	
		15" RCP W	787.40	
		15" RCP E	783.60	
		24" RCP S	782.60	
SMH 81357	789.60			BOLTED SHUT, COULD NOT OPEN

UTILITY STRUCTURES				
POINT	RIM	SIZE/TYPE/DIR	INVERT	NOTES
CB 81365	789.55	6" CMP S	787.05	2" PRECAST CONCRETE
CB 81372	797.17	12" CMP SW	790.37	4" CONCRETE BLOCK
		15" RCP E	788.77	
CB 81375	801.92	18" RCP S	795.82	2.5" CONCRETE BLOCK
		18" RCP N	795.72	
CB 81419	802.48	10" RCP W	800.18	2" PRECAST CONCRETE
		8" RCP S	799.18	
CB 81428	803.98			AREA FLOODED/FROZEN
CB 81429	804.05			AREA FLOODED/FROZEN
CB 81447	805.29	6" VCP N	802.99	2.5" PRECAST CONCRETE
		6" VCP S	802.89	
		12" RCP W	801.99	
SMH 81470	809.28	8" VCP NE	801.98	4" PRECAST CONCRETE
		8" VCP W	800.48	
MH 81471	793.67	UNKNOWN - NO PIPES OR VALVES		4" PRECAST CONCRETE
STMH 81515	810.54	3.3" TO WATER, NO VISIBLE PIPES		4" CONCRETE BLOCK
CB 81517	801.08	18" RCP S	795.68	4" CONCRETE BLOCK
		18" RCP W	795.58	
		24" RCP E	790.18	

SEWER ABBREVIATIONS LEGEND			
RCP: REINFORCED CONCRETE PIPE	CB: CATCH BASIN		
CMP: CORRUGATED METAL PIPE	SMH: SANITARY MANHOLE		
VCP: VITRIFIED CLAY PIPE	STMH: STORM MANHOLE		

UTILITIES PER MISS DIG DESIGN TICKET RESPONSES:

123.NET, INC. - NO RESPONSE
AT&T FIBER OPTICS - AS SHOWN
AT&T TELEPHONE - AS SHOWN
BEECHER METRO DISTRICT WATER - NO RESPONSE
BEECHER METRO DISTRICT SANITARY SEWER - NO RESPONSE
BUCKEYE PARTNERS LP - PIPELINE IN ADJACENT CSX RAILROAD ROW
COSENT COMMUNICATIONS - LINE IN ADJACENT CSX RAILROAD ROW
COMCAST CABLE TV - AS SHOWN
CONSUMERS ENERGY GAS - NO RESPONSE
CONSUMERS ENERGY ELECTRIC - NO FACILITIES ON SITE
GENESEE COUNTY DRAIN COMMISSIONER WATER - NO RESPONSE
GENESEE COUNTY DRAIN COMMISSIONER SANITARY SEWER - NO RESPONSE
GENESEE COUNTY ROAD COMMISSION - NO FACILITIES ON SITE
GENESEE INTERMEDIATE SCHOOL DISTRICT FIBER - NO RESPONSE
TERRADEX - NO RESPONSE

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FIELD WORK WAS COMPLETED IN DECEMBER 2025.

DATED: FEBRUARY 06, 2026 UPDATED MARCH 26, 2026



Matthew Michael Barney, PS
MICHIGAN PROFESSIONAL SURVEYOR NO. 4001064960
MBARNEY@FISHBECK.COM
31440 NORTHWESTERN HIGHWAY
SUITE 250
FARMINGTON HILLS, MI 48334
248.324.0290 PHONE

ALTA/NSPS Land Title Survey

Genesee County, Michigan

1245 East Coldwater Road

Genesee, MI 48458

REVISIONS

Drawn By DBONE
Designer MBARNEY
Reviewer RPOWERS
Manager TBARTOL

Hard copy is intended to be
30"x42" when plotted. Scale(s)
indicated and graphic quality may
not be accurate for any other size.

PROJECT NO.
2501089

SHEET NO.

2 of 2

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