

PLOT INFO: Z:\0205\3501086\CAD\SURVEY\FIELD\INDUSTRIAL LANDS\SURV\08\1008\1008.DWG LAYOUT: ALTA DATE: 10/20/2018 TIME: 9:41:25 AM USER: MATHEW

ALTA / NSPS LAND TITLE SURVEY
PART OF NORTHEAST 1/4, SECTION 20, TOWN 3 NORTH, RANGE 10 EAST,
CITY OF PONTIAC, OAKLAND COUNTY, MICHIGAN

N84°06'53"E 30.68' (R)
N83°26'34"E 31.12' (M)



PARCEL DESCRIPTION AS FURNISHED:
(PER INFORMATIONAL TITLE REPORT ORDER NUMBER C000128141-5 REVISION NUMBER 1 BY AMROCK COMMERCIAL, EFFECTIVE AUGUST 26, 2024 AT 8:00 AM REVISION DATE FEBRUARY 25, 2026)

LAND SITUATED IN THE CITY OF PONTIAC IN THE COUNTY OF OAKLAND IN THE STATE OF MICHIGAN, A PARCEL OF LAND DESCRIBED AS:

LOTS 60 THROUGH 74, INCLUSIVE, LOTS 103 THROUGH 126, INCLUSIVE, LOTS 159 THROUGH 178, INCLUSIVE, LOTS 215 THROUGH 237, INCLUSIVE, LOTS 245 THROUGH 262, INCLUSIVE; ALSO ALL OF VACATED HART STREET AND FOULK STREET; ALSO VACATED PORTION OF OWENS STREET FROM PORTLAND STREET TO EASTERLY LINE OF THE PLAT; ALSO VACATED PORTION OF PORTLAND, WING, AND YOUNG STREETS FROM THE NORTH LINE OF OWENS STREET TO SOUTH LINE OF KENNETT AVENUE; ALSO VACATED PORTION OF KENNETT AVENUE FROM EAST LINE OF ST. CLAIR STREET TO EASTERLY LINE OF THE PLAT; ALL OF THE ABOVE BEING PART OF THE "CIVIC IMPROVEMENT COMPANY'S MARQUETTE SUBDIVISION"; A PART OF THE WEST 1/2 OF NORTHEAST 1/4 OF SECTION 20, T.3N., R.10E., CITY OF PONTIAC, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 22 OF PLATS, PAGE 12, OAKLAND COUNTY RECORDS, THE PARCEL BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE N. 1/4 CORNER OF SAID SECTION 20; THENCE N.84°06'53"E, ALONG THE NORTH LINE OF SAID SECTION 20, 30.68 FEET TO A POINT ON THE EAST LINE OF BALDWIN AVENUE (60 FEET WIDE); THENCE S.05°57'14"E, ALONG SAID EAST LINE OF BALDWIN AVENUE, 628.11 FEET TO A POINT ON THE NORTH LINE OF KENNETT AVENUE (50 FEET WIDE); THENCE S.79°35'31"E, OF KENNETT AVENUE, 297.85 FEET TO THE POINT OF BEGINNING OF PARCEL HEREIN DESCRIBED; THENCE CONTINUING ALONG SAID NORTH LINE, S.79°35'31"E, 34.74 FEET; THENCE N.05°57'14"W, 122.60 FEET; THENCE N.84°08'25"E, 894.72 FEET; THENCE S.05°50'28"E, 338.58 FEET; THENCE S.83°55'56"W, 12.17 FEET; THENCE S.13°02'52"W, 25.23 FEET; THENCE S.04°36'29"E, 15.07 FEET TO A POINT ON THE NORTH LINE OF SAID KENNETT AVENUE; THENCE S.79°35'31"E, ALONG SAID NORTH LINE OF KENNETT AVENUE, 92.36 FEET TO A POINT ON THE WEST LINE OF ABANDONED PONTIAC, OXFORD AND NORTHERN RAILROAD (P.O.N.R.R.) RIGHT-OF-WAY (WIDTH VARIES); THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID WEST LINE OF P.O.N.R.R. RIGHT-OF-WAY: (1) S.05°53'10"E, 416.80 FEET; AND (2) 389.73 FEET ALONG A CURVE TO THE RIGHT (RADIUS 3794.83 FEET, CENTRAL ANGLE 05°53'03", LONG CHORD BEARS S.03°01'17"E, 389.55 FEET, DISTANCE OF 389.73 FEET; THENCE (3) SOUTH 183.20 FEET; THENCE S.83°31'39"W, 163.99 FEET; THENCE N.06°28'58"W, 669.86 FEET; THENCE S.83°31'38"W, 780 FEET; THENCE N.05°28'59"W, 619.01 FEET TO BEGINNING.

* NOTE: THE PORTION OF THE SURVEY PARCEL LYING NORTH OF VACATED KENNETT AVENUE IS ONLY INCLUDED IN THE METES AND BOUNDS PORTION "MORE PARTICULARLY DESCRIBED AS" AND NOT INCLUDED IN THE PORTION DESCRIBED BY LOTS AND VACATED STREETS.

- SURVEYOR'S NOTES:**
- 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.
 - THIS SURVEY IS NOT CERTIFIED WITHOUT THE SIGNATURE AND SEAL OF THE SURVEYOR.
 - THIS SURVEY DOES NOT REPRESENT A COMPLETE INDEPENDENT TITLE SEARCH BY THE SURVEYOR. PARCEL DESCRIPTIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD, RESTRICTIONS, AND OTHER MATTERS AFFECTING TITLE WERE OBTAINED FROM TITLE REPORT REFERENCED ABOVE.
 - BASIS OF BEARING: EAST LINE OF BALDWIN AVENUE PER QUIT CLAIM DEED LIBER 47214, PAGE 727, OAKLAND COUNTY RECORDS.
 - UNLESS OTHERWISE NOTED, ALL PROPERTY CORNERS SHOWN AS SET ARE 1/2"x18" REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 64960". PROPERTY CORNERS SHOWN AS FOUND ARE 1/2 IN REBAR WITH PS 49692 CAPS UNLESS OTHERWISE NOTED.
 - NO BUILDINGS WERE OBSERVED ON SURVEYED PARCEL.
 - UTILITIES SHOWN HEREON ARE BASED ON VISIBLE ABOVE GROUND STRUCTURES AND UTILITY PLANS RECEIVED FROM A MISS DIG REQUEST; ALL UTILITIES SHOWN BY SYMBOLS IN THE LEGEND AND/OR SHOWN IN THE STRUCTURE TABLE WERE OBSERVED DURING THE FIELDWORK FOR THIS SURVEY. OTHER UTILITIES, IF ANY, WERE PLOTTED FROM RESPONSES TO A MISS DIG REQUEST; NO UTILITY TRACING EQUIPMENT WAS USED OR EXCAVATIONS MADE WITHOUT EXCAVATION. THE EXACT LOCATION OF UNDERGROUND UTILITIES CANNOT BE ACCURATELY, RELIABLY, AND COMPLETELY DEPICTED. SURVEYOR MAKES NO REPRESENTATION THAT UTILITIES SHOWN HEREON ARE A COMPLETE COMPILATION OF ALL UTILITIES ON THE SURVEYED PARCEL. BEFORE ANY EXCAVATIONS BEGIN, MISS DIG SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY LOCATIONS.
 - PER TABLE A, ITEM 3: SURVEYED PARCEL LIES IN ZONE X (AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 26125C0366F, EFFECTIVE DATE OF 09/29/2006.
 - PER TABLE A, ITEM 4: SURVEYED PARCEL CONTAINS 18.83 ACRES.
 - PER TABLE A, ITEM 13: ADJOINING OWNER NAMES, ADDRESSES, AND PARCEL NUMBERS WERE OBTAINED FROM OAKLAND COUNTY EQUALIZATION RECORDS.

- SCHEDULE B EXCEPTIONS:**
- (8) SEWER RIGHT OF WAY, AS RECORDED IN LIBER 1459, PAGE 492 AFFECTS SURVEYED PARCEL - SHOWN
 - (9) ALLEY AGREEMENT, AS RECORDED IN LIBER 2142, PAGE 1 AFFECTS SURVEYED PARCEL - SHOWN
 - (10) RESOLUTIONS VACATING STREETS AND ALLEYS, AND RESERVING UTILITY EASEMENTS AS RECORDED IN: LIBER 4931, PAGE 809 AFFECTS SURVEYED PARCEL - SHOWN
LIBER 4931, PAGE 810 AFFECTS SURVEYED PARCEL - SHOWN
LIBER 1452, PAGE 562 AFFECTS SURVEYED PARCEL - SHOWN
LIBER 4071, PAGE 27 AFFECTS SURVEYED PARCEL - SHOWN
LIBER 2142, PAGE 9 AFFECTS SURVEYED PARCEL - SHOWN
 - (11) EASEMENT AGREEMENT, AS RECORDED IN LIBER 5013, PAGE 848 DOES NOT AFFECT SURVEYED PARCEL - SHOWN
 - (12) MEMORANDUM OF LEASE, AS RECORDED IN LIBER 41392, PAGE 439 IS NOT A SURVEY MATTER - NOT SHOWN
 - (13) UCC FINANCING STATEMENT, AS RECORDED IN LIBER 42088, PAGE 631 IS NOT A SURVEY MATTER - NOT SHOWN
CONTINUATION RECORDED IN LIBER 53915, PAGE 659 IS NOT A SURVEY MATTER - NOT SHOWN
 - (14) UCC FINANCING STATEMENT, AS RECORDED IN LIBER 42088, PAGE 651 IS NOT A SURVEY MATTER - NOT SHOWN
CONTINUATION RECORDED IN LIBER 53915, PAGE 671 IS NOT A SURVEY MATTER - NOT SHOWN
AMENDMENT RECORDED IN LIBER 44215, PAGE 647 IS NOT A SURVEY MATTER - NOT SHOWN
 - (15) UCC FINANCING STATEMENT, AS RECORDED IN LIBER 42088, PAGE 670 IS NOT A SURVEY MATTER - NOT SHOWN
CONTINUATION RECORDED IN LIBER 53915, PAGE 683 IS NOT A SURVEY MATTER - NOT SHOWN
 - (16) ENVIRONMENTAL EASEMENT AGREEMENT, AS RECORDED IN LIBER 51261, PAGE 809 AFFECTS SURVEYED PARCEL - BLANKET IN NATURE
 - (17) PRIVATE UTILITIES EASEMENT AGREEMENT, AS RECORDED IN LIBER 51345, PAGE 839 AFFECTS SURVEYED PARCEL - SHOWN

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 NOVEMBER 2025.
DATED: MARCH 3, 2026



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ALTA / NSPS LAND TITLE SURVEY
PART OF NORTHEAST 1/4, SECTION 20, TOWN 3 NORTH, RANGE 10 EAST,
CITY OF PONTIAC, OAKLAND COUNTY, MICHIGAN

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



		UTILITY STRUCTURES				
POINT	RIM	SIZE/TYPE/DIR	INVERT		NOTES	
SMH 80219	973.83	10" VCP N	960.83		4' PRECAST	
		10" VCP S	960.78			
		10" VCP W	960.73			
SMH 80234	974.97		SEALED SHUT			
CB 80298	974.38		FULL SILT SACK		2' PRECAST	
CB 80352	974.01		BROKEN LID, SILT SACK, UNABLE TO OPEN			
CB 80396	972.38		UNABLE TO OPEN			
STMH 80401	977.04	30" RCP N	956.14		4' PRECAST	
		30" RCP S	956.14			
CB 80406	970.79	6" CMP E	967.69		2' PRECAST	
		6" CMP W	966.69			
		8" CMP N	966.39			
		8" CMP E	966.29			
CB 80445	973.43	8" CMP N	965.93		2' PRECAST	
		6" CMP E	965.93			
		6" CMP S	969.93			
		8" RCP N	965.43			
STMH 80449	974.76	30" RCP N	955.06		NORTH HAS A 45° BEND DOWN. 4' PRECAST/BLOCK	
		30" RCP ESE	955.01			
STMH 80500	977.02	12" VCP E	967.82		4' BRICK	
		12" VCP W	964.02			
		30" VCP N	962.92			
		30" VCP S	962.92			
CB 80505	974.33		CRACKED LID, SILT SACK, UNABLE TO OPEN			
CB 80525	974.92		LID WEDGED, SILT SACK, UNABLE TO OPEN			
CB 80538	974.68	EAST	969.28		2' PRECAST, WATER ABOVE PIPE	
CB 80556	975.20		BROKEN LID, SILT SACK, UNABLE TO OPEN			
CB 80670	971.63		BROKEN LID, SILT SACK, UNABLE TO OPEN			
CB 80725	973.45		FULL OF DEBRIS, NO VISIBLE PIPES			
STMH 80828	969.68	4" VCP SSW	963.48		4' BRICK	
		10" VCP SW	962.58			
		8" VCP NW	960.48			
		12" VCP SE	959.48			
CB 80851	968.58	12" RCP N	963.48		4' PRECAST	
		12" RCP NW	963.38			
		15" RCP SE	962.08			
STMH 80858	969.04	6" VCP NW	964.04		4' BRICK	
		8" PVC E	963.74			
		10" VCP NE	963.64			
CB 80859	968.87		SILT SACK, FULL OF DEBRIS, NO VISIBLE PIPES			
STMH 81010	967.82	15" RCP NW	961.92		4' PRECAST	
		15" RCP SE	960.22			
SMH 81065	966.34	10" VCP SW	957.34		4' BRICK	
		12" VCP S	957.14			
		12" VCP W	957.14			
				RECTANGULAR CEMENT BLOCK BULKHEAD TO NORTH BRACED TO SOUTH WALL WITH METAL BAR		
STMH 81066	966.24	12" RCP NNE	960.54		4' PRECAST	
		12" RCP NNW	959.54			
		15" RCP SE	959.24			
CB 81072	967.27	12" RCP E	960.97		4' PRECAST	
		12" RCP SSW	960.77			
STMH 81103	962.82	6" DIP N	959.52		2' PRECAST/BLOCK	
SMH 81104	962.76	6" VCP E	955.76			4' PRECAST
		12" VCP BULKHEADED	958.96			
		6" VCP NE	955.16			
		12" VCP SW	954.96			
		12" VCP E	954.51			
		6" VCP S	950.56			
		15" VCP N	950.56			
STMH 81170	967.37	4" PVC S	961.77		4' PRECAST	
		8" PVC NNE	961.67			
		12" RCP W	960.97			
STMH 81190	963.51	12" RCP N	957.81		4' PRECAST	
		15" RCP NW	957.31			
		15" RCP E	956.81			
STMH 81201	964.38	8" VCP W	959.19		4' PRECAST	
		PVC SE	959.09			
		12" RCP S	959.09			
STMH 81215	965.48	8" VCP W	957.48		4' PRECAST	
		6" VCP SE	957.18			
		12" VCP ENE	957.08			
		15" VCP N	955.68			
		15" VCP S	955.68			
CB 81249	959.89	12" RCP SE	956.69		4' PRECAST	
STMH 81254	958.27	18" RCP N	953.07		6' PRECAST	
		18" RCP S	953.07			
STMH 81284	961.43	18" RCP NNW	955.73		4' PRECAST	
		18" RCP SSE	955.53			
CB 81300	960.12	10" VCP NE	957.52		4' PRECAST	
		10" VCP S	957.42			
STMH 81301	963.50	15" RCP NNE	956.50		4' PRECAST	
		15" RCP W	956.30			
		18" RCP SSE	956.30			
CB 81302	961.52	6" PVC NW	959.72		2' PRECAST	
		12" RCP SE	958.32			
STMH 81308	961.81	12" RCP NW	957.31		4' PRECAST	
		18" RCP N	955.21			
		18" RCP S	955.01			
CB 81361	959.09	12" RCP NW	955.89		NO OTHER VISIBLE PIPES	
					FULL OF DEBRIS	
STMH 81433	954.36		SILT SACK, FULL OF DEBRIS, NO VISIBLE PIPES			
CB 81452	954.31		SILT SACK, UNABLE TO OPEN			
CB 81568	951.08	12" RCP N	948.23		3' X 3' PRECAST	
		12" RCP E	948.23			
CB 81576	951.68	12" RCP S	949.18		3' X 3' PRECAST	
STMH 81619	954.32	12" RCP NNW	950.92			4' PRECAST
		18" RCP N	950.62			
		18" CMP NNW	950.42			
CB 81652	951.49	12" CMP NNW	947.88		4' BRICK	
		SOUTH	TOP SEDIMENT 947.78			
			VEGETATION GROWING IN STRUCTURE, FULL OF DEBRIS			
SMH 81659	975.17	10" VCP N	959.67		4' BRICK, NO LID	
		10" VCP S	959.67			
STMH 82000	973.73	6" VCP W	965.33		4' BRICK	
		12" VCP E	966.13			
MH 82001/82002	973.56		BROKEN LID, FULL OF DEBRIS			
SMH 82003	973.95	6" VCP S	968.65		4' BRICK, BROKEN LID	
		8" VCP S	966.35			
STMH 82058	950.51	12" RCP W	947.31		4' BLOCK	
		12" RCP S	947.31			
SMH 82087	973.39	10" VCP S	960.99		4' BRICK	
		10" VCP NW	960.99			
MH 82088	968.70		COVER TOO HEAVY TO OPEN			