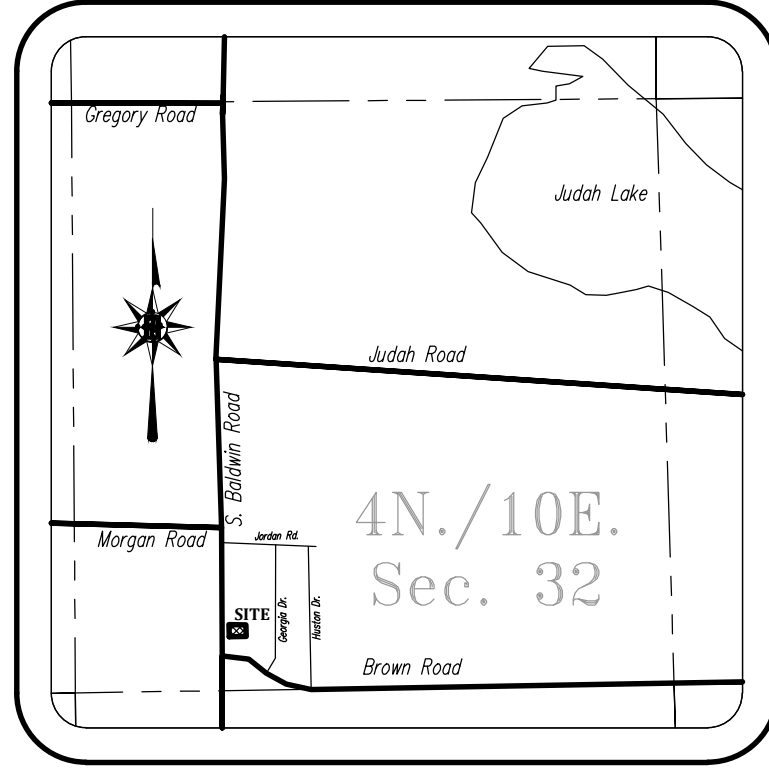


**SITE LOCATION MAP**  
(NO SCALE)



# ALTA/NSPS LAND TITLE SURVEY

## South Baldwin Road

**SCHEDULE B- SECTION II (EXCEPTIONS)**

- ① ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET. (NOT PLOTTABLE)
- ② RIGHTS OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORD. (NOT PLOTTABLE)
- ③ EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORD. (NOT PLOTTABLE)
- ④ ANY LIEN OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORD. (NOT PLOTTABLE)
- ⑤ NOTWITHSTANDING ANY PROMISION OF THE POLICY TO THE CONTRARY, THE FOLLOWING MATTERS ARE EXPRESSLY EXCLUDED FROM COVERAGE OF THE POLICY, AND THE COMPANY WILL NOT PAY LOSS OR DAMAGE, COSTS, ATTORNEY'S FEES, OR EXPENSES THAT ARISE BY REASON OF ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND. (NOT PLOTTABLE)
- ⑥ MAINTENANCE FEES, OTHER ASSOCIATION DUES, ASSESSMENTS OR FEES FOR WHICH NO NOTICE OF DELINQUENCY, LIEN, CLAIM OF LIENOR ASSESSMENT HAS BEEN FILED OF RECORD IN THE REAL PROPERTY RECORDS. (NOT PLOTTABLE)
- ⑦ TAXES AND ASSESSMENTS THAT BECOME A LIEN AGAINST THE PROPERTY AFTER DATE OF CLOSING. THE COMPANY ASSUMES NO LIABILITY FOR TAX INCREASES OCCASIONED BY RETROACTIVE REVALUATION, CHANGES IN THE LAND USAGE OR LOSS OF ANY PRINCIPAL RESIDENCE EXEMPTION STATUS FOR THE INSURED PREMISES. (NOT PLOTTABLE)
- ⑧ EXISTING WATER, MINERAL, OIL AND EXPLOITATION RIGHTS WHICH ARE NOT OF RECORD. (NOT PLOTTABLE)
- ⑨ 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. (NOT PLOTTABLE)
- ⑩ ANY CONFLICTS BETWEEN FEDERAL AND STATE LAWS CONCERNING THE CULTIVATION, DISTRIBUTION, MANUFACTURE OR SALE OF MARIJUANA AND/OR CANNABIS, AND/OR ANY OTHER PRODUCTS RELATED THERETO. (NOT PLOTTABLE)
- ⑪ NO TITLE IS INSURED TO ANY LAND LYING IN THE BED OF ANY STREET, ROAD OR AVENUE ABUTTING, ADJOINING, PASSING THROUGH OR CROSSING THE PREMISES. (NOT PLOTTABLE)
- ⑫ ALL TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS ARE LIENS NOT YET DUE AND PAYABLE, AND ANY ADDITIONAL TAXES WHICH MAY RESULT FROM A REBILLING OR REASSESSMENT OF THE SUBJECT PROPERTY. (NOT PLOTTABLE)
- ⑬ ANY RIGHT, INTEREST OR CLAIM THAT MAY EXIST, ARISE OR BE ASSERTED AGAINST THE TITLE UNDER OR PURSUANT TO THE PERISHABLE AGRICULTURAL COMMODITIES ACT OF 1930, AS AMENDED, (7 USC 499A, ET SEQ.), THE PACKERS AND STOCKYARD ACT OF 1921, AS AMENDED (7 USC 181 ET SEQ.), OR ANY SIMILAR STATE OR FEDERAL LAWS. (NOT PLOTTABLE)
- ⑭ COVENANTS, CONDITIONS AND RESTRICTIONS AND OTHER PROVISIONS BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN AS CONTAINED IN WARRANTY DEED RECORDED IN LIBER 1066, PAGE 558, OAKLAND COUNTY RECORDS. (NOT PLOTTABLE)
- ⑮ TERMS, CONDITIONS AND PROVISIONS CONTAINED IN DECLARATION OF TAKING RECORDED IN LIBER 14937, PAGE 93, OAKLAND COUNTY RECORDS. (PLOTTED ON SURVEY) (DOES NOT AFFECT SUBJECT PROPERTY)
- ⑯ SANITARY SEWER EASEMENT GRANTED TO THE CHARTER TOWNSHIP OF ORION RECORDED IN LIBER 20009, PAGE 300, OAKLAND COUNTY RECORDS. (PLOTTED ON SURVEY) (AFFECTS SUBJECT PROPERTY)
- ⑰ TERMS AND CONDITIONS OF CROSS ACCESS EASEMENT AGREEMENT RECORDED IN LIBER 57821, PAGE 441, OAKLAND COUNTY RECORDS. (PLOTTED ON SURVEY) (AFFECTS SUBJECT PROPERTY)
- ⑱ STORM WATER DRAINAGE EASEMENT AGREEMENT RECORDED IN LIBER 58298, PAGE 571, OAKLAND COUNTY RECORDS. (PLOTTED ON SURVEY) (AFFECTS SUBJECT PROPERTY)
- ⑲ ACREAGE IS NOT INSURED. (NOT PLOTTABLE)
- ⑳ SUBJECT TO UNPAID REAL ESTATE TAXES, WATER, SEWER CHARGES AND ANY SPECIAL ASSESSMENTS. (NOT PLOTTABLE)

**SURVEYOR'S NOTES:**

THE SUBJECT PROPERTY RECEIVES SANITARY, TELEPHONE, ELECTRICITY, CABLE AND GAS UTILITY SERVICES FROM A PUBLIC RIGHT OF WAY.

THERE WERE NO GAPS OR GORES FOUND FOR THE SITE.

NO ENCROACHMENTS WERE FOUND DURING THE SURVEY.

THE SUBJECT PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AND IS DESIGNATED ZONE "X" PER FEMA FIRM MAP NO. 26125C0358F HAVING AN EFFECTIVE DATE OF 09/29/2006

SITE HAS BEEN CLEARED OF TREES AND BRUSH AND STRIPPED OF TOP SOIL AS OF DATE OF SURVEY. (TABLE A ITEM 16)

SUBJECT PROPERTY HAS ACCESS TO BALDWIN ROAD.

NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL WAS OBSERVED DURING THE SURVEY (TABLE A ITEM 18)

NO FLAGGED WETLAND AREAS WERE OBSERVED DURING THE SURVEY.

THE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT OR ANY EXCEPTIONS HAVE BEEN NOTED HEREIN.

NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES EXIST AT THE TIME OF SURVEY AND THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. (TABLE A ITEM 17)

NOWRY & HALE LAND SURVEYING LLC CARRIES A PROFESSIONAL LIABILITY INSURANCE POLICY IN THE AMOUNT OF \$1,000,000. CERTIFICATE OF INSURANCE SHALL BE FURNISHED UPON REQUEST. (TABLE A ITEM 21)

**LEGAL DESCRIPTION (VESTING LEGAL & AS-SURVEYED)**

PER EXHIBIT "A" TITLE COMMITMENT POLICY NO. 5155103-F-M-CR-MK DATED: JULY 19, 2023 AT 8:00 A.M.

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS: TOWNSHIP OF ORION, COUNTY OF OAKLAND, STATE OF MICHIGAN

**RECORD DESCRIPTION**  
LOTS 135 & 136 OF "SUPERVISOR'S PLAT NO. 5", ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN PLAT LIBER 54-A, PAGE 93, OAKLAND COUNTY RECORDS, EXCEPT THAT PART TAKEN FOR HIGHWAY PURPOSES AS DISCLOSED IN INSTRUMENT RECORDED IN LIBER 14937, PAGE 93, OAKLAND COUNTY RECORDS.

**ASSESSED DESCRIPTION**  
LOTS 135 AND 136, EXCEPT THAT PART FOR HIGHWAY PURPOSES AS EVIDENCED BY DECLARATION OF TAKING RECORDED IN LIBER 14937, PAGE 93, OAKLAND COUNTY RECORDS, AS DESCRIBED AS: COMMENCING AT THE SOUTH CORNER OF SECTION 32, TOWN 4 NORTH, RANGE 10 EAST, ORION TOWNSHIP, OAKLAND COUNTY, MICHIGAN, AND PROCEEDING ALONG THE SOUTH LINE OF SAID SECTION 32 NORTH 89 DEGREES 55 MINUTES WEST 1300.35 AND NORTH 01 DEGREES 13 MINUTES 30 SECONDS EAST 483 FEET TO THE POINT OF BEGINNING AND PROCEEDING NORTH 01 DEGREES 13 MINUTES 30 SECONDS EAST 100 FEET ALONG THE EAST RIGHT OF WAY LINE OF EXISTING BALDWIN ROAD (66 FEET WIDE) TO THE NORTH LINE OF LOT 136 OF SUPERVISOR'S PLAT NO. 5, AS RECORDED IN LIBER 54A, PAGE 93 OF PLATS, OAKLAND COUNTY RECORDS; THENCE ALONG THE NORTH LINE OF SAID LOT 136 SOUTH 89 DEGREES 55 MINUTES EAST 28.52 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 55 SECONDS EAST 100.00 FEET TO THE SOUTH LINE OF LOT 135; THENCE ALONG THE SOUTH LINE OF SAID LOT 135 NORTH 89 DEGREES 55 MINUTES WEST 30.83 FEET TO THE POINT OF BEGINNING.

**EASEMENT PARCEL**  
TOGETHER WITH THE RIGHTS, BENEFITS AND EASEMENTS AS CREATED, LIMITED AND DEFINED BY CROSS ACCESS EASEMENT AGREEMENT RECORDED IN LIBER 57821, PAGE 441, OAKLAND COUNTY RECORDS.

**AS SURVEYED DESCRIPTION**  
PART OF LOTS 135 AND 136, OF "SUPERVISOR'S PLAT NO. 5", OF PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWN 4 NORTH, RANGE 10 EAST, ORION TOWNSHIP, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 54A OF PLATS ON PAGE 93 OF OAKLAND COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 136; THENCE SOUTH 01 DEGREE 13 MINUTES 49 SECONDS WEST 100.00 FEET ALONG THE EAST LINE OF SAID LOTS 136 AND 135 TO THE SOUTHEAST CORNER OF SAID LOT 135; THENCE NORTH 89 DEGREES 59 MINUTES 44 SECONDS WEST 169.07 FEET ALONG THE SOUTH LINE OF SAID LOT 135 TO THE EASTERLY RIGHT OF WAY LINE OF SOUTH BALDWIN ROAD (WIDTH VARIES); THENCE NORTH 00 DEGREES 05 MINUTES 01 SECOND WEST 99.98 FEET ALONG THE EASTERLY RIGHT OF WAY LINE TO THE NORTH LINE OF SAID LOT 136; THENCE SOUTH 89 DEGREES 58 MINUTES 43 SECONDS EAST 171.36 FEET ALONG SAID NORTH LOT LINE TO THE POINT OF BEGINNING. CONTAINING 0.59 ACRES OF LAND MORE OR LESS.

**SURVEYOR'S CERTIFICATE**

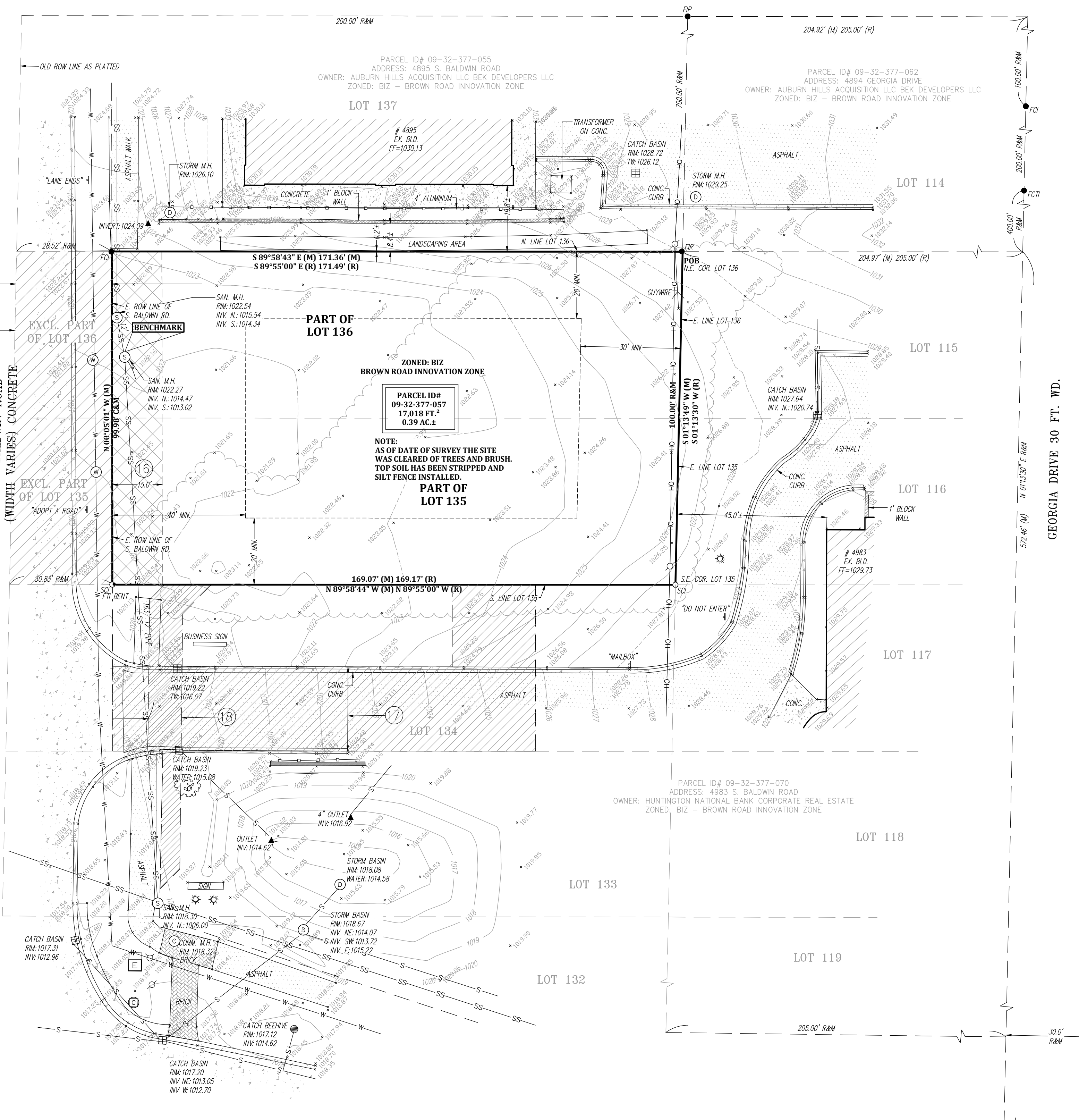
BASED ON PARCEL AS DESCRIBED IN COMMITMENT FOR TITLE INSURANCE FILE NO. 5155103-F-M-CR-MK ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF JULY 19, 2023 AT 8:00 AM

CERTIFY TO: FIRST AMERICAN TITLE INSURANCE COMPANY; QUATTRO DEVELOPMENT, LLC; QUATTRO LAKE ORION, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, AND ITS SUCCESSORS, ASSIGNS, MORTGAGEES, AND LENDERS; LNNACT S-1A, LLC, A DELAWARE LIMITED LIABILITY 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, 4, 5, 6, 6A, 6B, 7A, 8, 9, 11, 13, 14, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 28, 2021.

DATE OF PLAT OR MAP: OCTOBER 16, 2023

*Michael Nowry*  
MICHAEL J. NOWRY P.S.  
REGISTERED SURVEYOR IN THE STATE OF MICHIGAN REGISTRATION NO. 52472



**ZONING DATA**  
BIZ - BROWN ROAD INNOVATION ZONE  
USE GROUP "B"

LOT - MIN. AREA: 20,000 FT.²  
- MIN. WIDTH: 90 FT.

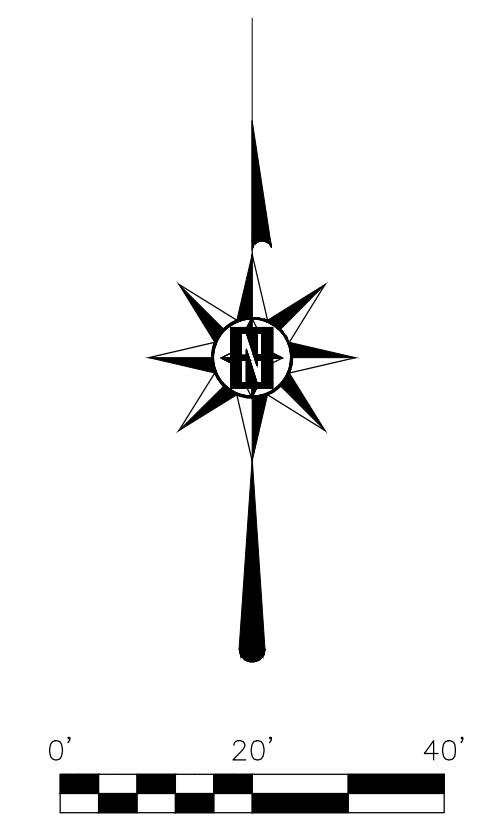
SETBACKS - FRONT YARD: 40 FT.  
- REAR YARD: 30 FT.  
- SIDE YARD: 20 FT.

HEIGHT - MAX. BLD.: 5 STY.

EXISTING CONDITIONS  
LOT - AREA: 17,018 FT.²  
- WIDTH: 100 FT.

VACANT

**BENCHMARK:**  
THE NORTH RM OF A SANITARY MANHOLE LOCATED 3.9 FEET EAST AND 31.7 FEET SOUTH OF THE NORTHWEST PROPERTY CORNER.  
ELEVATION = 1022.27 NAVD88



**LEGEND**

- FOUND MONUMENTATION
- SET MONUMENTATION
- SECTION CORNER
- RECORD MEAS.
- FIELD MEAS.
- PRORATED DIST.
- CALCULATED DIST.
- PROPERTY LINE
- SECTION LINE
- EASEMENT LINE
- PARCEL LINE
- PLATTED LINE
- ENCUMBRANCE LINE
- STORM SEWER
- SANITARY SEWER
- WATER LINE/MAIN
- GAS LINE/MAIN
- OVERHANG LINE
- BURIED CABLE
- BURIED ELEC.
- GAS METER
- GAS SHUT OFF
- GAS MARKER/FLAG
- WATER MANHOLE
- HYDRANT
- WATER SHUT OFF
- WATER METER
- WATER WELL
- WATER MARKER/FLAG
- STORM MANHOLE
- STORM BASIN
- STORM BEEHIVE BASIN
- STORM OUTLET
- SAN. MANHOLE
- SAN. CLEANOUT
- SAN. MARKER/FLAG
- COMM. MANHOLE
- COMM. PEDESTAL
- COMM. MARKER
- UTILITY POLE
- POWER TRANSFORMER
- ELEC. MARKER/FLAG
- ELEC. METER
- GRND. WTR. MON. WELL
- SIGN
- AIR CONDITIONING UNIT
- FOUND CONC. MON.
- FOUND IRON ROD
- FOUND CAPPED T-IRON
- FOUND IRON PIPE
- FOUND MAG. NAIL
- FOUND CAPPED IRON
- SET CAPPED IRON
- TOP OF WATER
- BACK OF CURB
- TOP OF CURB
- CURB GUTTER
- HP
- LOW POINT
- FINISHED GRADE
- FINISHED FLOOR
- MATCH EX. GRADE
- AS-BUILT MEAS.
- POINT OF CURVE
- POINT OF REV. CURVE
- POINT OF COMP. CURVE
- RIGHT OF WAY
- POINT OF BEGIN
- POINT OF COMMENCE
- EX. SPOT ELEVATION
- PROPOSED ELEVATION
- DECIDUOUS TREE
- EVERGREEN TREE