

SITE ASSESSMENT REPORT FOR

BRICADO, LLC

PARCEL #120-020-400-040-000



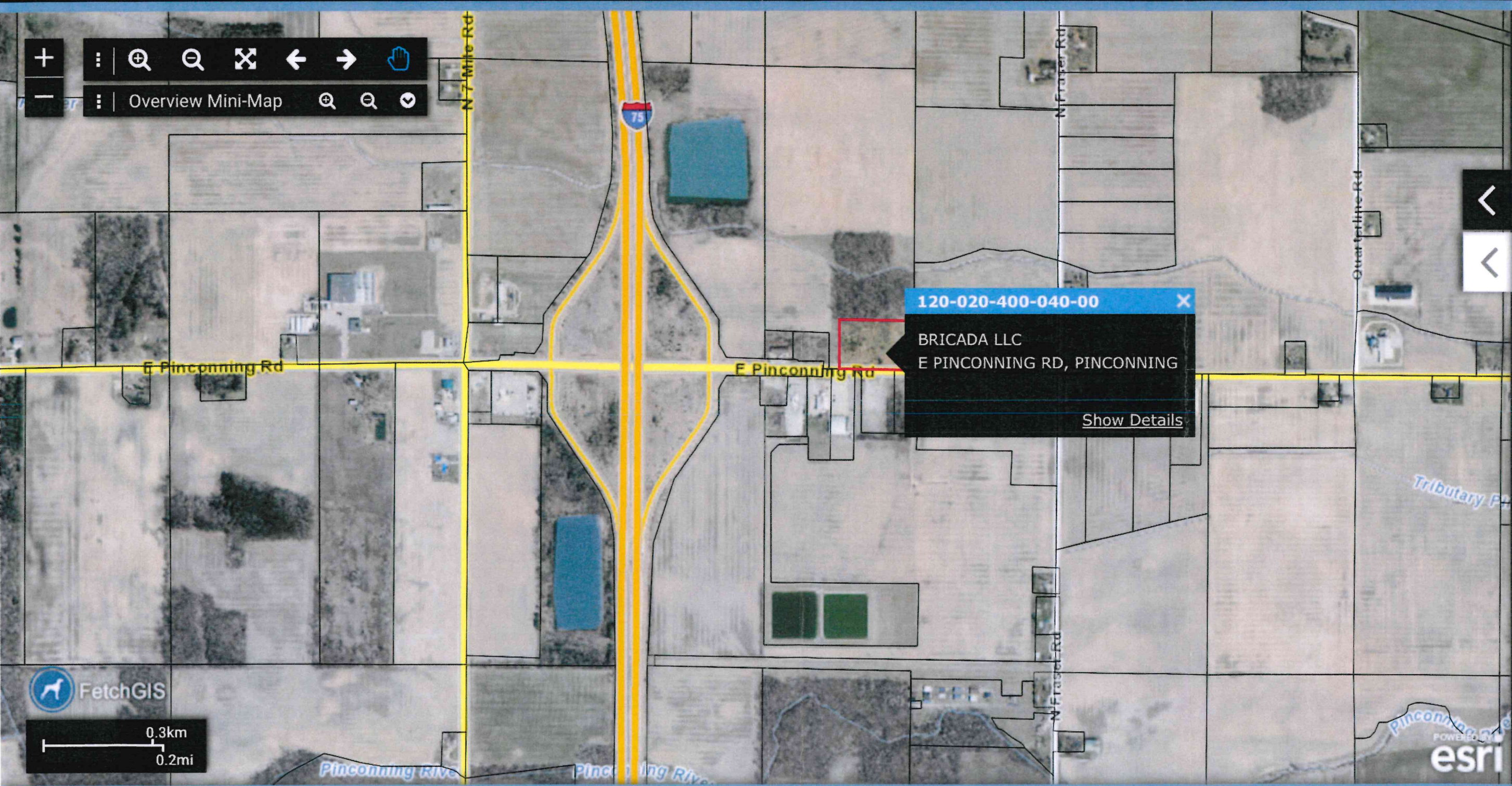
**PINCONNING TOWNSHIP
BAY COUNTY, MICHIGAN**

For Bay Future



Prepared by:
Spicer Group, Inc.
Saginaw, MI
APRIL 2026

Bay Area GIS



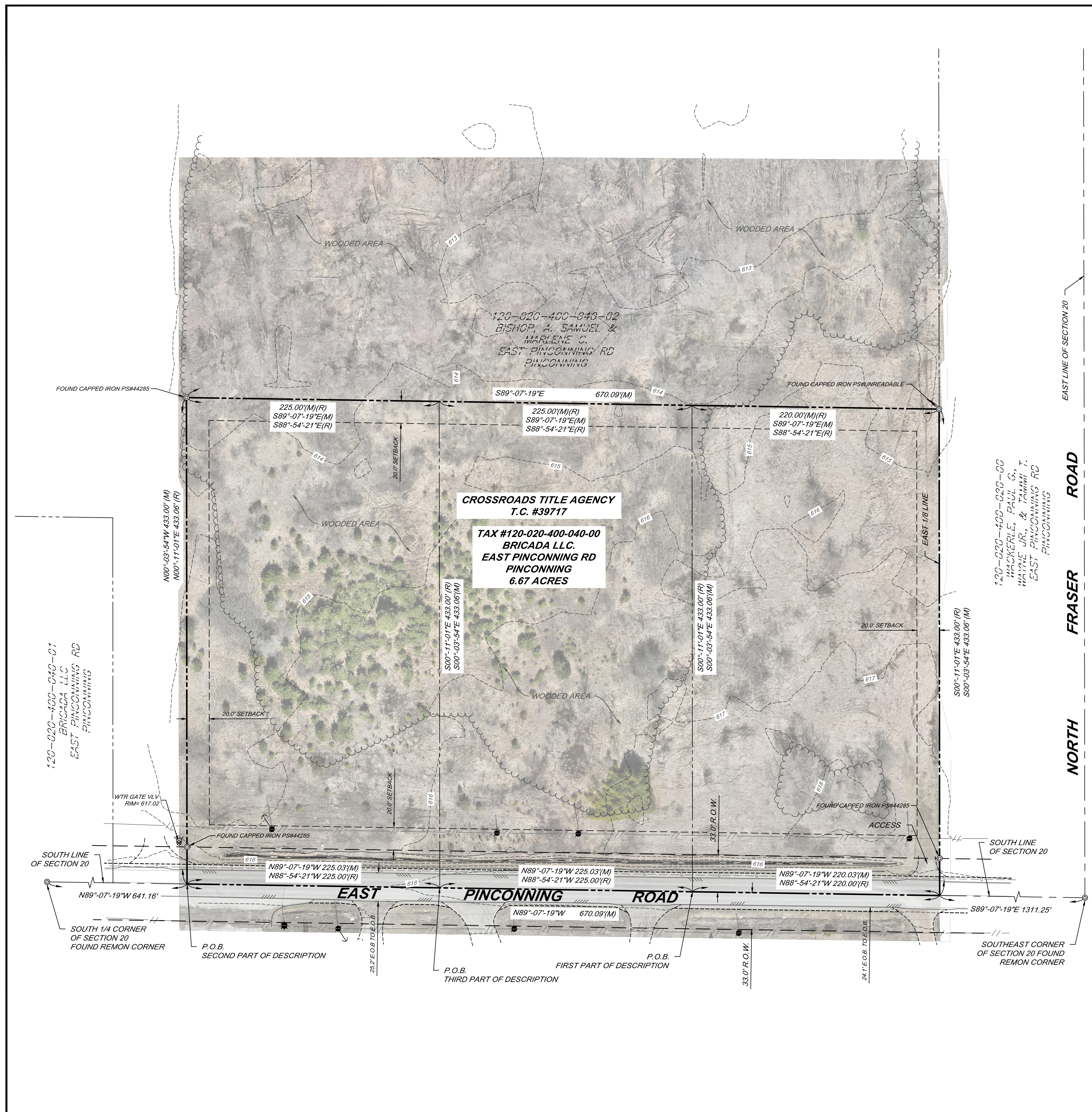
Map navigation controls: Zoom in (+), Zoom out (-), Overview Mini-Map, Pan (hand icon), Home (house icon).

FetchGIS logo and scale bar:

0.3km
0.2mi

esri logo and Pinconning River text

ALTA SURVEY
BY SPICER GROUP



ZONING

The subject property is zoned "PUD - Planned Unit Development".

BUILDING SETBACKS:

Minimum Lot Area	2 Acres
Minimum Lot Width	200 ft.
Front Yard Setback	20 ft.
Side Yard Setback	20 ft.
Rear Yard Setback	20 ft.
Maximum Building Height	None

For more Zoning Information see Pinconning Township Zoning Ordinances.

FOR UTILITIES CONTACT

TELEPHONE SERVICE

AT&T
c/o Engineering Department
Room 525
309 S. Washington Ave.
Saginaw, MI 48607
TEL 989-776-4070

GAS SERVICE

Consumers Energy
4141 E. Wilder Rd
Bay City, MI 48706
TEL 800-477-5050

WATER AND SEWER SERVICES

Bay County Department of Water & Sewer
3933 Patterson Rd
Bay City, MI 48706
TEL 989-684-5510

FIBER OPTIC SERVICES

Bluebird Fiber
9201 Ward Pkwy
Ste. 300
Kansas City, MO 64114
TEL 326-213-5959

CABLE TELEVISION SERVICES

Charter Communications
5818 Bay Rd
Saginaw, MI 48604
TEL 800-778-9140

ELECTRIC SERVICES

Bay City Light & Power
900 S. Water St
Bay City, MI 78708
TEL 989-894-8350

PARCEL DESCRIPTION

Crossroads Title Agency
Title Commitment #39717
Effective Date: May 01, 2026 at 8:00 AM

The Land referred to herein below is situated in the County of Bay, State of Michigan and is described as follows:
Land situated in the Township of Pinconning, County of Bay, Michigan:

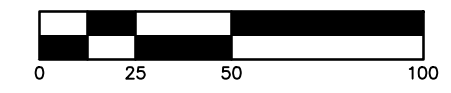
Commencing at the South 1/4 corner of Section 20, Town 17 North, Range 4 East, then South 88°54'21" East along the South line of said Section 1091.16 feet to the Point of Beginning; then North 00°11'01" East, 433.00 feet; then South 88°54'21" East, 220.00 feet; then South 00°11'01" West, 433.00 feet to the South line of said Section; then North 88°54'21" West, 220.00 feet to the Point of Beginning; AND commencing at the South 1/4 corner of Section 20, Town 17 North, Range 4 East, then South 88°54'21" East, 641.16 feet along the South line of said Section to the Point of Beginning; then North 00°11'01" East, 433.00 feet; then South 88°54'21" East, 225.00 feet; then South 00°11'01" West, 433.00 feet to the South line of said Section; then North 88°54'21" West, 225.00 feet to the Point of Beginning; AND commencing at the South 1/4 corner of Section 20, Town 17 North, Range 4 East; then South 88°54'21" East, 866.16 feet along the South line of said Section to the Point of Beginning; then North 00°11'01" East, 433.00 feet; then South 88°54'21" East, 225.00; then South 00°11'01" West, 433.00 feet to the South line of said Section; then North 88°54'21" West, 225.00 feet to the Point of Beginning.

SCHEDULE B-2 EXCEPTIONS

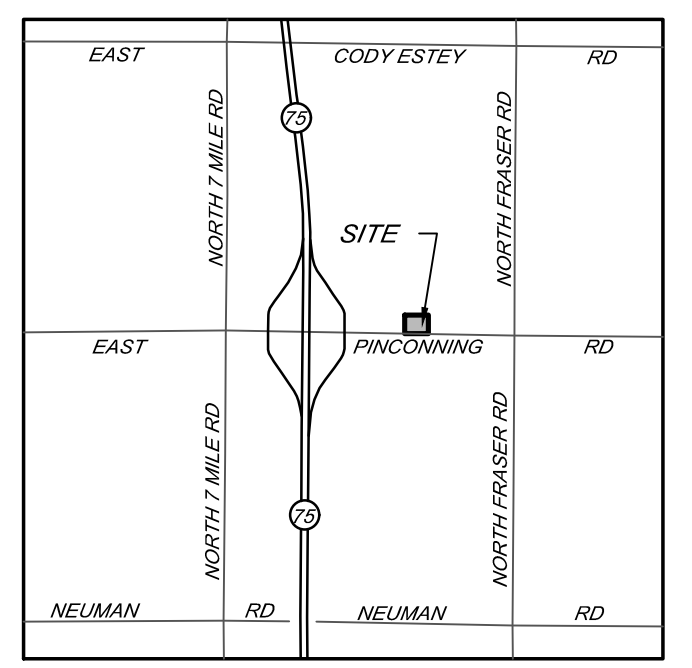
The furnished title commitment contains no plottable exceptions or easements that could be shown on this survey.

SURVEYOR'S NOTES

At the time of survey, no buildings were observed on the surveyed property.



SCALE: 1" = 50'
Contour Interval = 1 foot



LOCATION MAP
NOT TO SCALE

LEGEND

○ - MANHOLE	— — — — — FENCE LINE
⊙ - SANITARY MANHOLE	— — — — — OVERHEAD POWER LINES
⊖ - STORM MANHOLE	— — — — — TREE LINE
⊕ - ELECTRIC MANHOLE	— — — — — STUMP
⊗ - GAS MANHOLE	— — — — — PINE
⊘ - TELEPHONE MANHOLE	— — — — — BUSH
⊙ - WATER MANHOLE	⊙ - TREE
⊖ - CATCHBASIN	⊙ - FOUND SURVEY CORNER
⊕ - CURB CATCHBASIN	⊙ - SET 1/2" IRON ROD
⊖ - FIRE HYDRANT	⊙ - SET WOOD LATH
⊕ - WATER VALVE	⊙ - SET P.K. NAIL
⊖ - TELEPHONE POLE	⊙ - RIGHT OF WAY MARKER
⊕ - POWER POLE	⊕ - BENCHMARK
⊖ - POWER AND TELEPHONE POLE	⊕ - CONTROL POINT
⊙ - GUY ANCHOR AND POLE	⊕ - AIR CONDITIONING UNIT
⊕ - LIGHT POLE	⊕ - SOIL BORING
⊕ - POWER AND LIGHT POLE	⊕ - MAIL BOX
⊕ - TELEPHONE PEDESTAL	— — — — — BURIED FIBER OPTIC LINES
⊕ - ELECTRICAL PEDESTAL	— — — — — BURIED TELEPHONE LINES
⊕ - GENERIC UTILITY BOX	— — — — — BURIED CABLE LINES
⊕ - SIGN	— — — — — BURIED ELECTRIC LINES
⊕ - RAILROAD SIGNAL	— — — — — GAS MAINS
⊕ - TRANSFORMER	— — — — — WATER MAINS
⊕ - BARRIER FREE PARKING	— — — — — SANITARY SEWER LINES
⊕ - BITUMINOUS SURFACE	— — — — — WATER MAINS
⊕ - CONCRETE SURFACE	— — — — — STORM SEWER LINES
⊕ - CONCRETE CURB & GUTTER	— — — — — NOT FIELD LOCATED
	(M) - MEASURED DIMENSION
	(R) - RECORDED DIMENSION

UTILITY NOTE

A Miss Dig survey ticket was submitted when the survey was authorized. Utilities shown on the survey are drawn from observed field evidence as marked per Miss Dig survey ticket and provided utility plans.

Please note, Miss Dig requests do not include all potential utility providers or underground services. Prior to any excavation ALWAYS contact Miss Dig at 1-800-482-7171 or 811. www.missdig.net

**As of May 22, 2026, we have not received information from the following utility contacts: AT&T, Bluebird Fiber, Charter Communications or Bay County Department of Water & Sewer.

VERTICAL DATUM NOTE

Elevations and contours are based on NAVD 88. Elevations were collected with sUAS equipped with aerial LIDAR and GPS ground observations. Contour interval is 1.0 foot.

FLOODPLAIN INFORMATION

According to the Federal Emergency Management Agency (FEMA) maps, Community Panel #26017C0125E, effective date of September 17, 2010, the subject property lies within zone X, areas subject to flooding by the 1% annual chance flood.



PREPARED BY:
JEREMY R. DANCER
PROFESSIONAL SURVEYOR No. 4001065117
230 S. WASHINGTON AVE.
SAGINAW, MICHIGAN 48607
TEL. 989-754-4717
DRAWN BY: RLH
DATE: 5/19/26
JOB NUMBER: 140586SG2026
www.SpicerGroup.com



To Bricada, LLC, a Michigan Limited Liability Company, Bay Future, Inc., a Michigan Corporation, and Crossroads Title Agency:

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. No Table A items per client request. The fieldwork was completed on April 23, 2026.

Jeremy R. Dancer Date: **5/22/26**
Jeremy R. Dancer
Professional Surveyor No. 4001065117

ALTA/NSPS LAND TITLE SURVEY FOR:

BAY FUTURE
812 NORTH WATER STREET
BAY CITY, MICHIGAN 48708

ALTA/NSPS LAND TITLE SURVEY OF:

PART OF THE SOUTHEAST 1/4
OF SECTION 20, T.17 N. - R.4 E.,
PINCONNING TOWNSHIP
BAY COUNTY, MICHIGAN