



AVAILABLE 72,148 SF

1225 E WEST MAPLE ROAD

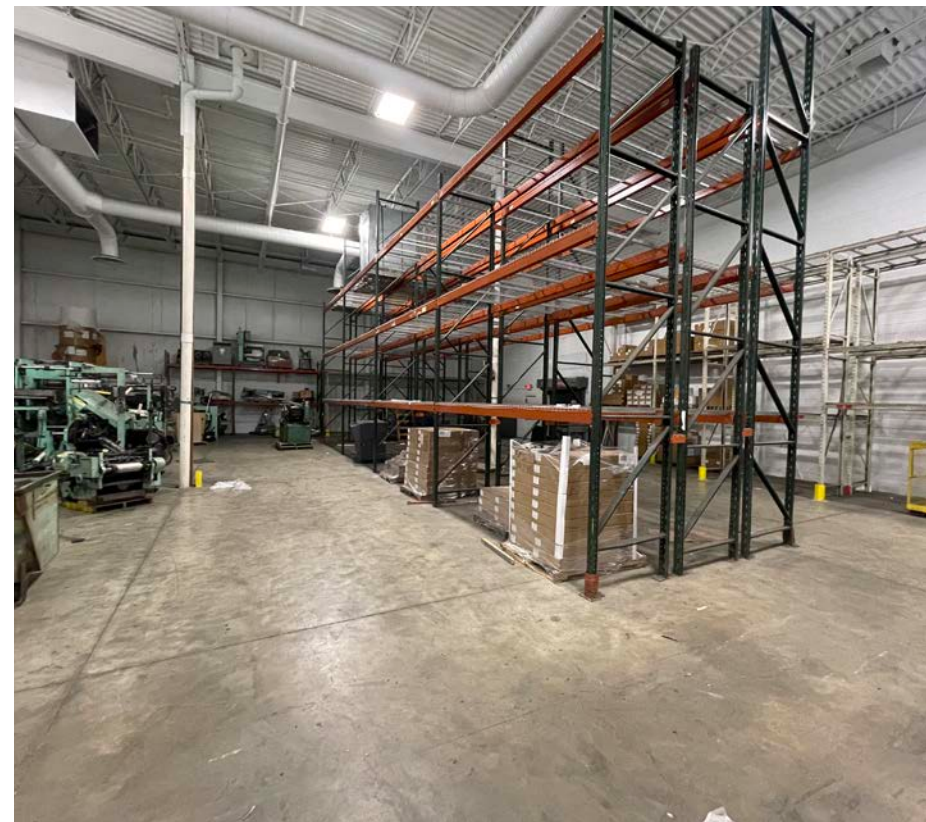
WALLED LAKE, MICHIGAN



1225 E WEST MAPLE ROAD

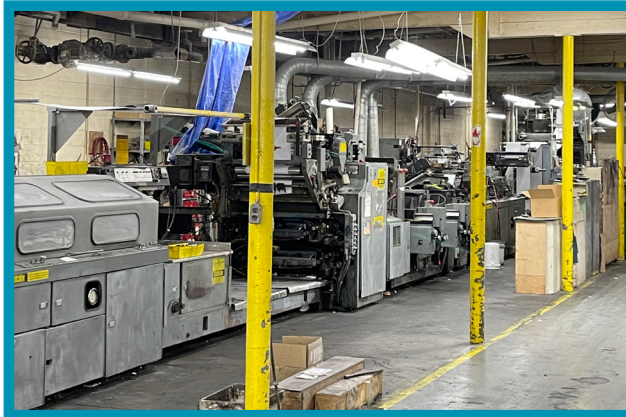
WALLED LAKE, MICHIGAN

Building Size:	72,148
Industrial Area:	± 61,188
Office Area:	± 10,960
Site Area:	3.316 Acres
Floors:	One-story manufacturing; two-story office
Clear Height:	Varied; 11' - 28'
Loading:	Three (3) Truckwells Three (3) Overhead doors (10'x12'), (12'x10'), (12'x12')
Parking:	77 Surface spaces
Year Built:	1947 / 2000
Bay Size:	Varied
Construction:	Steel frame; concrete masonry load bearing walls. Steel & wood framed roofing
Roof:	Flat, single-ply thermoplastic membrane and pitched, asphalt shingles
Zoning:	C-2 (General Commercial District)
Fire Suppression:	Wet & dry pipe sprinkler system
HVAC System:	Packaged and split systems
Power:	2000-amp, 240/480v (to be verified by tenant)
Crane:	One (1) 2-ton crane
Utilities:	Electric: DTE Energy Gas: Consumers Energy Water/Sewer: Wallied Lake Water & Sewer
Lease Rate:	Contact broker
Sale Price:	Contact broker
OPEX:	Real Estate Taxes: \$1.57/SF (2025) Insurance: \$0.30/SF



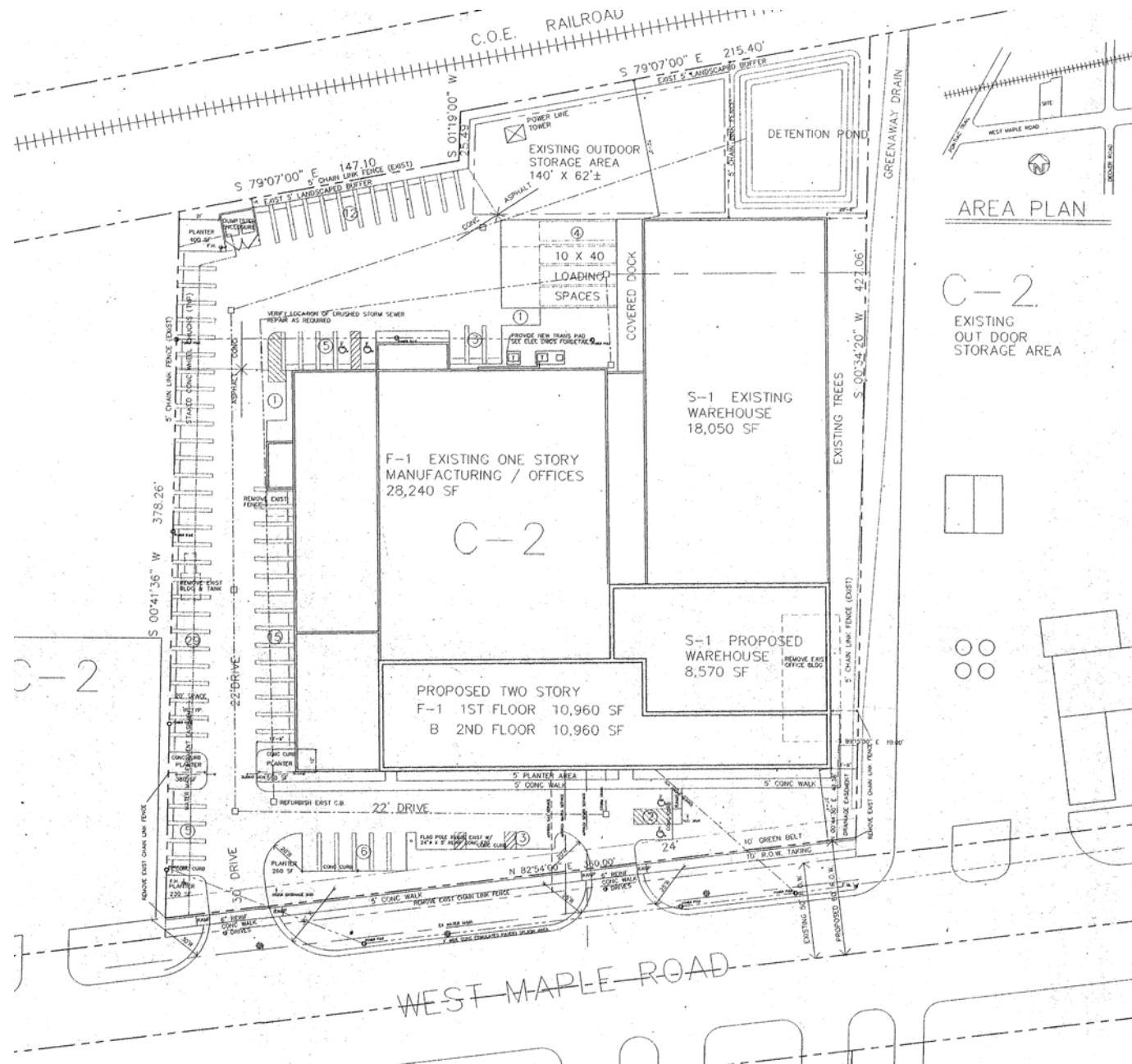
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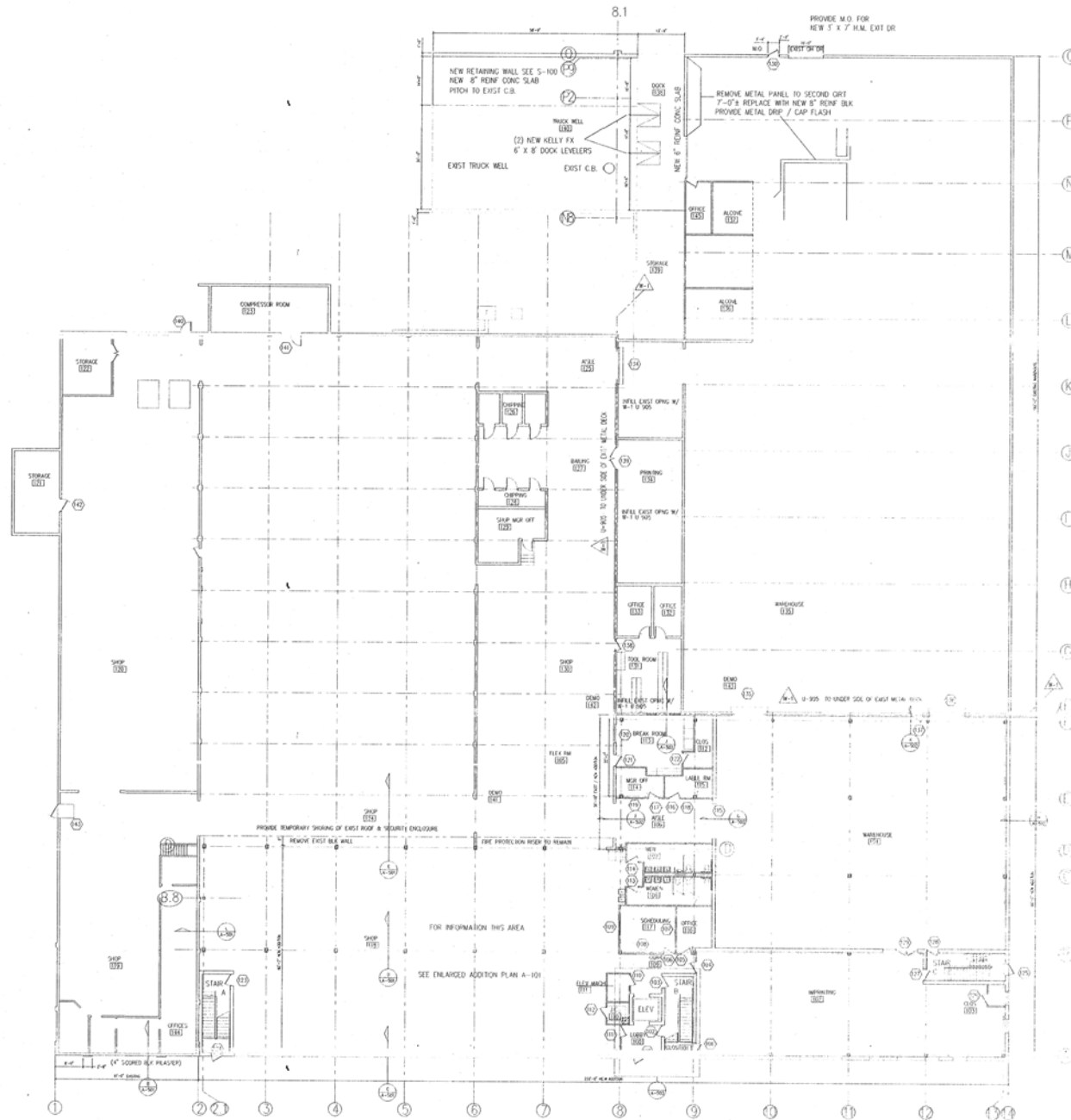
WALLED LAKE, MICHIGAN



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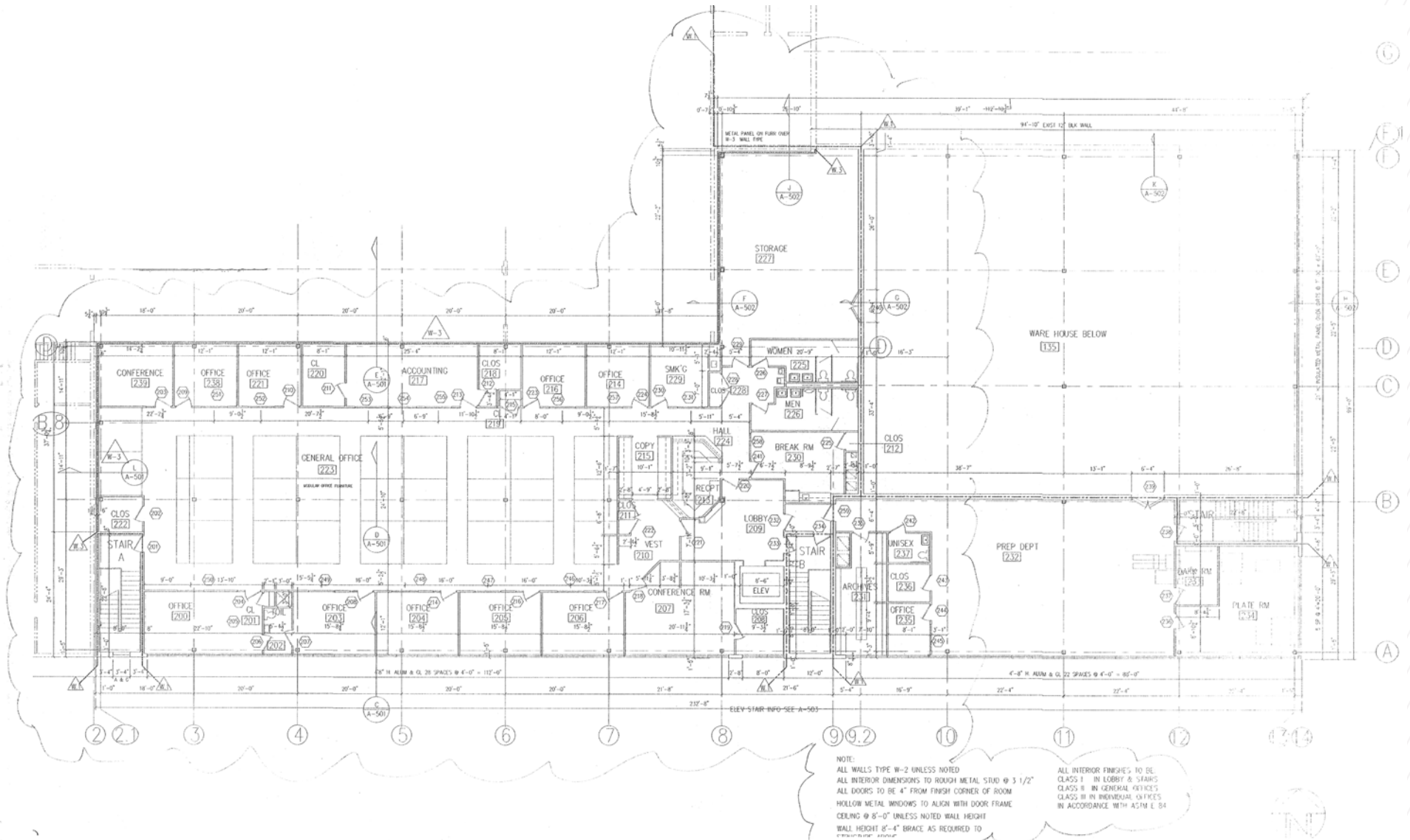
SITE PLAN





1225 E WEST MAPLE ROAD

FLOOR PLAN - 2ND FLOOR



1225 E WEST MAPLE ROAD

SURVEY

ITEMS CORRESPONDING TO SCHEDULE B-II

15. COVENANTS AND RESTRICTIONS RELATING TO COST, USE, LOCATION, AND BUILDING SETBACK LINE OF 100 FEET (FROM THE CENTER OF HIGHWAY LOT LINE) CONTAINED IN THE DOCUMENT RECORDED AS Liber 1929, Page 535 & Liber 1863, Page 148.
(BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW)
Item located as shown hereon.
16. DRAINAGE EASEMENT RECORDED ON FEBRUARY 12, 1993 IN Liber 13336, Page 101 MADE BY KEY SERVICES COMPANY LP AND GIVEN TO BOARD OF COUNTY ROAD COMMISSIONERS, COUNTY OF OAKLAND.
Item located as shown hereon.
17. DRAINAGE EASEMENT RECORDED ON FEBRUARY 12, 1993 IN Liber 13336, Page 102 MADE BY HUSKY ENVELOPE PRODUCTS, INC., FKA SETKIRK INC., A MICHIGAN CORPORATION AND GIVEN TO COUNTY ROAD COMMISSIONERS, COUNTY OF OAKLAND.
Item located as shown hereon.
18. Right of Way by Husky Envelope Products Inc., a Michigan corporation, in favor of Greenway Drain Drainage District, recorded June 4, 1999 in Liber 20066, Page 528, Official Registry of Oakland County, Michigan.
Item located as shown hereon.
19. EASEMENT DEED BY COURT ORDER RECORDED ON FEBRUARY 13, 2013 IN Liber 43356, Page 658, GIVING A PERMANENT TELECOMMUNICATIONS EASEMENT IN THE RIGHT-OF-WAY.
Item located as shown hereon.
20. DECLARATION OF TAKING RECORDED ON AUGUST 29, 2016 IN Liber 49750, Page 18, HEREBY STATES ITS TRANSMISSION INTENDS TO TAKE A VEGETATION MANAGEMENT EASEMENT THAT WILL PROVIDE NECESSARY RIGHTS TO SAFELY AND RELIABLY MAINTAIN ITS EXISTING OVERHEAD ELECTRIC TRANSMISSION LINE, AS EFFECTUATED BY Vegetation Management Easement dated July 16, 2016 by Husky Envelope Products, Inc., a Michigan corporation, formerly known as Setkirk, Inc., and International Transmission Company, a Michigan corporation, recorded October 26, 2016 in Liber 50002, Page 852, Official Registry of Oakland County, Michigan.
Item located as shown hereon.
25. Water Main Easement described and shown on unrecorded City of Walled Lake Department of Planning and Development Approved Site Plan dated March 5, 1999.
Item located as shown hereon.

SIGNIFICANT OBSERVATION

The following list is only the opinion of this surveyor and should not be interpreted as complete listing.

- (A) Concrete walk up to 12.6' inside subject property.
(B) Fence up to 0.8' inside subject property. Ownership of fence unknown.
(C) Fence up to 27' outside of subject property. Ownership of fence unknown.
(D) In surveyor opinion this area is used by subject property.
(E) Fence up to 0.9' outside of subject property. Ownership of fence unknown.
(F) Fence up to 1.0' outside of subject property. Ownership of fence unknown.
(G) Building up to 29.8' inside Exception 20 and 21.
(H) Building up to 3.5' inside Exception 18.
(I) Building up to 1.1' inside Exception 15.
(J) Fire hydrant 6' outside of Exception 25.
(K) Fire hydrant, water shut off 2' outside of Exception 25.

FLOOD NOTE

The field survey was not conducted to determine the Flood Zone Areas. By graphic scaling only we determined that according to the current FEMA's Flood Insurance Rate Map No. 26125C0486F, dated September 29, 2006, subject property is located in Flood Zone X and is outside of the 0.2% annual chance floodplain. An Elevation Certificate may be needed to verify this determination.

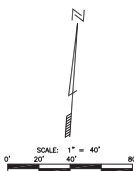
MISCELLANEOUS NOTES

- (M1) The bearing of N82°54'E being the North right of way of West Maple Rd., as shown on the plat of West Maple Acres, recorded in Liber 49 of Plats, Page 51, OCR, was used as the basis of bearings.
- (M2) The address of the property #1225 is per record documents and was confirmed in the field.
- (M3) Subject property has direct access to E West Maple Rd., a public street.
- (M4) The distance to the nearest streets intersection, E West Maple Rd. with N Pontiac Trail is +141100' West.
- (M5) Surveyor did not observe evidence of current earth moving work, building construction or building additions.
- (M6) Surveyor is unaware of proposed changes in street right of way lines. Surveyor did not observe evidence of recent street or sidewalk construction or repairs.
- (M7) Surveyor was not provided with documents related to locations and did not observe evidence of cemeteries, graveyards and burial grounds.
- (M8) In regard to ALTA Table A Item 10, client did not designate any certain division or party walls with respect to adjoining properties.
- (M9) The location of the utilities shown hereon are from observed visible evidence of above ground appearances only. The surveyor was not provided with underground plans of surface ground markings to determine the location of subterranean uses.
- (M10) Ownership of fences, if any, was not determined under the scope of this survey.

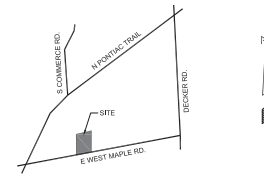
MARKED PARKING
Regular 1
Handicapped 1
Total 2

AREA OF PARCEL
3,316.7 acres
144,476 sq. ft.

There are also areas with parking lines faded.



VICINITY MAP - NOT TO SCALE



LEGEND OF SYMBOLS & ABBREVIATIONS

- PROPERTY LINE
● SET IRON W/CAIP43068
● FOUND IRON W/PEINNONNAL (RFP/IFM/FN)
● SECTION CORNER
● EASEMENTS
● ENCROACHMENTS
● BUILDING HEIGHT
● LANDSCAPING
● REGULAR, HANDICAP PARKING SPACES
● STAIRWAY CLEAN OUT, MANHOLE
● STORM DRAIN SECTION, MANHOLE
● CATCH BASIN SQUARE, ROUND
● HYDRANT, GATE VALVE
● WATER KEY, SHUT-OFF, METER
● FIRE DEPARTMENT CONNECTION
● GAS KEY, METER, VALVE, MARKER
● LIGHT POLE
● ELECTRIC METER/PEDESTAL
● TRANSFORMER
● ELECTRIC LINE OH
● UNKNOWN, COMBINED MAHOLE
● UTILITY, TELE. MANHOLE
● UTILITY LINE OH, POLE, GUY WIRE
● UTILITY PEDESTAL
● MONITORING WELL
● FENCE
● GUARD RAIL
● CANOPY

ZONING INFORMATION

CPD - COMMERCIAL PLANNED DEVELOPMENT & DOWNTOWN OVERLAY

ITEM	REQUIRED
MIN. LOT AREA	15,000 SF
MIN. LOT WIDTH	100 FT.
MIN. FRONT SETBACK	60'
MIN. SIDES SETBACK	20 FT.
MIN. REAR SETBACK	20 FT.
MAX. BUILDING HEIGHT	30 FT. 0 IN.
PARKING SPACES	(b)

Zoning requirements were obtained from Zoning Report prepared by NVS: lot 800-761-4200; Project No: 7202301439; Report Date: July 26, 2023

- (a) 35' minimum front per Downtown Overlay - 15' minimum setback shall be measured from a line parallel to and 60' from the centerline of the road maximum none established
(b) Manufacturing establishment or establishment for production, processing, assembly, transporting, preparation, cleaning, washing, testing, repair or storage of materials, goods or products, and business offices accessory thereto - One parking space per employee on the largest shift, plus one space per company vehicle and piece of mobile equipment (plus sufficient to accommodate the largest number of visitors that may be expected at any one time, but with a minimum of one space per 1,000 square feet of gross floor area.
Required spaces: 30 spaces (based on 30 employees on largest shift), but a minimum of 77 spaces (based on 77,024 sq. ft.)

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
07/18/2023	FIRST DRAFT	07/27/2023	ZONING
07/28/2023	MISC: R/L	08/04/2023	EX-25
07/28/2023	MISC: R/L		
FIELD WORK: KT	DRAFTED: KT	CHECKED BY: DR, PG	FB & PG:

LEGAL

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THE REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

RECORD DESCRIPTION

LOTS 2, 3, 4 AND PART OF LOT 5, BEGINNING SOUTH 0°44'30" WEST ALONG LOT LINE, 8.15 FEET FROM THE NORTHWEST CORNER OF LOT 5, THENCE SOUTH 0°44'30" WEST 18.28 FEET; THENCE NORTH 79°07'00" EAST 3.63 FEET; THENCE NORTH 10°53'00" WEST 17.67 FEET TO THE POINT OF BEGINNING, OF WEST MAPLE ACRES SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 49 OF PLATS, PAGE 51, OAKLAND COUNTY RECORDS.

AS-SURVEYED DESCRIPTION

Part of Lot 5 does not close by 0.24'. An As-Surveyed Description was prepared.

Lots 2, 3, 4 and part of Lot 5 described as:
Commencing at the Northwest corner of Lot 5;
thence South 0°44'11" West 8.42' (recorded as South 0°44'30" West 8.15 feet), along the West line of Lot 5, to the Point of Beginning;
thence South 0°44'11" West 18.01 feet (recorded as South 0°44'30" West 18.28 feet), continuing along the West line of Lot 5;
thence North 79°06'41" East (record as North 79°07'00" East) 3.63 feet;
thence North 10°53'19" West 17.64 feet (recorded as North 10°53'00" West 17.67 feet), to the Point of Beginning,
all in the West Maple Acres, as recorded Liber 49 of Plats, Page 51, Oakland County Records.

The property described in this Survey is the same property as described in the Commitment for Title Insurance issued by Old Republic National Title Insurance Company; File No.: 5147001741; Effective Date: June 30, 2023 at 6:00am.

ALTA/NPS LAND TITLE SURVEY

for AIC Income Fund III Maple, L.L.C.

NVS Project No. 202302564, 001
1225 E. West Maple Road, Walled Lake, MI 48390

Based upon the Commitment for Title Insurance issued by Old Republic National Title Insurance Company; File No. 5147001741; Issued Date: July 28, 2023; Effective Date: June 30, 2023 at 6:00am.

Surveyor's Certification

TO:
- AIC Income Fund III Maple, L.L.C.;
- Old Republic National Title Insurance Company;
- and Bock & Clark Corporation, an NVS 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/NPS Land Title Surveys, jointly established and adopted by ALTA and NPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b, 7c, 8, 9, 10, 13, 14, 16, 17, and 19 of Table A thereof.

The fieldwork was completed on July 10, 2023.
Derek Kosicki, PS #4001043058 MI
Professional Surveyor
Derek.K@MichiganSurveying.com
Date of Survey: 07/18/2023
Date of Last Revision: 08/04/2023
Network Project No. 202302564-001-RF
Survey prepared by:



MICHIGAN SURVEYING, INC.
3767 Five Mile Rd., Suite 364, Livonia, MI 48154
MI 48154-3499
www.MichiganSurveying.com

MSL JOB # 23-4363

SHEET 1 OF 1

Bock & Clark Corporation
an NVS Company

NV5

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SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT



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