

File No. R425-098-052  
Exhibit B  
Date 6-24-25  
Initials KP

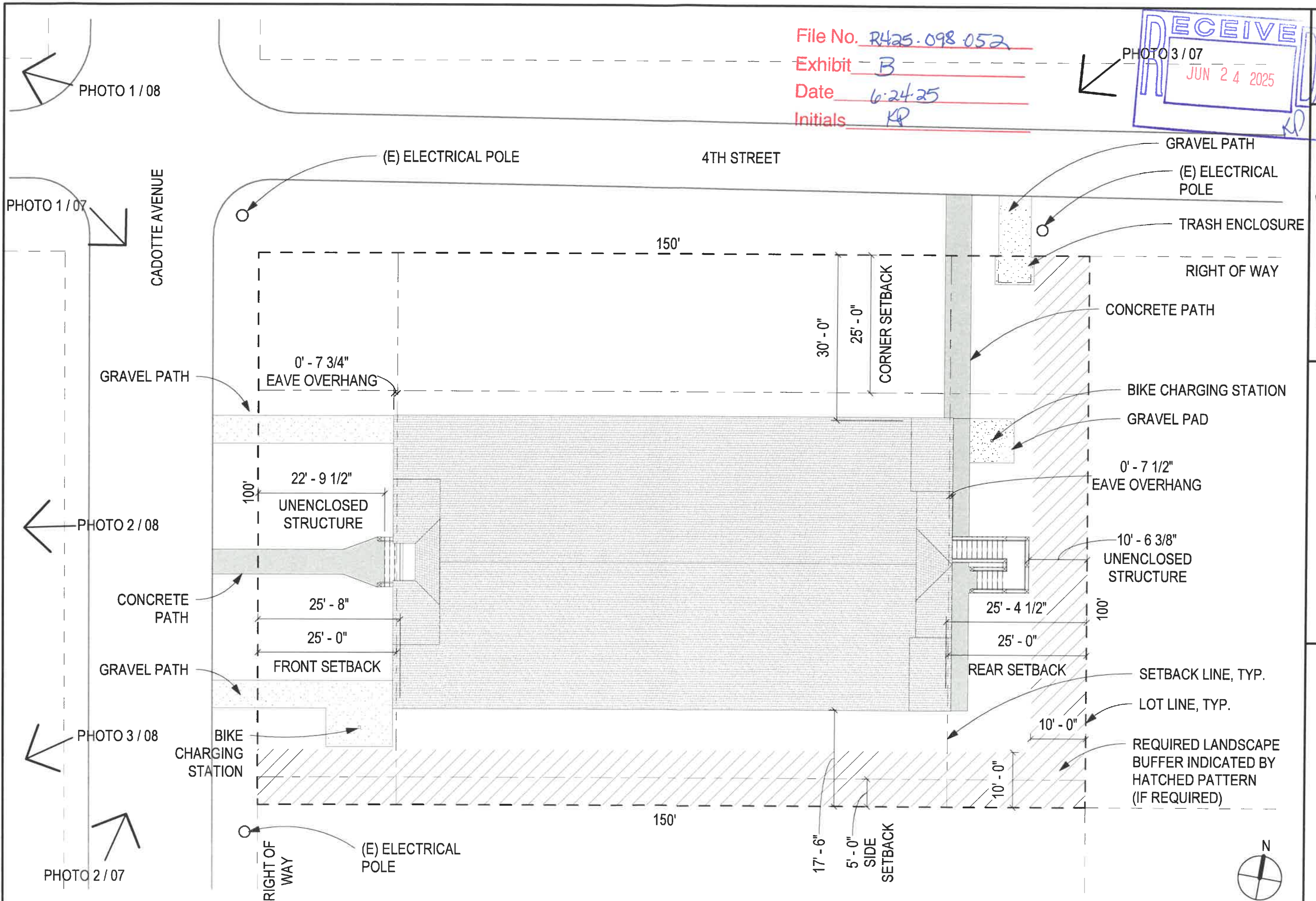
PHOTO 3 / 07  
JUN 24 2025

02  
SITE PLAN

Grand Hotel®  
SCALE: 1/16" = 1'-0" 2025.06.24

**MANAGER HOUSING  
4TH ST. & CADOTTE AVE.  
PLANNING COMMISSION**

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## ITEMS CORRESPONDING TO SCHEDULE B-II

1. Oil, gas, mineral and aboriginal antiquities reserved by the State of Michigan and the terms, covenants and provisions contained in instrument recorded in Liber 102, page 343, as to Parcel 7, 9 and 33.
- Item does not reference subject property and is not shown hereon.
- This exception does not constitute a statement as to the ownership of this interest or right. There may be leases, grants, exceptions or reservations of such interests that are not listed.
13. Covenants, conditions, restrictions and other provisions but omitting restrictions, if any, based on race, color, religion, sex, handicap, marital status or national origin as contained in instrument recorded in Liber 112, page 63, as to Parcel 33.
- Item does not reference subject property and is not shown hereon.
- Schedule B Part II items 1, 11 and 14 - 18 are not survey related.

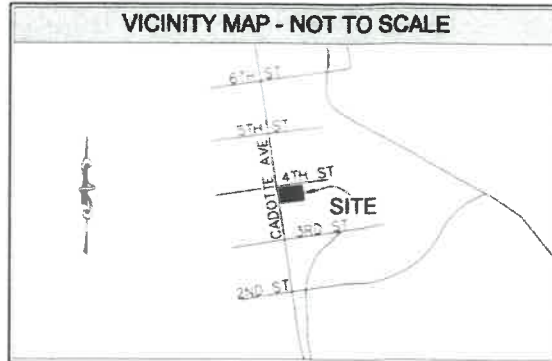
## ZONING INFORMATION

The subject property is zoned "R-4" - Harrisonville Residential District of the City of Mackinac Island.

Front Setback: 25' minimum or in line with adjacent residences.  
Side Setback: 5' minimum on one side and 10' minimum on the other.  
Rear Setback: 25' minimum.  
Minimum Lot Coverage: No Requirement Noted.  
Minimum Lot Width: 75'.  
Minimum Lot Depth: No Requirement Noted.  
Minimum Lot Area: 10,000 sq. ft.  
Maximum Building Height: No principal building shall be less than 12 feet in height, nor shall any building exceed 35 feet, or 2 1/2 stories, in height.  
Maximum Floor Area Ratio: No Requirement Noted.  
Maximum Density: 10 dwelling units/acre.  
Parking Formula: Motor Vehicles not allowed.

The zoning information shown above was provided by NYS Transaction Services - Zoning Division in the Zoning Information Project for (Parcel: 051-630-098-00) Cadotte, Report #7201901836-028 having a date of effect of September 13, 2019, pursuant to Item 6b of Table A.

## VICINITY MAP - NOT TO SCALE

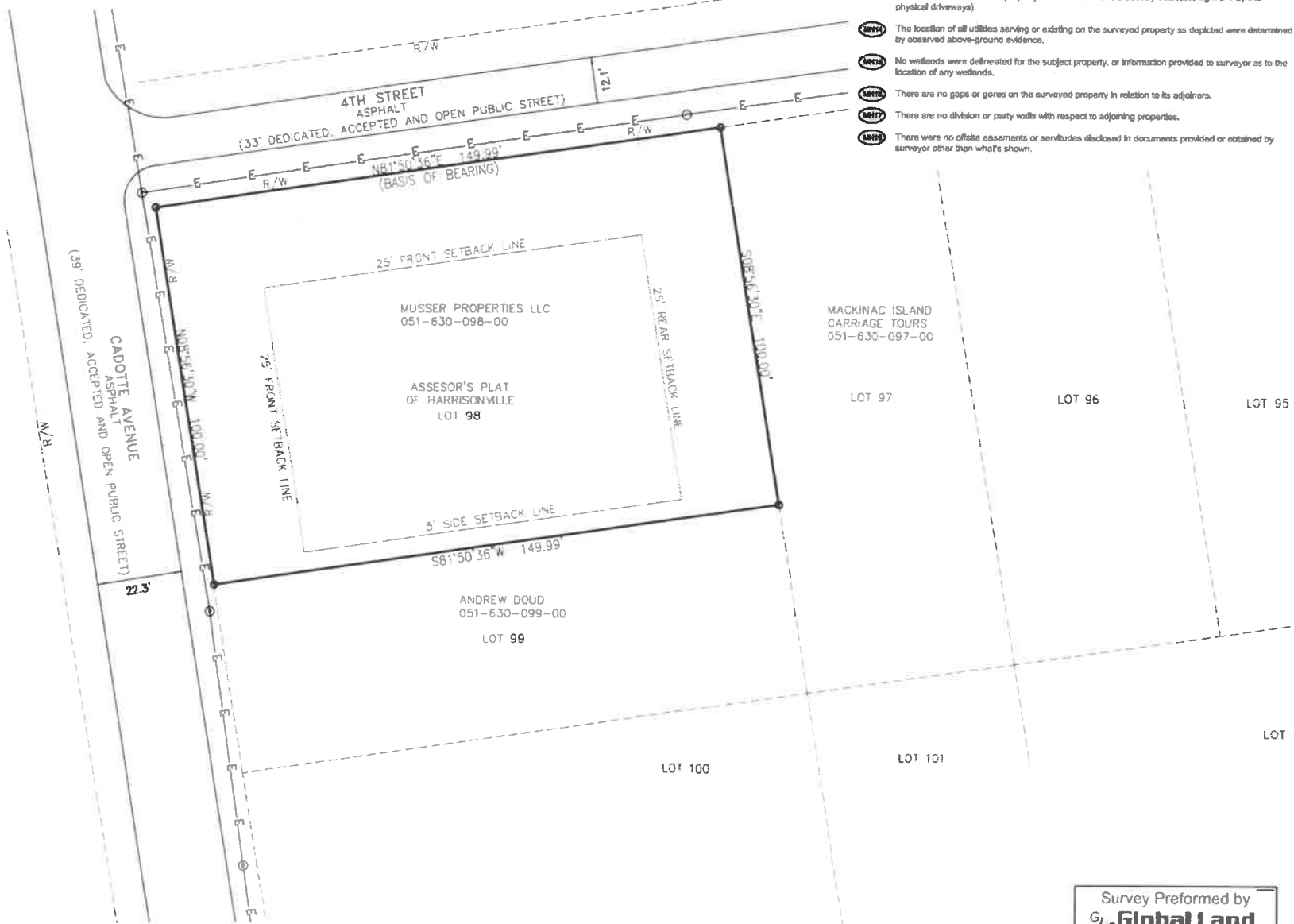
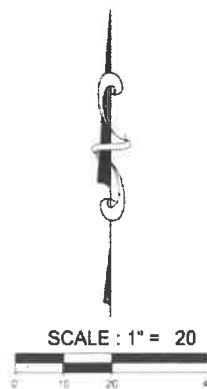


## MISCELLANEOUS NOTES

1. Some features shown on this plat may be shown out of scale for clarity.
2. Dimensions on this plat are expressed in feet and decimal parts thereof unless otherwise noted. Bearings are referred to an assumed meridian and are used to denote angles only. Monuments were found at points where indicated.
3. The basis of bearings is N 61°50'36" E being the northerly line of Lot 96, Assessor's Plat of Harrisonville, Liber 4 of Plats, Page 84, 85, 86, 87, 88 and 89.
4. All of the various survey monuments shown on this plat as found and/or used are in good condition, apparently undisturbed, unless otherwise noted.
5. At the time of survey, there was no observable evidence of earth moving work, building construction, or building additions.
6. At the time of survey, there were no changes in street right of way lines or observable evidence of street or sidewalk repairs.
7. At the time of survey, there was no observable evidence of substantial areas of refuse.
8. At the time of survey, the site is not being used as a cemetery, grave site or burial ground.
9. All field measurements matched record dimensions within the precision requirements of ALTA/NSPS specifications unless otherwise shown.
10. Subject parcels contain 0.34 Acres (14,997.59 square feet), more or less.
11. There were 0 regular parking spaces and 0 disabled parking spaces observed in the field. Total parking spaces of 0.
12. Address for subject property is Vacant Cadotte Avenue, Mackinac Island, MI 49757, per documents provided.
13. The subject property has direct access to Cadotte Avenue on the West side of property and 4th Street on the North side of property both of which have a publicly dedicated right of way (No physical driveways).
14. The location of all utilities serving or existing on the surveyed property as depicted were determined by observed above-ground evidence.
15. No wetlands were delineated for the subject property, or information provided to surveyor as to the location of any wetlands.
16. There are no gaps or gores on the surveyed property in relation to its adjointers.
17. There are no division or party walls with respect to adjoining properties.
18. There were no offsite easements or servitudes disclosed in documents provided or obtained by surveyor other than what's shown.

## LEGEND OF SYMBOLS &amp; ABBREVIATIONS

FOUND SECTION CORNER	⊕
FOUND 5/8" IRON	⦿
SET 5/8" IRON	●
POWER POLE	⊙
FLAG POLE	⦿
LIGHT POLE	⊙
ELECTRIC TRANSFORMER BOX	⊙
ELECTRIC MANHOLE	⊙
GAS METER	⊙
TELEPHONE PEDESTAL	⊙
ELECTRIC METER	⊙
WATER VALVE	⊙
FIRE HYDRANT	⊙
SANITARY MANHOLE	⊙
STORM CATCH BASIN (SQUARE)	⊙
STORM CATCH BASIN (ROUND)	⊙
STORM SEWER MANHOLE	⊙
MAIL BOX	⊙
OVERHEAD ELECTRIC	—E—E—
UNDERGROUND ELECTRIC	—UE—UE—
UNDERGROUND CABLE TV	—UCTV—
UNDERGROUND TELEPHONE	—UT—UT—
UNDERGROUND GAS	—G—G—
FENCE	—X—X—
BUILDING LINE	—X—X—
GRAVEL	—X—X—
CONCRETE	—X—X—



Survey Performed by  
**Global Land SOLUTIONS**  
JAY M. SCHWANDT, P.S., J.D.  
REGISTRATION NO. 47974  
DATE: 02-04-2020

## FLOOD NOTE

FEMA has not completed a study to determine flood hazard for the selected location; therefore, a flood map has not been published at this time. You can contact your community or the FEMA FMIX for more information about flood risk and flood insurance in your community.

## PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
08/22/2019	FIRST DRAFT	10/04/2019	NETWORK COMMENTS
09/16/2019	NETWORK COMMENTS	10/14/2019	NETWORK COMMENTS
09/27/2019	NETWORK COMMENTS	11/21/2019	NETWORK COMMENTS
FIELD WORK: Drew	DRAFTED: CLS	CHECKED BY: JMS	FB & PG

## SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT TIME OF FIELD SURVEY

## LEGAL

THE USE OF THIS DOCUMENT'S FORMAT IS STRICTLY PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT AND PERMISSION OF BOCK & CLARK CORPORATION, AN NVS COMPANY. © 2019 BOCK & CLARK CORPORATION, AN NVS COMPANY.

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

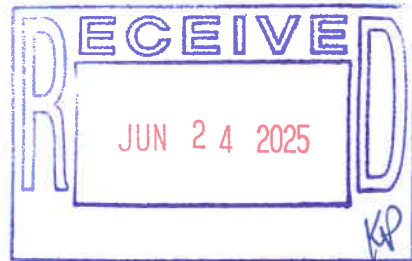
## RECORD DESCRIPTION

Land in the City of Mackinac Island, Mackinac County, MI described as follows:

PARCEL 33:  
Lot 5 and 6, Block 7, of HOBAN'S PLAT OF A PORTION OF PRIVATE CLAIM 110, now known as Lot 96, of ASSESSOR'S PLAT OF HARRISONVILLE, according to the plat thereof as recorded in Liber 4 of Plats, pages 84, 85, 86, 87, 88 and 89, Mackinac County Records.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 855437, DATED AUGUST 06, 2019 @ 8:00AM.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE ALSO THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 861545, DATED JULY 19, 2019 @ 8:00 AM, AS TO MACKINAC COUNTY, AND JULY 05, 2019 @ 8:00 AM, AS TO INGHAM COUNTY.



File No. R425-098-052  
Exhibit C  
Date 6-24-25  
Initials KP

## ALTA/NSPS LAND TITLE SURVEY

## The Grand Hotel

NV5 Project No. 201903352-28

Vacant Cadotte Avenue, Mackinac Island, MI

based upon Title Commitment No. 855437  
of First American Title Insurance Company  
bearing an effective date of August 06, 2019 @ 8:00AM

## Surveyor's Certification

To: Wells Fargo Bank, National Association, as Administrative Agent, for the benefit of itself and the Lenders, and each of its successors and assigns; GHM RESORT HOLDINGS, LLC, a Delaware limited liability company; MUSSEY REALTY CORPORATION, a Michigan corporation; GRAND HOTEL LLC, a Michigan limited liability company; GRAND HOTEL PROPERTIES, LLC, a Michigan limited liability company; MACKINAC HOLDING COMPANY, LLC, a Michigan limited liability company; MUSSEY PROPERTIES, LLC, a Michigan limited liability company; KSL Capital Partners, LLC; Perkins Cole LLP; First American 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 2016 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, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(e), 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The fieldwork was completed on August 2, 2019.

JAY M. SCHWANDT, P.S., J.D.  
REGISTRATION NO. 47974  
DATE: 02-04-2020  
IN THE STATE OF MICHIGAN  
DATE OF FIELD SURVEY: AUGUST 2, 2019  
DATE OF LAST REVISION: NOVEMBER 21, 2019  
NETWORK PROJECT NO. 201903352-28 AAC



SHEET 1 OF 1

Bock & Clark Corporation  
an NV5 Company

**NV5**

Transaction Services 1-800-SURVEYS (787-8397)

3550 W. Market Street, Suite 200, Akron, Ohio 44333

www.BockandClark.com maywehelpyou@bockandclark.com www.NV5.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

GRAND HOTEL - MANAGER HOUSING

00 COVER

SUBMITTAL FOR PLANNING COMMISSION

Grand Hotel®

2025.06.24  
SCALE: 1" = 200'-0"

MANAGER HOUSING  
4TH ST. & CADOTTE AVE.  
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AREA PLAN  
1" = 200'-0" SCALE

Sheet List

- 00 COVER
- 01 SURVEY
- 02 SITE PLAN
- 03 FIRST FLOOR PLAN
- 04 SECOND FLOOR PLAN
- 05 EXTERIOR ELEVATIONS
- 06 EXTERIOR ELEVATIONS
- 07 SITE PHOTOS
- 08 SITE PHOTOS

Legal Description

ASSESSOR'S PLAT OF HARRISONVILLE LOT 98 \*OLD NUMBER 625 019 00\*

Zoning

ZONING DISTRICT: R-4 HARRISONVILLE RESIDENTIAL  
USE GROUP: SPECIAL LAND USE - MULTI-FAMILY RESIDENTIAL

Utilities/Services

POTENTIAL DEMAND FOR:  
• WATER  
• SEWER  
• TRASH  
UTILITY PLANS MEETING JURISDICTIONAL REQUIREMENTS WILL BE PROVIDED UPON APPROVAL OF DENSITY OF PROJECT.

Historic District

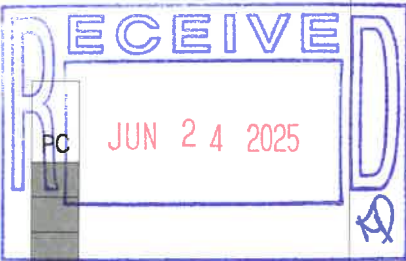
NONE

Construction

PROPOSED CONSTRUCTION START DATE: NOV., 2025  
ESTIMATED DURATION OF CONSTRUCTION: 6 MONTHS

ARCHITECT

HopkinsBurns Design Studio  
113 S Fourth Ave.  
Ann Arbor, Michigan 48103  
(734)424-3344  
www.hopkinsburns.com



OWNER: GHMI RESORT HOLDINGS LLC  
KSL CAPITAL PARTNERS LLC  
PROPERTY ADDRESS: CADOTTE AVE.  
MACKINAC ISLAND, MI 49757  
PARCEL #: 051-630-098-00

Project Description

The project involves the construction of 12 dwelling units, each with front doors out to shared balconies and concrete walks. The East end will have covered bike parking for all occupants and an electrical/mechanical room. Two charging stations will also be provided for electric bikes/scooters.

Requirements

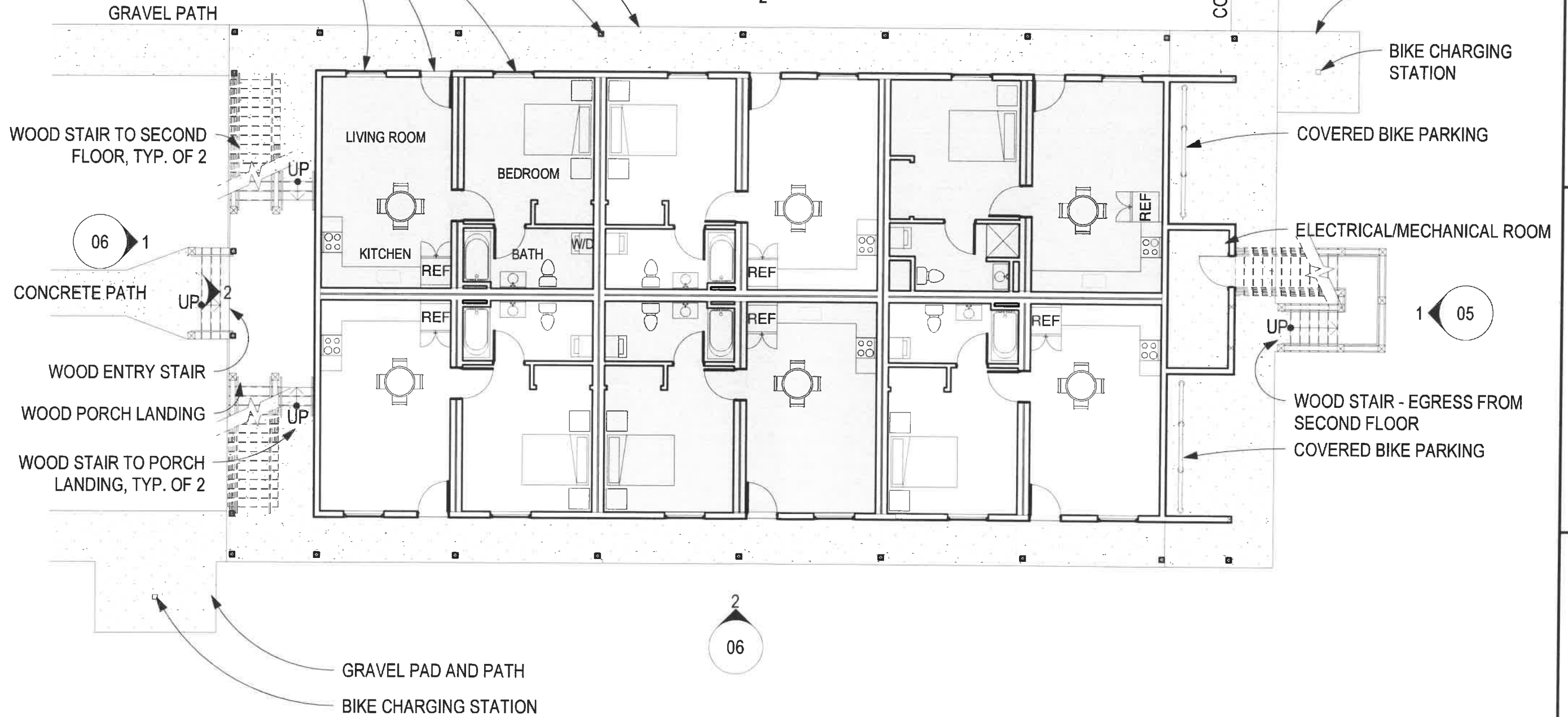
DWELLING UNITS:	ALLOWED	PROPOSED
	3	12
LOT SIZE:	REQ'D	EXISTING
	10,000 SF	15,000 SF (0.344 AC.)
SETBACKS	REQ'D	PROPOSED
	FRONT YARD	25' - 8"
	FRONT YARD (CORNER)	30'
	SIDE YARD	17' - 6"
	REAR YARD	25' - 4 1/2"
HEIGHT	ALLOWED	PROPOSED
	STORIES MIN.	2
	STORIES MAX.	2
	FEET MIN.	31' - 6 1/2"
	FEET MAX.	31' - 6 1/2"
LOT COVERAGE	ALLOWED	PROPOSED
	SQ. FT. (INCLUDING PORCHES AND DECKS)	5,929
	PERCENTAGE	39.5%
GROSS SQUARE FOOTAGE		PROPOSED
1ST FLOOR		3,970
2ND FLOOR		3,720
TOTAL		7,690



COVERED CONCRETE  
WALKWAY AROUND BUILDING

6X6 WOOD COLUMNS

TYP. OF 6 APARTMENTS  
ENTRY DOOR  
(2) DOUBLE HUNG WINDOW



# FIRST FLOOR PLAN

3/32" = 1'-0" SCALE



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SCALE: 3/32" = 1'-0"

2025.06.24

03

FIRST FLOOR  
PLAN

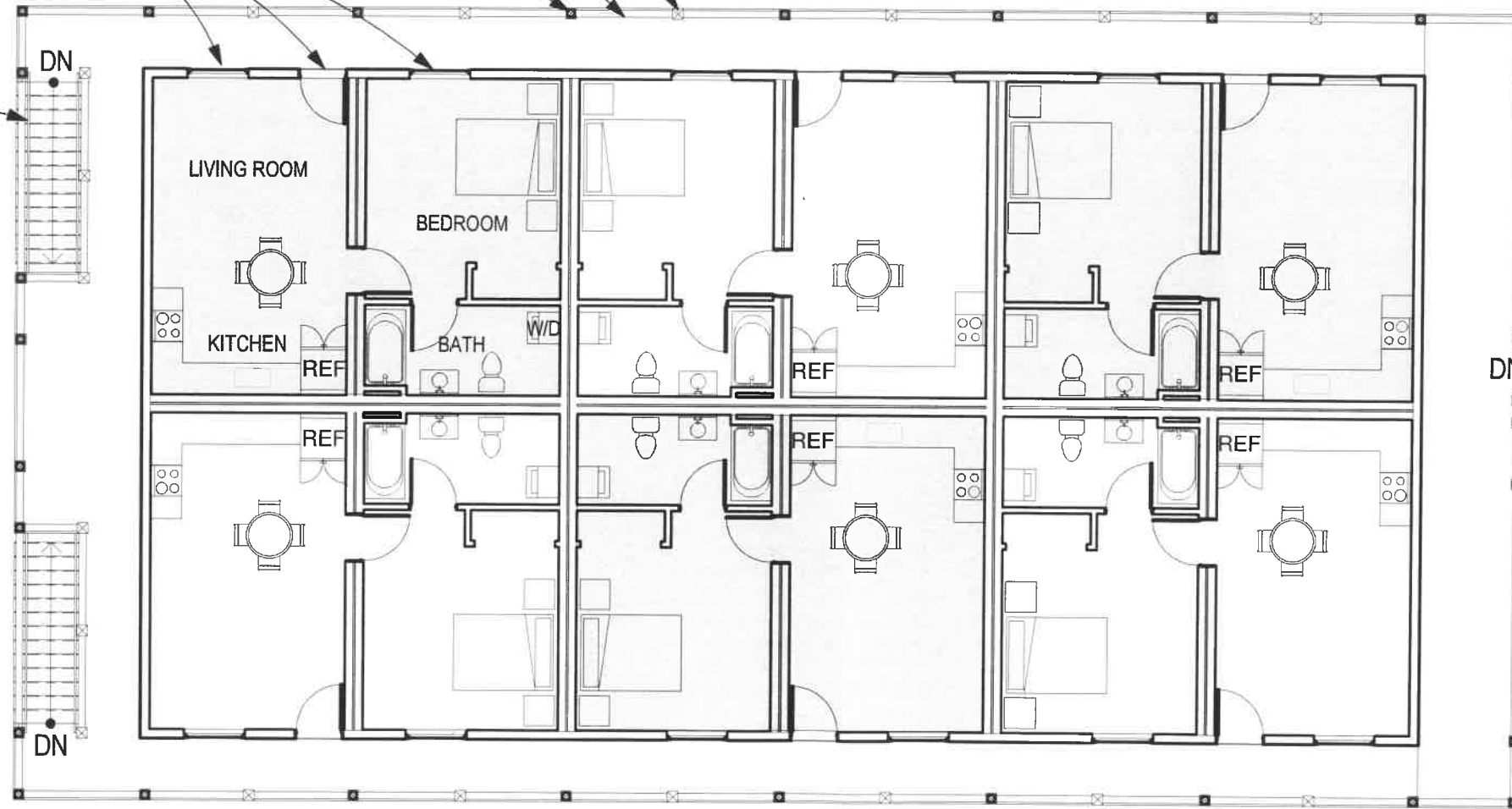
SECOND FLOOR PLAN

3/32" = 1'-0" SCALE

- 42" WOOD GUARDRAIL WITH 6X6 NEWEL POSTS
- COVERED BALCONY (WOOD DECKING)
- 6X6 WOOD COLUMNS
- TYP. OF 6 APARTMENTS
- ENTRY DOOR
- (2) DOUBLE HUNG WINDOWS

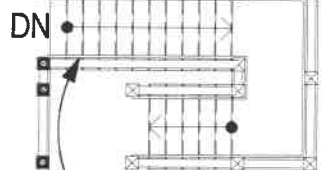
WOOD STAIR TO PORCH LANDING  
TYP. OF 2

06 1



06 2

05 2



WOOD STAIR TO CONCRETE WALK

05 1



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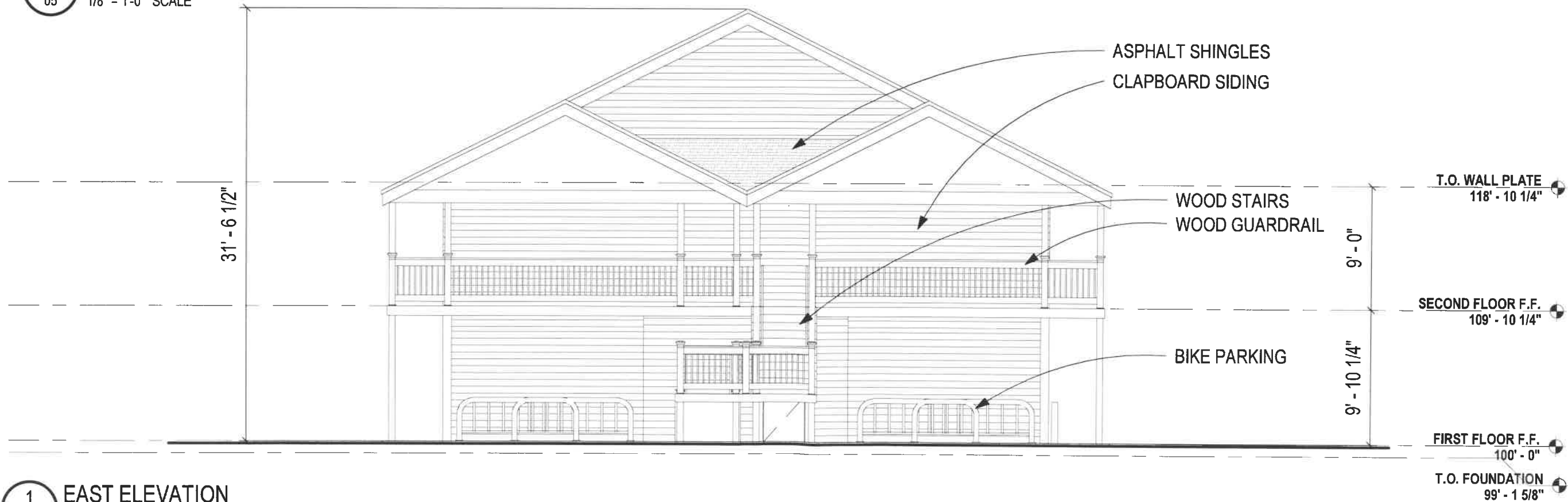
SCALE: 3/32" = 1'-0"

2025.06.24

04  
SECOND FLOOR  
PLAN



2 NORTH ELEVATION  
05 1/8" = 1'-0" SCALE



1 EAST ELEVATION  
05 1/8" = 1'-0" SCALE

05  
EXTERIOR  
ELEVATIONS

Grand Hotel®

2025.06.24

SCALE: 1/8" = 1'-0"

MANAGER HOUSING

4TH ST. & CADOTTE AVE.

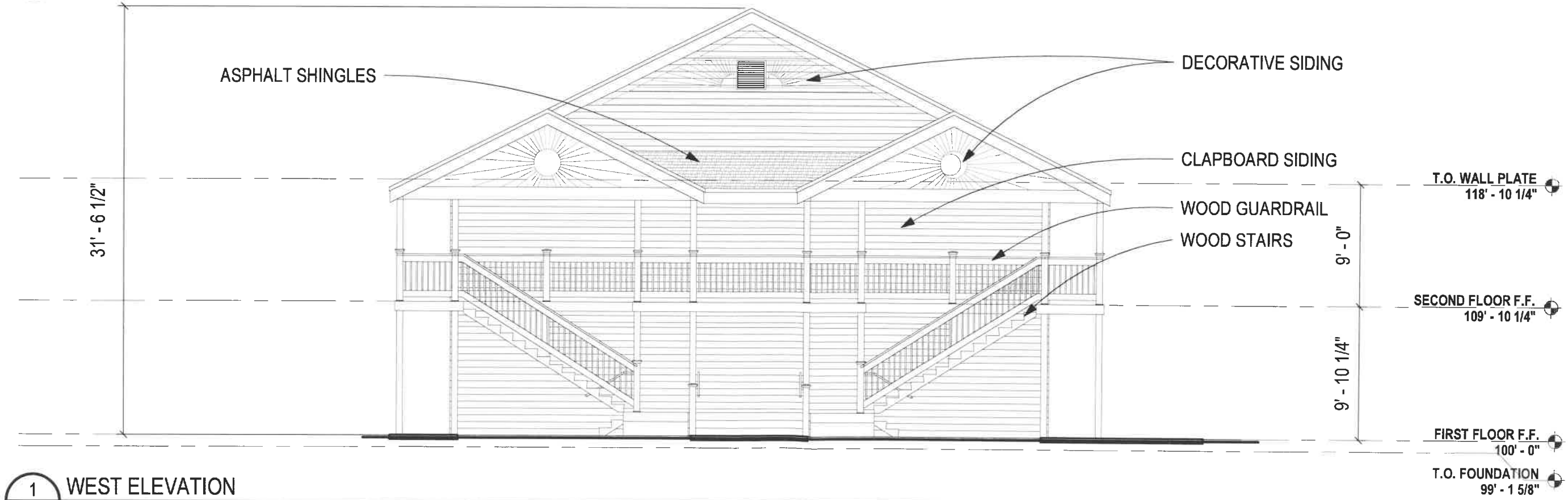
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2 SOUTH ELEVATION  
1/8" = 1'-0" SCALE



1 WEST ELEVATION  
1/8" = 1'-0" SCALE

MANAGER HOUSING  
4TH ST. & CADOTTE AVE.  
PLANNING COMMISSION

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Grand Hotel®

06  
EXTERIOR  
ELEVATIONS

SCALE: 1/8" = 1'-0"

2025.06.24





3  
07  
EXISTING VACANT LOT  
TOWARD SOUTH-WEST  
NO SCALE



1  
07  
EXISTING VACANT LOT  
TOWARD SOUTH-EAST  
NO SCALE



2  
07  
EXISTING VACANT LOT  
TOWARD NORTH-EAST  
NO SCALE





3 CADOTTE - CONTEXT - SOUTH-WEST  
08 NO SCALE



5 CADOTTE - CONTEXT - NEARBY  
08 NO SCALE



2 CADOTTE - CONTEXT - WEST  
08 NO SCALE



4 CADOTTE - CONTEXT - NEARBY  
08 NO SCALE



1 CADOTTE - CONTEXT - NORTH-WEST  
08 NO SCALE