LEGAL DESCRIPTION

Schedule A Description: Warranty Deed L41788 P 359 Lot(s) 15 and 16, Block 95, Subdivision of Part of Cass Farm, according to the recorded plat thereof, as recorded in Liber 1, Page(s) 175,176 and 177 of Plats, Wayne County Records

SURVEYOR'S OBSERVATIONS

At the time of this survey:

public right-of-way.

1. Subject's fence appears to lie a maximum distance of 0.75' feet over the east property line.

MISCELLANEOUS NOTES

- 1. There is direct access to the subject property via Alexandrine Ave and 2nd Ave, a
- 2. The locations of all utilities shown on the survey are from visible surface evidence only.
- 3. The posted address on site is 4120 Second Ave
- 4. At the time of this survey, there was no observable surface evidence of earth
- moving work, building construction or building additions within recent months. 5. At the time of this survey, there was no observable evidence of the subject
- property being used as a solid waste dump, sump or sanitary landfill. 6. At the time of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available
- from the controlling jurisdiction. 7. At the time of this survey, there was no observable evidence of any recent street
- or sidewalk construction or repairs. 8. The Property surveyed and shown hereon is the same property described in Schedule A of First American Title Insurance Company Title Commitment No. 673830 with an effective date of July 6, 2014.

BEARING REFERENCE

Bearings are based on Michigan Coordinate System 1983, NAD83 (2011), International

FLOOD ZONE

By scaled map location and graphic plotting only, the subject property appears to lie entirely in Zone A Areas of no base flood elevations according to the Flood Insurance Rate Map for the County of Wayne, Community Panel No. 26163C0280E, Effective Date 2-2-12.

ZONING:

Zoning Classification: B4 (General Business) Building Setbacks: Front=0', Side=0', Street Side=0', Rear=0' Maximum Building Height: 35'

The building setback requirements are subject to further interpretation by the local zoning authority listed below and are not plotted or shown hereon. For further interpretation of the building setback requirements or other applicable zoning regulations, please refer to the local zoning authority listed below.

Source: City of Detroit Zoning Ordinance Dated Nov. 21, 2012

PARKING:

15 Parking Spaces 1 Barrier Free Spaces

16 Total Parking Spaces

REFERENCE DRAWINGS

COMBINED SEWER

SEWER MAP, CITY OF DETROIT, MAP NUMBER: S-30-E, DATED 12-31-03 WATER MAP, CITY OFDETROIT, MAP NUMBER: 20-K, DATED 6-02-97
DETROIT PUBLIC LIGHTING - INFORMATION NOT RECEIVED (MISS DIG FLAGS LOCATED) DTE ENERGY FACILITY LOCATION MAP, DATED 11-02-12 AT&T - INFORMATION NOT RECEIVED MICHIGAN CONSOLIDATED GAS COMPANY LOCATION MAP DATED NOVEMBER 5, 2012

STRUCTURE SCHEDULE

143.07 FINISH FLOOR ELEV

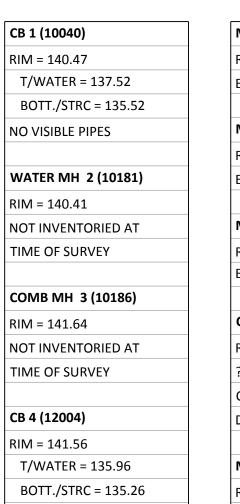
8' WOOD .

EX. BUILDING

(NO ADDRESS)

RIM = 142.36

PUBLIC Solution



MH 5 (12148) RIM = 142.36ELEC. MH - LOCKED MH 6 (12170) RIM = 141.68 MH 7 (12173) RIM = 142.01 ELEC. (DTE) CB 8 (12176) RIM = 141.26? E IE = 136.86 COULD NOT IDENTIFY PIPE DEBRIS AT BOTT. OF STRC MH 9 (12217) RIM = 141.24 NO VISIBLE PIPES

MH 10 (12219) RIM = 141.38NO PIPES VISIBLE **CHANNEL N IE = 125.03** CB 15 (12400) **CHANNEL S IE = 125.03** FLOWS SOUTH (DWSD) RIM = 140.59WATER MH 11 (12220) RIM = 141.42NO VISIBLE PIPES T/VALVE = 137.22 CB 16 (12401) PIPE COVERED IN DEBRIS RIM = 140.55WATER MH 12 (12221) RIM = 141.54 N/S TP = 135.34NO VISIBLE PIPES WATER MH 13 (12223) CB 17 (12426) RIM = 141.49RIM = 140.29 T/WATER = 137.59 T/VALVE = 137.19 BOTT./STRC = 136.49 CB 14 (12226)

RIM = 140.48

T/WATER = 137.28

BOTT./STRC = 136.28 T/WATER = 138.29 BOTT./STRC = 137.29 T/WATER = 138.05 BOTT./STRC = 137.05

3'x4' COMBINED SEWER *

GRAPHIC SCALE

(IN FEET) 1 inch = 20 ft.

EX. BUILDING

FENCE

ELEC. RISER

© CB (12401) RIM=140.55

⊕ CB (12400)
 RIM=140.59

2ND AVENUE

PARKING

€BLOCKS

6.96'E

146.45 #478 TAX ID: 02000842

DOWNSPOUT -

-POSSIBLE SAN SEWER LEAD LOCATION

EX. BUILDING

#4128

(4120 AS POSTED)

BRICK/BLOCK

CONC. SIDEWALK SO W/METAL

142.71 FINISH FLOOR ELEV.

METAL COLUMN

TELE MH (12171) RIM=141.95

MH (12173)

(♣) RIM=142.01

L O T 16

L O T 15

141.91 FINISH FLOOR ELEV.

SCHEDULE B - SECTION II EXCEPTIONS

RIM = 140.48

Title Agency: First American Title Insurance Company Title Commitment No: 673830 Effective date: July 06, 2014

1. State Tax Lien in the amount of \$57,991.27 against Baldev A. Patel, recorded January 10, 2014, in Liber 51282, page 699. (Not plottable)

NDRINI (100 FT. WD.)

ELEC. MH (40127)

∧ CB (12426)

WATER MH (10181)

RIM=141.42 WATER MH (12221)

RIM=141.54 WM -

GAS — GAS — GAS —

RIM = 140.41

COMB MH (10186)

RIM = 141.64

RIM = 141.21

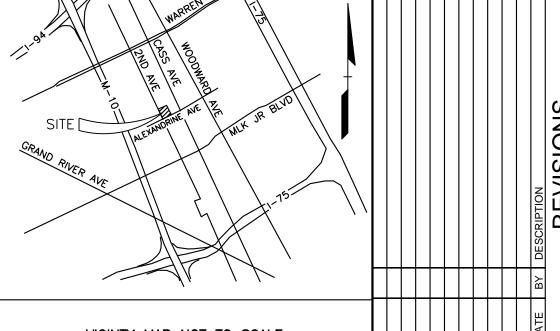
¢B (10040) \RIM=140.29

(12223) | RIM=141.24

© ELEC. MH (12351)

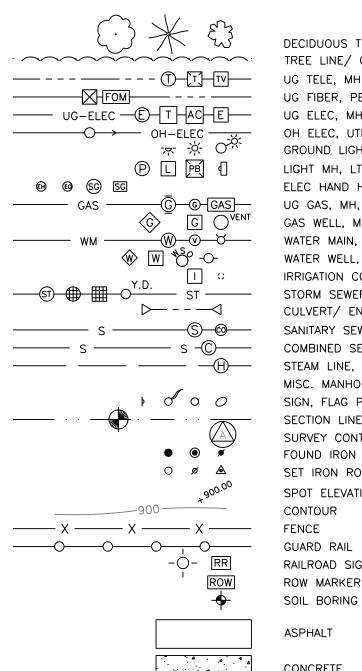
- 2. State Tax Lien in the amount of \$13,068.36 against Baldev A. Patel, recorded January 10, 2014, in Liber 51282, page 700. (Not plottable)
- Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act (7 U.S.C. 499a, et seq.) or the Poultry and Stockyards Act (7 U.S.C. 181, et seq.) or under similar state laws. (not plottable)
- 4. Rights of tenants, if any, under any unrecorded leases. (not plottable)
- 5. Lien for outstanding water or sewer charges, if any. (not plottable)
- Any lien relating to the inspection, demolition or removal of any improvement that has been or is presently located on the property. (not plottable)

7. All Taxes paid to and including 2013 2013 Winter Taxes PAID in the amount of \$1,328.20 2014 Summer Taxes DUE in the amount of \$11,043.80, includes \$100.00 inspection fee Tax Item No. 002364/Ward 02 (not plottable)



VICINTY MAP NOT TO SCALE

EXISTING LEGEND



EX. BUILDING

DECIDUOUS TREE, CONIFEROUS TREE, SHRUB TREE LINE/ CANOPY UG TELE, MH, TELE PED, CABLE PED UG FIBER, PED, LINE MARKER UG ELEC, MH, TRANSFORMER, AC UNIT, METER OH ELEC, UTIL POLE, GUY WIRE GROUND LIGHT, POLE, POLE W/ ARM LT LIGHT MH, LT CTRL BOX, PH. BOOTH, PARK. METER ELEC HAND HOLE, OUTLET, SIGNAL MH, SIGNAL BOX UG GAS, MH, VALVE, LINE MARKER GAS WELL, METER, VENT WATER MAIN, MH, VALVE IN BOX, HYDRANT WATER WELL, METER, STOP BOX, POST INDICATOR VALVE IRRIGATION CONTROL VALVE, SPRINKLER HEAD STORM SEWER, MH, CB, INLET, YARD DRAIN CULVERT/ END SECTION SANITARY SEWER, MH, CLEAN OUT COMBINED SEWER, MH STEAM LINE, MH MISC. MANHOLE, HAND HOLE, HAND BOX

SIGN, FLAG POLE, GUARD POST, ROCK SECTION LINE, SECTION CORNER SURVEY CONTROL POINT, BENCHMARK FOUND IRON ROD (FIR), FD MON, FD PK SET IRON ROD (SIR), SET PK, MAG NAIL SPOT ELEVATION

GUARD RAIL RAILROAD SIGNAL, SIGNAL BOX ROW MARKER

ASPHALT

CERTIFICATION

First American Title Insurance Company, 100 Bloomfield Hills Parkway, Suite 195, Bloomfield Hills, MI 48304

IFF, One North LaSalle Street, #700, Chicago, IL 60602

Invest Detroit Foundation ISAOA, ATIMA, 600 Renaissance Center, Suite 1710, Detroit, MI 48243:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2,3,4,6(a),7(a)(1),8,9,11(a),13,14,16,18 of Table A thereof. The field work was completed on 7-16-14.

Registered Land Surveyor No. 53492

Marc E. Budzinski, PS

9<u>-29-1</u>4 Date:



BENCHMARKS

DATUM: City of Detroit Vertical Control System (1969 update of 1960 adjustment)

BM A (CITY BM NO. 30-353) ELEV: 140.59

FD MARK ON DISK 10' N OF BACK OF CURB ALEXANDRINE STREET. 7' E OF BACK OF CURB SECOND AVENUE.

BM B ELEV: 143.06 NORTHERLY FLANGE BOLT ON HYDRANT AT SE CORNER OF ALEXANDRINE STREET AND SECOND AVENUE.

ELEV: 143.15 SET NAIL NE/SIDE UTILITY POLE 2' N & 1' EAST OF NE SUBJECT BUILDING CORNER. CAUTION!! IN THE LOCATIONS AND ELEVATIONS OF EXISTING INDERGROUND UTILITIES AS SHOWN ON THIS RAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS THE EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE OR DETERMINING THE EXACT LITELY OF ACTIONS AND R DETERMINING THE EXACT UTILITY LOCATIONS A EVATIONS PRIOR TO THE START OF CONSTRUCTION

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY: THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FUTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL

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r, LLC SURVI

SECOND AVE MA MIDTOWN

ORIGINAL ISSUE DATE: Project No. 2014-017.ALTA

SCALE: 1" = 20'

DRAWING NUMBER: **ALT-1.0**