

CIVIL ENGINEERS LAND SURVEYORS LAND PLANNERS

NOWAK & FRAUS ENGINEERS 46777 WOODWARD AVE. PONTIAC, MI 48342-5032 TEL. (248) 332-7931 FAX. (248) 332-8257



PROJECT "Erskine Block"
Mixed Use Development
Brush Park Rehabilitation

Project - Detroit, MI CLIENT

Broder & Sachse Real Estate Services 260 E. Brown St., Suite 280 Birmingham, MI 48009

Contact: Mario Fernandez 248.647.4100 - Phone 248.647.4180 - Fax

PROJECT LOCATION Woodward Ave. / John R. St. / Erskine St. / Watson St. Detroit, MI

SHEET

ALTA/ACSM Land Title / Topographic / Tree Survey



12-15-14 SURVEY ISSUED 12-22-14 REVISED PER UPDATED TITLE 12-29-14 REVISED PER UPDATED TITLE 12-30-14 REVISED PER CLIENT DRAWN BY: M. Carnaghi DESIGNED BY: APPROVED BY: K. Navaroli DATE:	10_15_14	CLIDVEN ICCLI	ED	
DRAWN BY: M. Carnaghi DESIGNED BY: APPROVED BY: K. Navaroli				
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K. Navaroli	M. Ca	ırnaghi		
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DATE:	M. Ca	rnaghi NED BY: VED BY:		
December 30, 2014	M. Ca DESIGN APPROV K. Na	rnaghi NED BY: VED BY:		

NFE JOB NO.

E326-04

SHEET NO.

1 of 2

F.F.

TRANS.

AIR CONDITIONER UNIT ELECTRIC CABINET ELECTRIC METER STOP BOX SHUT OFF GAS METER UNDERGROUND

FINISH FLOOR ELEVATION

TRANSFORMER

				CATCH BASIN — RIM 139.15	. Location Map
	CATCH BASIN	CAUTION!!	BASIN	RIM 139.15 12" E. INV 134.85 GAS SHUT OFF 7 RIM 139.78	
GAS VALVE-	CATCH BASIN RIM 137.07 12" SE. INV 132.67 (BULKHAD) COMBINED AND	MANHOLE RIM 138.17 NO VISABLE PIPES BOTTOM 124.27 A" GAS MAIN COMBINED MH RIM 138.04 RIM 13 12" NE (BULKH RIM 138.04	I. INV 134.36 RI HEAD) — COMBINED MH CO	OMBINED MH — COMBINED MH — RIM 140.28 OULD NOT OPEN 24" W. INV 127.18	—CATCH BASIN RIM 139.00 12" W. INV 134.40 12" SE. INV 135.60
MANHOLE RIM 136.94 . G. V. & WELL RIM 136.72	12" S. INV 132.27 COMBINED MH RIM 137.22 ELECTRIC MF RIM 136.97 12" S. INV 132.27 COMBINED MH RIM 137.22 COULD NOT OPEN, RIM 137.44 BOLT HEADS SHEARED	H 12" NW. INV 133.24 FG 13 18" W. INV 132.04 FE FCTRIC MH MA	S8.69 COULD NOT OPEN CONCRETE OVER BOLTS CATCH BASIN RIM 139.09	CATCH BASIN — ELEC.— CONDUIT CONDUIT	(BULKHEAD) -CABLE HANDHOLE
G.V. GATE VALVE & WELL RIM 137.15 ELEC. MH RIM 137.03 ELEC. MH	OVERHANG	138.04 EX. 4" GAS MAIN	EX. 4" GAS MAIN	139 S.	HYDRANT FG 139.61
G.V. FX. 16" WATER MAIN RIM 136.53	TC 137.66 TC 137.33 137.01 TC 137.57 TC 137.92 TC 137.93 TC 137.93 TC 137.93 TC 137.41 TC 137.94 No. 137.04 No	TC 138.12 TC 138.43 PUBLICLY DEDICATED TC 138.58 STOP BOX 137.48 ERSKINE ST. (60' R.O.W.)	TC139.18 TC139.18 138.18 TC139.18 138.70 EX. 16" WATER MAIN	TC 139.51 138.87 139.20 TC 139.47 139.35 TC 139.85 139.35 TC 139.47 139.35 139.47 139.42 139.53	TC 139.86 TC 139.86 RIM 139.22 TC 139.86 RIM 139.22 TC 12" NW. INV 134.02
ELEC. MH RIM 136.28 COMBINED MH RIM 136.49 COMBINED MH RIM 136.49 RIM 137.30 ELEC. MH EX. 48" WATER MAIN	137.24 137.55 137.61	137.81 C 138.29 TC 138.49 TC 138.51 TC 138.74 TC 138.79 TC 138.15 TC 138.79	* 138.47	139.13 139.27 * * * * * 139. TC139.57 TC139.84 TC139.62 TC139.57 139.21 139.26 TC139.70 TC139.70	12 NW. INV 134.02 12" SE. INV 133.52 18" W. INV 131.17 139.23 24" E. INV 127.92
BENCHMARK ARROW ON HYDRANT ELEVATION 139.58	TC 137.41 TC 137.63 STEEL CONDUIT BOX TC 137.98 137.40 ELEC. MH 137.14 CONDUIT BOX TC 137.29	137.52 137.77 TC138.53 TC138.53 TC138.13	138.84 139.70 \(\text{LIGHTING HANDHOLE}\) 139.40	138.99 139.12 LIGHTING 139.12 139.12 139.12 139.55 139.65 139.66 139.12 139.66 139.12 139.66 139.56	 2'x3' HANDHOLE
ARROW ON HYDRAN I ELEVATION 139.58 DETROIT CITY DATUM	136,63 137.68 137.79 137.67 CONC. 137.93 138.27	138.85 138.88 138.89 138.88 138	0.00'(R&M) 50.00'(R&M) 30.00'(R&M) 140.63 140.75 140	M) BO.OO'(R&M) CONTROL OF THE PROPERTY OF THE	—— —ELECTRIC MH —RIM 139.21 —ELECTRIC MH
COMBINE WATER WATE	S.B. S.B. S.B. S.B. S.B. S.B. S.B. S.B.	139.18 139.04 139.35 139.79 SUBDIVISIO	140.21 N OF PART OF PARK LOTS 16 NO THE EAST HALF OF LOT 5 140.38 VACANT OWNER:	26.95' 7.50' 29.30' 29.	RIM 139.55 —G.V. & WELL RIM 139.18
S.O. 6 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	*138.60 WARD 01; ITEM NO. 004180 \(\begin{array}{c} \tag{139.97} \end{array}	140.42 OF BRUSH PARK	H'S SUBDIVISION OF PART OF VACANT OF WARD 01; I LIBER 8, PAGE 33 OWNER: ON NO. 00075	CORNER 3.60' TEM PROPERTY LINE UGHTING PROPERTY LINE HANDHOLE	T/PIPE 135.38
CATCH BASIN COMBINED MH RIM 136.01 ELEC. MH RIM 136.38 STEAM NH RIM 136.46	139.06 VACANT	*140.84 & L.46958, P.1347)	RCEL 11 OWNER: ERNAL CIVIC CENTER OWNER: 141.07	95 OWNER: 1.40' 1.	LEC. MH IIM 139.24
EX. 48" WATER MAIN	# 140.13 GRAVEL	DECLARATION OF EASEMENT (L.46122, P.1049)	GRAVEL WARD OI; ITEM NO. 000792 141.196 141.36	8,434 SQ. FT (AT GROUND LEVEL)	GHTING
ELEC. MH - STEAM MH RIM 136.17	BRUSH'S SUBDIVISION OF PART OF PARK LOTS 14, 15, 16 AND 17 WARD 01; ITEM	139.98 * WAR 139.65 170.76 1140.00 00078	C) LOT 10 RD 01; ITEM NO. 94—803 & 000793 & 000	PARCEL 8 S S S S S S S S S S S S S S S S S S	ANDHOLE
COTS 14, 1	LIBER 45, PAGE 121 \$\frac{1}{20}\text{PAGE 121} \tag{140.73} \text{NO. 004179} \\ \text{TRASH ENCLOSURE EASEMENT (L.45720, P.296)} \tag{140.}		VACANT 140.16 BENCHMARK PK NAIL IN UTILITY POLE	CORNER 0.61' WARD 01; ITEM 197 99 99 99 99 99 99 99 99 99 99 99 99 9	
CAUTION!!	3132 WOODWARD AVE. OWNER: 5' PEDESTRIAN EASEMENT TO	CATCH BASIN RIM 137.13 6" N. INV 134.85 T/TRAP 134.70 141.21+ 140.26 141.21+	140.69 ELEVATION 141.90 DETROIT CITY DATUM	CORNER 0.10' WEST OF CABLE HANDHOLE 25.80' PROPERTY LINE CONNER C	
12" GAS MAIN	* 139.65 (L.45720, P.296) * 140.69 PART OF LOT 7	141.17 10'x20' AT&T/EASEMENT (L.46881, P.149) &	119.71'(M) 50.00'(R&M) _{140.05} 30.00'(R&	71.25 0.47' EAST AND 0.40' (R&M) SOUTH OF PROPERTY LINE (RIII) (R&M) SOUTH OF PROPERTY LINE (RIII) (RIIII) (RIIII) (RIIII) (RIIII) (RIIII) (RIIII) (RIIII) (RIIII) (RIIIII) (RIIIII) (RIIIII) (RIIIII) (RIIIIII) (RIIIIIII) (RIIIIIIIIII	CLEPHONE MH M 138.84
PAYPHONE S.O. PA	0.20° S, OF P/L 137.56 137.56 140.19 140.72 140.72 141.12	TWIN 139.06 139.40	TATCH BASIN 138.92 Public Alley (18 wide)	39.75 CHIMNEY 139.39 S S S S S S S S S S S S S S S S S S S	BLE NDHOLE —TELEPHONE MH
ELEC. MH NIM 136.49	88 137.43 138.50 138.43 137.88* AL'UNINUM FENCE 137.41 137.88*	138.70 140 140.07 ON P/L 140.61 139.57 139.52 120 138.09 138.87 139.80 140.11 144.26 N60 17'00"E	0.00'(R&M) 60.00'(R&M)	CATCH BASIN 68.75'(R&M)	RIM 138.71
P AV CONSF CONSF CONSF CONST CON	PAVERS PART OF LOT 6 138.25 138.01 137.29 137.09 137.09 138.21 138.21 138.21 138.21 137.23 137.23 137.29 137.29 138.21 138.21 138.21 138.21 137.23 137.23 137.23 137.29 137.29 138.21 138.21 138.21 138.21 137.29 137.29 138.21 138.21 138.21 138.21 137.23 137.23 137.23 137.23 137.29 138.21 138.21 138.21 138.21 138.21 137.23 13	138.10 138.52 138.98 139.50 14.1.71 20 138.98 139.50 14.1.21 138.09 138.85 6 14.1.21 139.04 138.85 6 141.21 12.10 137.94 138.82 138.98 139.50 141.21 12.10 137.94 138.82 139.04 1	Qi VACANT RIM 139.85	CABLE HANDHOLE ELECTRIC MH	RIC MH
ELEC. MH — STOP BOX —	ON CONC. FOOTING 136.80 SSOSSSSSS 137.18 138,07 S 138.36 GU 137.95 GU 137.36 GU 137.36 GU 137.48 138,07 S 138.36 GU 138.49 GE SSOSS S 138.27 S 138.	137.70 137.87 137.87 137.91 137.91 137.91 137.94 140.18	ANT VACANT VACANT	TELEPHONE MH— 88.89 RIM 138.69	3.68
SS SO ELEC. MH	EX. BUILDING CORNER 0.08' WEST OF PROPERTY LINE 154.00'(BLDG.) EX. BUILDING CORNER 17' DOOR 0.54' EAST OF F.F. 138.46 PROPERTY LINE		2	LOT 5 138.62 1 138.65 1 11 WATSON ST. (M) 138.62 1 128.62 1 138.65 1 128.65	LE
CATCH BASIN RIM 135.78	PART OF LOT 5 TRANSFORMER 5' PEDESTRIAN INGRESS (3)6"TREE	137.57 CATCH BASIN PART OF SIM 137.07	CRYSTAL LOFT'S REO, ILC GRASS P. PARCEL 6	SZ6.721 1230	
STORM CATCH BASIN SA	3100 WOODWARD AVE. CRYSTAL LOFT CONDOMINIUM TWO STORY BRICK & BLOCK WAND EGRESS EASEMENT (L.45720, P.296) 138.36		WARD 01; ITEM NO. 000755 & 000756 SUBDIVISION OF PART OF PARK LOTS 16 AND 17 AND THE FAST HALF OF LOT 5	WARD 01; ITEM NO. 000758 POWNER:	
STORM MH CATCH BASIN 5:	BUILDING W/ FLAT ROOF CRYSTAL LOFTS REO, LLC 138.40 14,616 S.F. BUILDING S.F. IS BASED ON EXTERIOR	RAMP ASPH. 137.68 139.56 140 150 150 150 150 150 150 150 150 150 15	OF BRUSH'S SUBDIVISION OF PART OF PARK LOTS 14, 15, 16 AND 17 LIBER 8, PAGE 33		LEGEND MANHOLE(MH)
ETEC SEV	BRUSH'S SUBDIVISION OF PART OF	137.82 3 137.45 REO, LLC 3 139.67 B 20' VACATED PU - EASEMENT (L.51482, F	RETAINED	139.23 *139.61 138,84 * 1	7.88 GATE_VALVE(GV)
ELEC. MH RIM 136.48 ELEC. MH	7.95' EX. BUILDING CORNER 0.09' SOUTH OF 0.67' PROPERTY LINE 147.40'(BLDG.) PARK LOTS 14, 15, 16 AND 17 6' DOOR F.F. 138.48 EX. BUILDING CORNER 0.62' EAST AND 0.09' SOUTH OF PROPERTY LINE 147.40'(BLDG.)	S CU137.98 CU138.09 CP	20.00'(R&M) 138.51 WATSON'STREET R.O.W. LINE 138.51 * 60.00'(R&M)	138 71 P P P P P P P P P P P P P P P P P P	INV 132.03 MANHOLE(MH) CATCH BASIN(CB) EXISTING STORM SEWER
G.V. & WELL RIM 136.74	137.02 137.00 137.40 137.62 137.71 137.80 137.86 138.01 CONC. 138.23 138.40 138.36 138.01 CONC. 138.20 138.36 138.01 CONC. 138.23 138.40 138.30 1	138.08 138.64 CONC. 138.51 138.53 138.37 138.37 138.49 EX. UG. ELEC. TC138.43 TC 138.28 TC138.17 TC136.11 TC137.67 TC137.67 TC138.07 TC137.07	137.99 138.03 S60°17'00"W(R&M) 138.36 CONC.	138.45 138.53, 138.29	7.67 INV 132.67 INTUITY POLE CLLY POLE EXISTING BURIED CABLES
STEAM MH	GU136.47 GU136.52 GU 136.80 EX. 8" WATER MAIN 136.48 \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	EX. UG. ELEC. S.O. S.B. ELEC. MH 137.52 137.56 PUBLICLY DEDICATED 137.48	177.86	138.49 UIGHTING HANDHOLL	© GUY WIRE OVERHEAD LINES E LIGHT POLE
S.O. RIM 136.46 UNDER CONSTRUCTION	Tc137.24 Tc137.43	TC138.45 TC 138.42 TC137.98 TC137.75 TC137.89 GU 137.86 GU137.81 TC138.29 TC137.76 TC137.42 TC137.19	TC 138.03 137.48 TC 138.18 137.55	C138.35 TC138.45 TC138.55 138.01 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	(TYP.) SIGN EXISTING GAS MAIN
ELEC. MH— RIM 136.05 ELEC. MH— RIM 136.12 CATCH BASIN CATCH BASIN SO S	136.88 137.04 137.37 136.98 137.17 137.76 137.37 137.64 137.87 138.34 138.52 138.24 138.67	138.61 138.16 138.56 138.52 138.52 138.54 138.54 138.54 138.54 138.54 138.54 139.36	138.29 R.O.W. LINE FENCE	138.34 138.56 138.48 138.49 138.45 ELECTRIC HANDHOLE G.V. & WELL	
S.O.	EX. BUILDING T/PIPE INV 132.13 WOODWARD COMBINED MH	## 138.00 8" W. INV 132.25 6" NW. INV 131.90 6" SW. INV 131.80 EX. BOILDING CATCH BASIN CATCH BASIN Simplified by the state of the state	EX. BUILDING STORM MH CATCH BASIN RIM 137.41 RIM 137.03 12" NW. INV 132.87 CATCH BASIN RIM 137.44	RIM 138.11 NE. & SE. T/PIPE 132.81 N. T/PIPE 132.11 COMBINED MH	ON HYDRANT
	RIM 137.64 RIM 136.78 RIM 136.78 RIM 131.44 RIM 132.68 RIM 137.64	ELEVATION 140.63 12" SE. INV 133.10 DETROIT CITY DATUM (BULKHEADED)	12" W. INV 130.12 12" SE. INV 18" E. INV 130.01 12" E. INV. (BULKHEADE	132.89 STORM MH RIM 138.04 PLEVATION DETROIT DETROIT	ON 141.07 CITY DATUM SI SET IRON DS DOWNSPOUT
	(BULKHEADED)	CAUTION!! 4" GAS MAIN	☐CATCH BASIN RIM 137.52 12" NW. INV 133.47	18" NE. INV 129.57	GP GUARD POST HH HANDHOLE
					AC AIR CONDITIONER UNIT EC ELECTRIC CABINET

LEGAL DESCRIPTIONS - PER TITLE COMMITMENT

TAX ID NUMBER(S): WARD 01; ITEM NO. 004179 (PARCEL 2), WARD 01; ITEM NO. 004180 (PARCEL 3), WARD 01: ITEM NO. 000755 (PARCEL 5), WARD 01; ITEM NO. 000756 (PARCEL 5), WARD 01; ITEM NO. 000757 (PARCEL 6), WARD 01; ITEM NO. 000758 (PARCEL 7), WARD 01; ITEM NO. 000790 (PARCEL 8), WARD 01; ITEM NO. 000791 (PARCEL 9), WARD 01; ITEM NO. 000792 (PARCEL 10), WARD 01; ITEM NO. 000793 (PARCEL 11), WARD 01; ITEM NO. 000794-803 (PARCEL

LAND SITUATED IN THE CITY OF DETROIT IN THE COUNTY OF WAYNE IN THE STATE OF MICHIGAN

PARCEL 2:

LOTS 8 AND 7 AND NORTH 33 FEET OF LOT 6, EXCEPT WOODWARD AVENUE, AS WIDENED, PLAT OF BRUSH SUBDIMISION OF PART OF PARK LOTS 14, 15, 16 AND 17, CITY OF DETROIT, MADE BY EDMOND, ADELAIDE AND ALFRED BRUSH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 45, PAGE 121 OF DEEDS, WAYNE COUNTY RECORDS, A/K/A 3150 WOODWARD.

PARCEL 3:

LOT 9, EXCEPT THAT PART TAKEN FOR WIDENING OF WOODWARD AVENUE, PLAT OF BRUSH SUBDIVISION OF PART OF PARK LOTS NO. 14, 15, 16, 17, CITY OF DETROIT, MADE BY EDMOND, ADELAIDE AND ALFRED BRUSH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 45, PAGE 121 OF DEEDS, WAYNE COUNTY RECORDS, A/K/A 3152 WOODWARD.

PARCEL 5:

LOT 2, SUBDIVISION OF PART OF PARK LOTS 16 AND 17 AND THE EAST HALF OF LOT 5 OF BRUSH'S SUBDIVISION OF PART OF PARK LOTS 14, 15, 16 AND 17, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 8 OF PLATS, PAGE 33, WAYNE COUNTY RECORDS.

LOT 3, SUBDIVISION OF PART OF PARK LOTS 16 AND 17 AND THE EAST HALF OF LOT 5 OF BRUSH'S SUBDIVISION OF PART OF PARK LOTS 14, 15, 16 AND 17, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 8 OF PLATS, PAGE 33, WAYNE COUNTY RECORDS. PARCEL 6:

LOT 4, SUBDIVISION OF PART OF PARK LOTS 16 AND 17 AND THE EAST 1/2 OF LOT 5, BRUSH'S SUBDIVISION OF PART OF PARK LOTS 14, 15, 16 AND 17, CITY OF DETROIT, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 8, OF PLATS, AT PAGE 33, WAYNE COUNTRY RECORDS.

LOT 5, SUBDIVISION OF PART OF PARK LOTS 16 AND 17 AND THE EAST 1/2 OF LOT 5, BRUSH'S SUBDIVISION OF PART OF PARK LOTS 14, 15, 16 AND 17, CITY OF DETROIT, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 8, OF PLATS, AT PAGE 33, WAYNE COUNTRY RECORDS.

PARCEL 8:

LOT 6 AND THE EASTERLY 31 FEET OF LOT 7, SUBDIVISION OF PART OF PARK LOTS 16 AND 17 AND THE EAST 1/2 OF LOT 5, BRUSH'S SUBDIVISION OF PART OF PARK LOTS 14, 15, 16 AND 17, CITY OF DETROIT, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 8, OF PLATS, AT PAGE 33, WAYNE COUNTRY RECORDS, A/K/A 114 ERSKINE.

PARCEL 9:

WEST 16 FEET OF LOT 7 AND EAST 14 FEET OF LOT 8, SUBDIVISION OF PART OF PARK LOTS 16 AND 17 AND THE EAST 1/2 OF LOT 5, BRUSH'S SUBDIVISION OF PART OF PARK LOTS 14, 15, 16 AND 17, CITY OF DETROIT, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 8, OF PLATS, AT PAGE 33, WAYNE COUNTRY RECORDS.

PARCEL 10:

WEST 33 FEET OF LOT 8 AND EAST 17 FEET OF LOT 9, BRUSHS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 8, OF PLATS, AT PAGE 33, WAYNE COUNTY RECORDS.

PARCEL 11:

LOTS 10, 11 AND THE WEST 30 FEET OF LOT 9, AND VACATED 16 FOOT NORTH AND SOUTH ALLEY ADJOINING LOT 11 AND VACATED 18 FOOT EAST AND WEST ALLEY LYING BETWEEN THE EXTENDED WEST LINE OF LOT 1 AND WEST LINE EXTENDED OF EAST 21 FEET OF SAID LOT 1 OF ABOUT SUBDIVISION, SUBDIVISION OF PART OF PARK LOTS 16 AND 17 AND THE EAST 1/2 OF LOT 5, BRUSH'S DIVISION OF PART OF PARK LOTS, 14, 15, 16 AND 17, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 8, PAGE 33 OF PLATS, WAYNE

REFERENCE TITLE SOURCE, INC. (AGENT FOR: FIRST AMERICAN TITLE INSURANCE COMPANY) COMMITMENT NUMBER: 59434236, EFFECTIVE DATE: JULY 6, 2014.

TITLE REPORT NOTES

REFERENCE TITLE SOURCE, INC. (AGENT FOR: FIRST AMERICAN TITLE INSURANCE COMPANY) COMMITMENT NUMBER: 58568316, EFFECTIVE DATE: OCTOBER 11, 2013.

EXCEPTIONS: 1, 2, 3, 4, 5, 6, 12, 19 AND 20 REFER TO THE OWNERSHIP OF THE

PROPERTY AND/OR ARE NOT PLOTTABLE. 7. AFFIDAVIT OF HISTORIC DESIGNATION RESTRICTIONS RECORDED SEPTEMBER 23, 1981 IN LIBER 21244, PAGE 694. (NO EASEMENT DESCRIBED WITHIN DOCUMENT)

8. SUBJECT TO CERTAIN RESERVATIONS IN FAVOR OF THE STATE OF MICHIGAN FOR MINERAL, COAL, OIL AND GAS AS DISCLOSED IN INSTRUMENT RECORDED JUNE 2, 1986 IN LIBER 22791, PAGE 473 (BLANKET RESERVATION OVER LOT 5 OF SUBDIVISON OF PART OF PARK LOTS 16 AND 17 AND THE EAST HALF OF LOT 5 OF BRUSH'S SUBDIVISION OF PART OF PARK LOTS 14, 15, 16 AND 17, AS RECORDED IN LIBER 8, PAGE 33, WAYNE COUNTY RECORDS) AND RECORDED JUNE 4, 1987 IN LIBER 23276, PAGE 138 (BLANKET RESERVATION OVER THE WEST 33 FEET OF LOT 8 AND THE EAST 17 FEET OF LOT 9 OF SUBDIVISON OF PART OF PARK LOTS 16 AND 17 AND THE EAST HALF OF LOT 5 OF BRUSH'S SUBDIVISION OF PART OF PARK LOTS 14, 15, 16 AND 17, AS RECORDED IN LIBER 8, PAGE 33, WAYNE COUNTY RECORDS).

9. MODIFIED DEVELOPMENT PLAN RECORDED APRIL 2, 1997 IN LIBER 29551, PAGE 1900. (NO EASEMENT DESCRIBED WITHIN DOCUMENT)

10. DECLARATION OF EASEMENT RECORDED DECEMBER 18, 2006 IN LIBER 45720, PAGE 296. (PLOTTED HEREON)

11. DECLARATION OF EASEMENT RECORDED MARCH 29, 2007 IN LIBER 46122, PAGE 1049. (PLOTTED HEREON)

13. AT&T EASEMENT RECORDED DECEMBER 27, 2007 IN LIBER 46881, PAGE 149. FIRST AMENDMENT TO THE AT&T EASEMENT RECORDED AUGUST 5, 2008 IN LIBER 47402, PAGE 82, (PLOTTED HEREON)

14. DETROIT EDISON UNDERGROUND EASEMENT (RIGHT OF WAY) RECORDED JANUARY 29, 2008 IN LIBER 46958, PAGE 1344. (PLOTTED HEREON)

15. DETROIT EDISON UNDERGROUND EASEMENT (RIGHT OF WAY) RECORDED JANUARY 29, 2008 IN LIBER 46958, PAGE 1347. (PLOTTED HEREON) 16. BOARD OF ZONING APPEALS DECISION AND ORDER RECORDED APRIL 14, 2008

17. GRANT OF EASEMENT IN FAVOR OF COMCAST OF DETROIT RECORDED SEPTEMBER 2, 2008 IN LIBER 47442, PAGE 1192. (NO EASEMENT DESCRIBED WITHIN DOCUMENT)

18. ORDER GRANTING PLAINTIFF'S MOTION FOR SUMMARY DISPOSTION TO LIMIT LIEN CLAIMANTS' INTEREST TO LEASEHOLD INTEREST OF ZACCARO'S MARKET AND TO ESTABLISH PRIORITY OF PLAINTIFF'S MORTGAGE OVER THE YE OLDE BUTCHER SHOPPE, INC. LEASE RECORDED MAY 20, 2013 IN LIBER 50790, PAGE 123. (EASEMENTS SHOWN IN EXHIBIT B OF DOCUMENT PLOTTED HEREON)

21. TERMS, PROVISIONS, AGREEMENTS, OBLIGATIONS, EASEMENTS, RESTRICTIONS, RIGHTS OF CO-OWNERS AND THE CONDOMINIUM ASSOCIATION AS DISCLOSED IN THE MASTER DEED, AS AMENDED, AND CONTAINED IN OR CREATED UNDER ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED. (MASTER DEED AND EXHIBITS THERETO RECORDED IN LIBER 45700, PAGE 292 SAID EASMENTS ARE PLOTTED HEREON], FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 46206, PAGE 1307 [SAID EASEMENTS ARE PLOTTED HEREON] AND SECOND AMENDMENT TO MASTER DEED RECORDED IN LIBER 46955, PAGE 1156 [NO EASEMENTS DESCRIBED WITHIN DOCUMENT], WAYNE COUNTY RECORDS)

EXISTING SITE DATA

PARCEL 2: 24,900.78 SQ. FT. OR 0.57 ACRES PARCEL 3: 12,446.07 SQ. FT. OR 0.29 ACRES PARCEL 5: 15,573.08 SQ. FT. OR 0.36 ACRES PARCEL 6: 7,786.54 SQ. FT. OR 0.18 ACRES PARCEL 7: 8,354.31 SQ. FT. OR 0.19 ACRES PARCEL 8: 9,814.43 SQ. FT. OR 0.23 ACRES PARCEL 9: 3,893.13 SQ. FT. OR 0.09 ACRES PARCEL 10: 6,488.80 SQ. FT. OR 0.15 ACRES PARCEL 11: 19,268.95 SQ. FT. OR 0.44 ACRES

IN LIBER 47150, PAGE 136. (NOT PLOTTABLE)

ALL PARCELS: PD-H, PLANNED DEVELOPMENT DISTRICT-HISTORIC

PARKING SPACES NO EXISTING STRIPED PARKING SPACES

NOTE: A SURVEYOR CANNOT MAKE A CERTIFICATION ON THE BASIS OF AN INTERPRETATION OR OPINION OF ANOTHER PARTY. A ZONING ENDORSEMENT LETTER SHOULD BE OBTAINED FROM THE CITY OF DETROIT TO INSURE CONFORMITY AS WELL AS MAKE A FINAL DETERMINATION OF THE REQUIRED BUILDING SETBACK REQUIREMENTS.

FLOOD HAZARD NOTE

THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NO. 26163C0285E BEARING AN EFFECTIVE DATE OF FEBRUARY 2,

ALTA SURVEY NOTES

THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

THERE IS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AND THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK

CONSTRUCTION OR REPAIR. THERE IS NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP,

BOUNDARY NOTE

SUMP OR SANITARY LANDFILL.

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED BY THE NORTH LINE OF WATSON STREET AS SHOWN IN THE "SUBDIVISION OF PART OF PARK LOTS 16 AND 17 AND THE EAST HALF OF LOT 5 OF BRUSH'S SUBDIVISION OF PART OF PARK LOTS 14, 15, 16 AND 17" RECORDED IN LIBER 8 OF PLATS, ON PAGE 33, WAYNE COUNTY RECORDS. (N.6017'00"E.)

TOPOGRAPHIC SURVEY NOTES

ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE

UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.

CERTIFICATE OF SURVEY

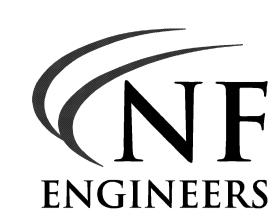
-CRYSTAL LOFT REO, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, AS TO PARCEL 5
-FRATERNAL CIVIC CENTER, A MICHIGAN NON-PROFIT CORPORATION,
AS TO PARCELS 2, 3, 8 AND 11 -CITY OF DETROIT, A MUNICIPAL CORPORATION, AS TO PARCELS 6, -TITLE SOURCE, INC.

-FIRST AMERICAN TITLE INSURANCE COMPANY

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 INCLUDE ITEMS 2, 3, 4, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 17, 18 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 3, 2014.

12-30-2014 KEVIN NAVAROLI, P.S. NO. 53503 DATE





LAND SURVEYORS LAND PLANNERS **NOWAK & FRAUS ENGINEERS**

46777 WOODWARD AVE.

PONTIAC, MI 48342-5032

TEL. (248) 332-7931

FAX. (248) 332-8257

CIVIL ENGINEERS

PROJECT

"Erskine Block" Mixed Use Development **Brush Park Rehabilitation** Project - Detroit, MI

CLIENT

Broder & Sachse Real Estate Services 260 E. Brown St., Suite 280 Birmingham, MI 48009

Contact: Mario Fernandez 248.647.4100 - Phone 248.647.4180 - Fax

PROIECT LOCATION

Woodward Ave. / John R. St. / Erskine St. / Watson St. Detroit, MI

SHEET

ALTA/ACSM Land Title / Topographic / Tree Survey



12-29-14 REVISED PER UPDATED TITI 12-30-14 REVISED PER CLIENT
12-30-14 REVISED PER CLIENT

REVISIONS

DRAWN BY:

APPROVED BY: K. Navaroli

M. Carnaghi

DESIGNED BY:

December 30, 2014

SCALE: 1'' = 30'

NFE JOB NO.

E326-04

SHEET NO. 2 of 2