



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



REVISIONS  
12-15-14 SURVEY ISSUED  
12-22-14 REVISED PER UPDATED TITLE #1  
12-29-14 REVISED PER UPDATED TITLE #2  
12-30-14 REVISED PER CLIENT

DRAWN BY:  
M. Carnaghi

DESIGNED BY:

APPROVED BY:  
K. Navaroli

DATE:  
December 30, 2014

SCALE: 1" = 30'

NFE JOB NO. SHEET NO.  
E326-04 1 of 2

LEGEND	
	EXISTING SANITARY SEWER
	EXISTING SAN. CLEAN OUT
	EXISTING WATER MAIN
	EXISTING STORM SEWER
	EX. R.Y. CATCH BASIN
	EXISTING BURIED CABLES
	OVERHEAD LINES
	LIGHT POLE
	SIGN
	EXISTING GAS MAIN
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	MEASURED
	RECORD
	FOUND IRON
	SET IRON
	DOWNSPOUT
	GUARD POST
	HANDHOLE
	AIR CONDITIONER UNIT
	ELECTRIC CABINET
	ELECTRIC METER
	STOP BOX
	SHUT OFF
	GAS METER
	UNDERGROUND
	FINISH FLOOR ELEVATION
	TRANSFORMER

**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 11)

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 SUBDIVISION 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 3152 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.

ALSO

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 COUNTY RECORDS.

PARCEL 7:

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 COUNTY 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 COUNTY 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 COUNTY RECORDS.

PARCEL 10:

WEST 33 FEET OF LOT 8 AND EAST 17 FEET OF LOT 9, BRUSH'S 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 COUNTY RECORDS.

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.

SCHEDULE B-II (EXCEPTIONS):

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, 1996 IN LIBER 22791, PAGE 473 (BLANKET RESERVATION OVER LOT 5 OF 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, AS RECORDED IN LIBER 8, PAGE 33, WAYNE COUNTY RECORDS) AND RECORDED JUNE 4, 1987 IN LIBER 23276, PAGE 139 (BLANKET RESERVATION OVER THE WEST 33 FEET OF LOT 8 AND THE EAST 17 FEET OF LOT 9 OF 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, 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 3, 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 IN LIBER 47150, PAGE 136. (NOT PLOTTABLE)

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 DISPOSITION 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 EASEMENTS 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)

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 EASEMENTS 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**

SITE AREA  
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: 6,488.90 SQ. FT. OR 0.15 ACRES  
PARCEL 11: 19,268.95 SQ. FT. OR 0.44 ACRES

ZONING  
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. 2616300266 BEARING AN EFFECTIVE DATE OF FEBRUARY 2, 2012.

**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, SUMP OR SANITARY LANDFILL.

**BOUNDARY NOTE**

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 NOTED.

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**

CERTIFIED TO:

--CRYSTAL LOFT REQ, 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, 7, 9 AND 10

--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(g), 7(c), 7(d)(1), 7(c), 8, 9, 11(c), 13, 14, 16, 17, 18 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 3, 2014.

12-30-2014  
DATE

KEVIN NAVAROLI, P.S. NO. 53503  
DATE



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

SEAL

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12-22-14 REVISED PER UPDATED TITLE #1  
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12-30-14 REVISED PER CLIENT

DRAWN BY:  
M. Carnaghi  
DESIGNED BY:

APPROVED BY:  
K. Navaroli  
DATE:  
December 30, 2014

SCALE: 1" = 30'

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E326-04 2 of 2