

SECOND AVENUE (100 FT. WD.)

VACATED SECOND AVE.

VACATED FOREST AVENUE

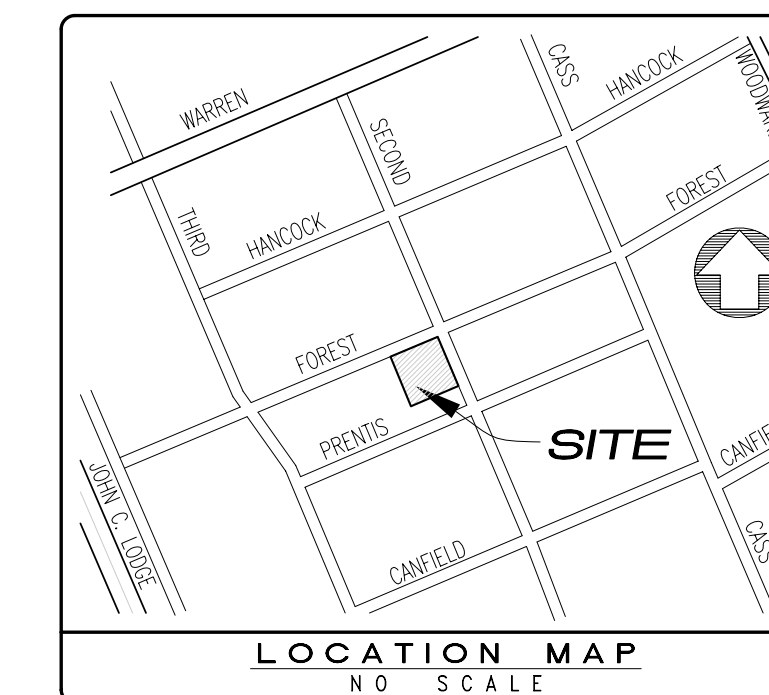
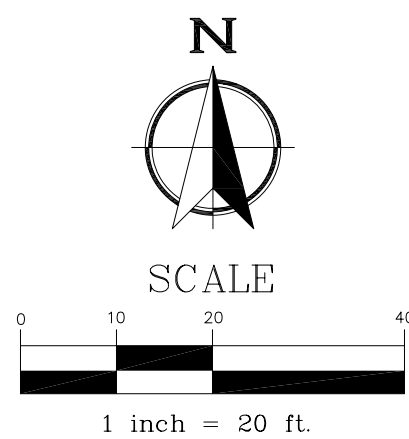
FOREST AVENUE

PARCEL AREA
 0.48 ACRES
 20,800 SQ. FT.

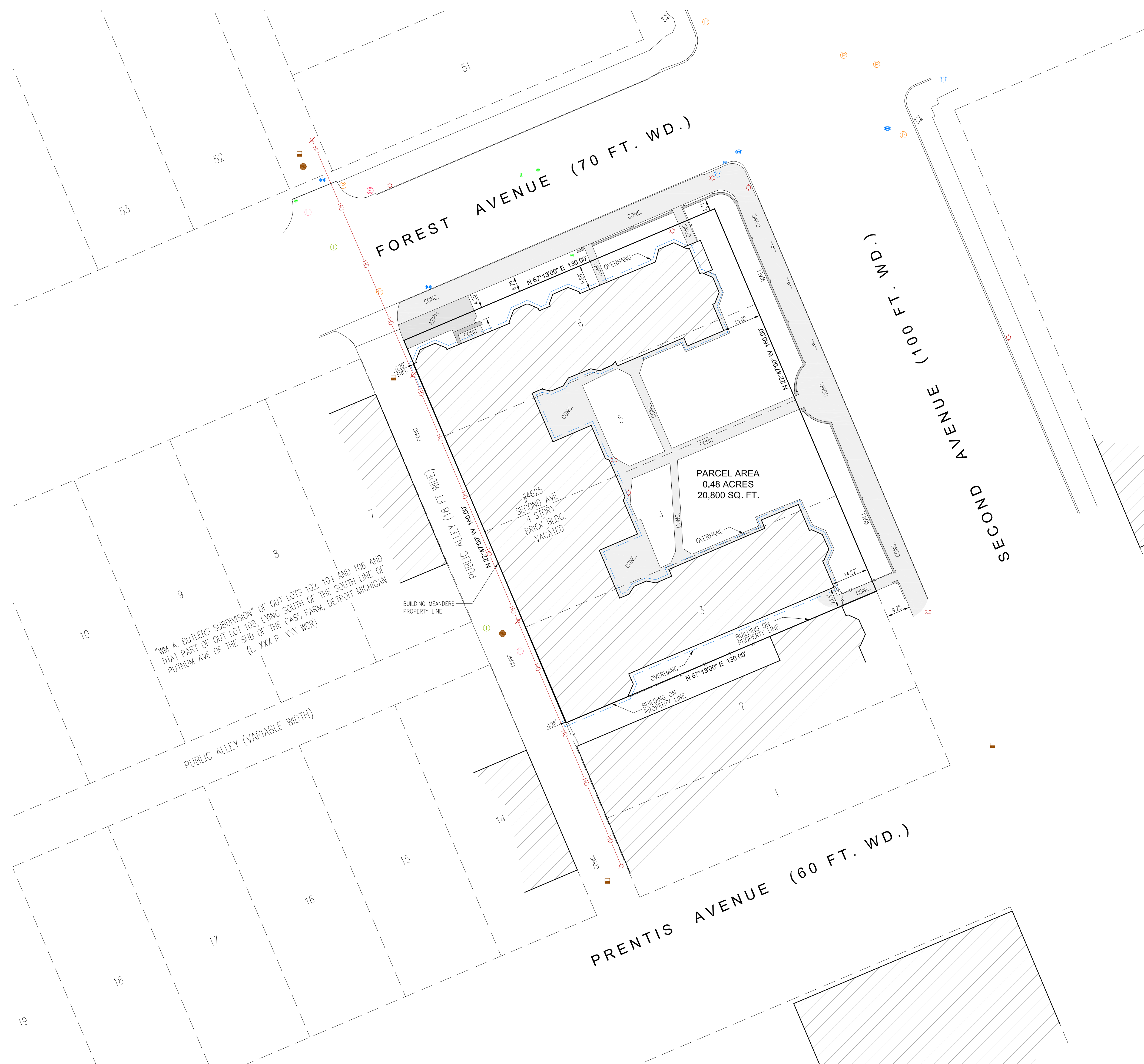
4 STORY BRICK BLDG.
 VACATED
 #4625
 SECOND AVE

VACATED W/LEASE

DIVISION OF OUT LOTS 102, 104 AND 106 AND
 LING SOUTH OF THE SOUTH LINE OF
 THE CASS FARM, DETROIT MICHIGAN
 (MCR)



LEGEND	
	BENCHMARK
	TRAVERSE POINT
	SEWER MH (STORM/ISAN)
	SQUARE CATCH BASIN
	ROUND CATCH BASIN
	BEEHIVE CATCH BASIN
	CLEAN OUT
	STEAM MANHOLE
	UNKNOWN MANHOLE
	HYDRANT
	GATE VALVE AND WELL
	WATER VALVE
	WATER SHUT OFF
	VALVE BOX
	WATER METER
	DETROIT EDISON MANHOLE
	ELECTRIC PEDESTAL
	TRAFFIC SIGNAL
	PUB. LIGHTING DEPT.
	TELEPHONE MANHOLE
	GAS VALVE
	UTILITY POLE
	GUY ANCHOR
	LIGHT POLE
	SIGN
	RR CONTROL BOX
	RR CROSSING
	DECIDUOUS TREE
	CONIFEROUS TREE
	CHAINLINK FENCE
	WALL (STONE OR BLOCK)
	OVERHEAD UTILITIES
	EX. STORM LINES
	EX. SANITARY LINES
	EX. COMBINATION LINES
	EX. STEAM LINES
	EX. WATERMAIN
	EX. GAS
	EX. ELEC. LINES
	EX. PUB. LIGHTING DEPT.
	EX. TELEPHONE
	EX. CABLE LINES



BASIS OF BEARING
 BOUNDARY LINES BASED ON THE "WILLIAM A. BUTLERS SUBDIVISION" OF OUT LOTS 102, 104 AND 106 AND THAT PART OF OUT LOT 108, LYING SOUTH OF THE SOUTH LINE OF PUTNUM AVE OF THE SUB OF THE CASS FARM, DETROIT MICHIGAN (L. 11 P. 89 WCR)

FLOOD NOTE
 EXAMINATION OF THE FLOOD INSURANCE RATE MAP (COMMUNITY-PANEL NUMBER 260222 0030 B, DATED JULY 2, 1981) IN ACCORDANCE WITH THE NATIONAL FLOOD INSURANCE PROGRAM OF 1968 INDICATES SUBJECT PROPERTY LIES WITHIN ZONE "C", (AREA OF MINIMAL FLOODING).

SCHEDULE B NOTES
 8. EASEMENT IN FAVOR OF COMCAST CABLEVISION RECORDED IN LIBER 38079 PAGE 327 S AN AMBIGUOUS DESCRIPTION AND IS NOT SHOWN ON SURVEY.

LEGAL DESCRIPTION
 LEGAL DESCRIPTION PROVIDED BY MANZO TITLE COMPANY, COMMITMENT NO. 25844-82
 LAND IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:
 LOTS 3,4,5 AND 6, WILLIAM A. BUTLER'S SUBDIVISION, AS RECORDED IN LIBER 11, PAGE 89, OF PLATS, WAYNE COUNTY RECORDS.
 CONTAINING 0.48 ACRES (20,800 SQUARE FEET) MORE OR LESS.
 SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR OTHERWISE.

SURVEYOR'S CERTIFICATION
 I, STEPHEN R. JACOBI, HEREBY CERTIFY TO: UNIVERSITY CULTURAL CENTER ASSOCIATION
 MANZO TITLE COMPANY
 WAYNE COUNTY, MICHIGAN, A MICHIGAN CHARTER COUNTY:
 THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 2, 3, 4 AND 8 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION THAT PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."
 DATE: _____ BY: STEPHEN R. JACOBI
 PROFESSIONAL SURVEYOR #43057

Jan 13, 2009 - 1:30pm
 L:\2009\jobs\09005.dwg\09-005 ALTA.dwg

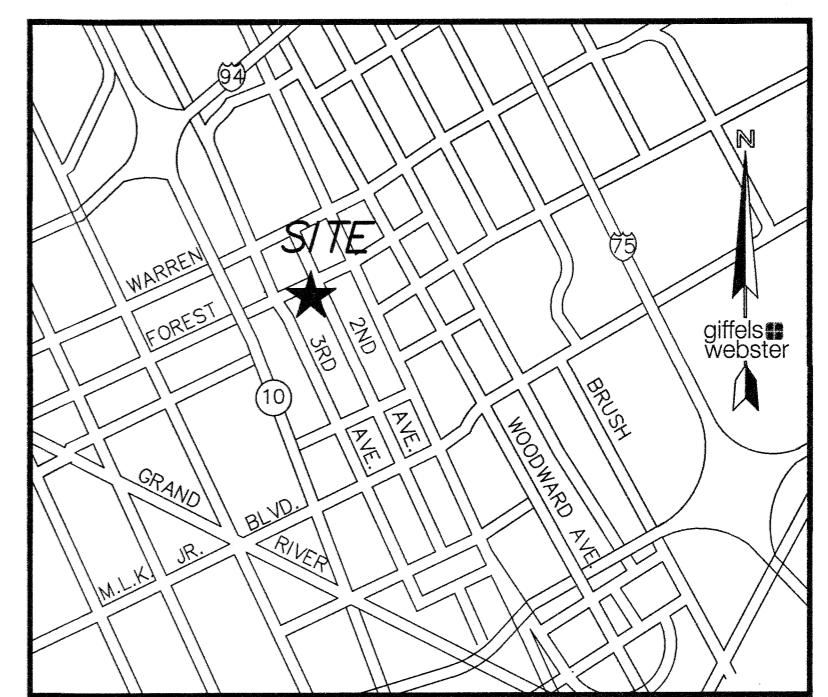
DATE	REVISED	DATE	BY	DRAWN BY:
01/14/09				MN
				CHECK BY: SRJ
				BOOK NO.: NA
				PAGE NO.: NA

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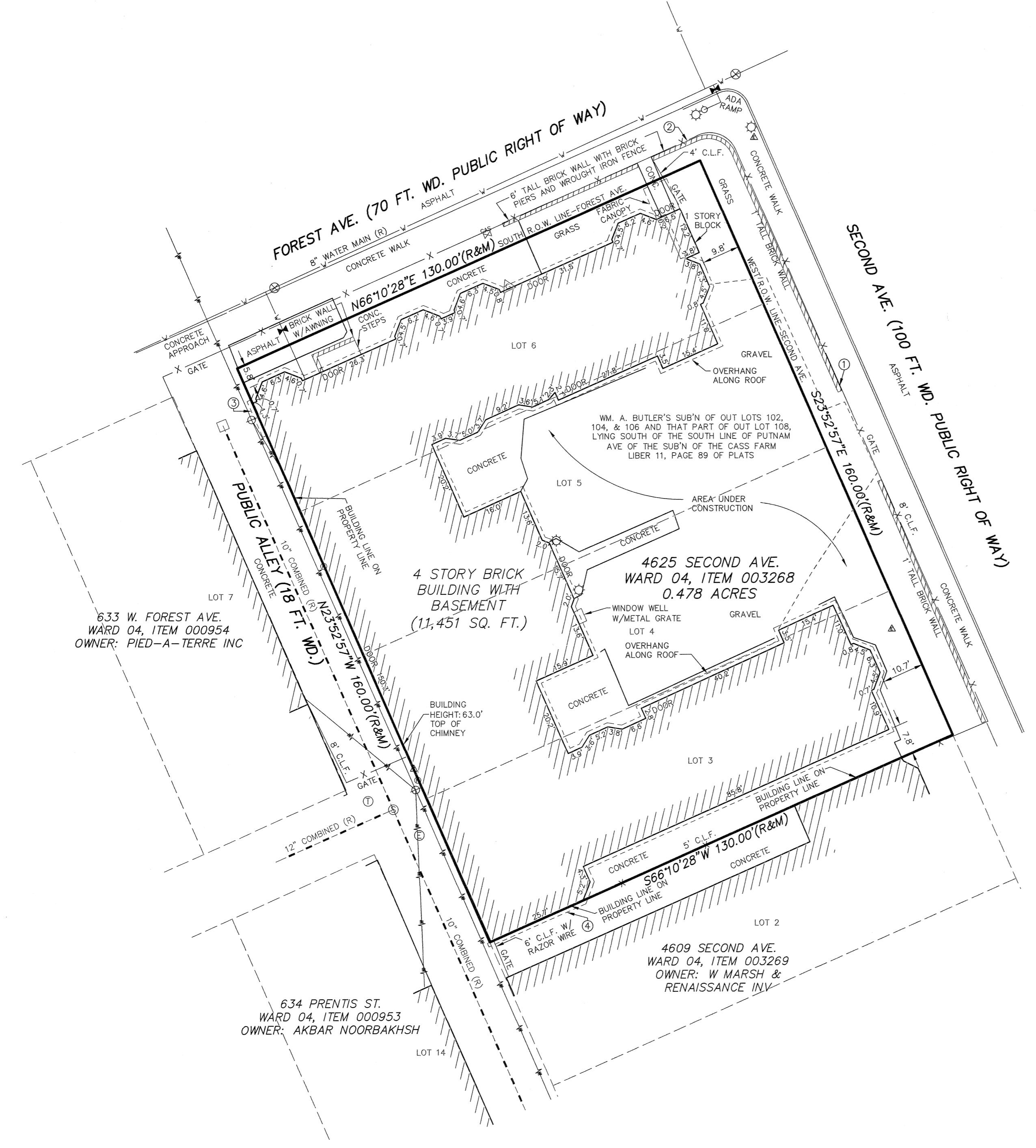
**4625 SECOND AVE
 APARTMENT BUILDING**
 DETROIT, MI 48201

**ALTA / ACSM
 LAND TITLE SURVEY**
 CLIENT: UNIVERSITY CULTURAL CENTER ASSOCIATION

JOB NUMBER
09-005
 SHEET NUMBER
1 OF 1



LOCATION MAP
(NOT TO SCALE)



NOTES:

- TELEPHONE, ELECTRIC, CABLE TV, AND STEAM UTILITY MAPS WERE NOT AVAILABLE AT TIME OF SURVEY.
- THIS PARCEL IS LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) IN ACCORDANCE WITH THE FEDERAL INSURANCE RATE MAP, PANEL NUMBER 280 OF 575, MAP NUMBER 26163C0280E, EFFECTIVE DATE FEBRUARY 2, 2012.
- THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THERE ARE NO OBSERVABLE WETLAND AREAS ON SUBJECT PROPERTY.
- THERE IS NO STRIPING TO DETERMINE PARKING NUMBER AND TYPES.
- BEARINGS BASED ON THE STATE PLANE COORDINATE SYSTEM, NAD83.
- ACCESS TO THE SUBJECT PROPERTY EXISTS ALONG SECOND AVENUE, FOREST STREET, AND 18 FT. WIDE PUBLIC ALLEY.
- ENCROACHMENTS:
 - BRICK WALL ENCROACHES INTO SECOND AVENUE 9'
 - BRICK WALL ENCROACHES INTO FOREST STREET 6'
 - BUILDING OVERHANG AT NORTHWEST CORNER OF PROPERTY, ALONG THE 4TH FLOOR ROOF LINE, ENCROACHES INTO ALLEY 1'
 - BUILDING OVERHANG AT SOUTHWEST CORNER OF PROPERTY, ALONG THE 4TH FLOOR ROOF LINE, ENCROACHES ONTO ADJACENT PROPERTY TO SOUTH 1'

PROPERTY DESCRIPTION
 (PER TITLE COMMITMENT NO.: 637171, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE: JANUARY 14, 2014)

THE LAND REFERRED TO IN THIS COMMITMENT, SITUATED IN THE COUNTY OF WAYNE, CITY OF DETROIT, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

LOTS 3 THROUGH 6, BOTH INCLUSIVE, OF WM. A. BUTLER'S SUB'N OF OUT LOTS 102, 104 & 106 AND THAT PART OF OUT LOT 108, LYING SOUTH OF THE SOUTH LINE OF PUTNAM AVE. OF THE SUB'N OF THE CASS FARM, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 11 OF PLATS, PAGE 89, WAYNE COUNTY RECORDS.

TAX ITEM NO. 3268/WARD 4

SCHEDULE B - II. EXCEPTIONS:

ITEM 3. - SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND OTHER PROVISIONS BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN AS CONTAINED IN INSTRUMENT RECORDED IN LIBER 425, PAGE 264. (NO PLOTTABLE EASEMENTS, DOCUMENT PROVIDED IS ILLEGIBLE)

ITEM 4. - SUBJECT TO TERMS AND CONDITIONS CONTAINED IN MODIFIED DEVELOPMENT PLAN FOR UNIVERSITY CITY NO. 2 REHABILITATION PROJECT AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 20838, PAGE 26 AND LIBER 20838, PAGE 29. (NO PLOTTABLE EASEMENTS)

ITEM 5. - SUBJECT TO GRANT OF EASEMENT IN FAVOR OF COMCAST CABLEVISION OF DETROIT AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 38079, PAGE 327. (BLANKET EASEMENT, COVERS ALL OF SUBJECT PROPERTY)

CERTIFICATION

TO:

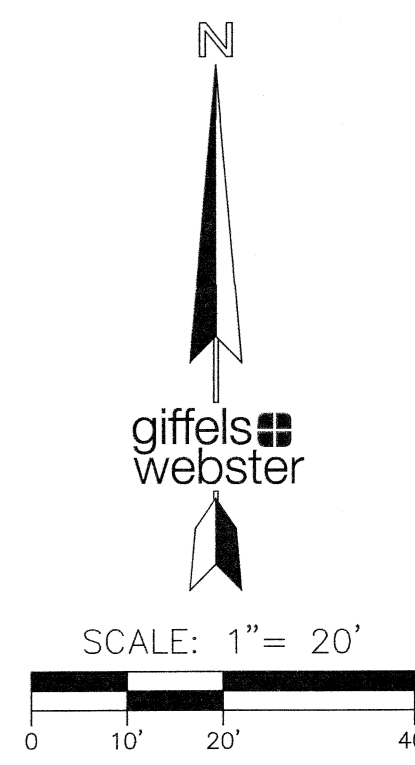
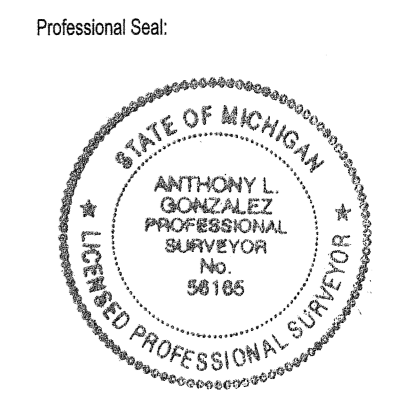
- CAPITAL IMPACT PARTNERS, ITS SUCCESSOR AND ASSIGNS
- UNIVERSITY CULTURAL CENTER ASSOCIATION, ITS SUCCESSOR AND ASSIGNS
- INVEST DETROIT FOUNDATION, ITS SUCCESSOR AND ASSIGNS
- DETROIT INVESTMENT FUNDS, L.P., ITS SUCCESSOR AND ASSIGNS
- SYMETRA LIFE INSURANCE COMPANY, ITS SUCCESSOR AND OR ASSIGNS
- 4625 SECOND ST, LLC, ITS SUCCESSOR AND ASSIGNS
- FLAGSTAR BANK, FSB, A FEDERAL SAVINGS BANK
- 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 INCLUDES ITEMS 2, 3, 4, 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 11(A), 13, 16, 17, 18, 19, 20 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 14, 2014.

DATE: 4-21-14
 REVISED: 4-28-14

Anthony L. Gonzalez
 ANTHONY L. GONZALEZ MICHIGAN P.S. NO. 56165

Executive: J.N.R.
 Manager: C.A.A.
 Designer: A.L.G.
 Quality Control: C.A.A.
 Private Claim: 55



DATE:	ISSUE:
4/28/14	MODIFIED NOTES

Developed For:

ALTA/ACSM LAND TITLE SURVEY

FOREST ARMS
 4625 SECOND AVE.

DETROIT
 WAYNE COUNTY
 MICHIGAN

Date: 04.21.14
 Scale: 1"=20'
 Sheet: 1 OF 1
 Project: 18666.00D

LEGEND - EXISTING

- | | | | | | |
|--|--------------------|--|---------------------------|--|-----------------------|
| | E/ PAVEMENT | | SAN. MH | | EXISTING ELEVATION |
| | CURB | | SAN. CLEAN OUT | | SOIL BORING |
| | E/ GRAVEL | | SAN. RISER | | MONITORING WELL |
| | CL ROAD | | SAN. PUMP STATION | | LAWN IRRIG. HEAD |
| | E/ WALK | | COMB. MH | | CENTERLINE R.R. TRACK |
| | E/ RAILROAD | | GATE VALVE | | MISC. TOPO. SHOT |
| | MISC. LINE | | HYDRANT | | SURVEY CONTROL POINT |
| | FENCE | | WATER VALVE | | FOUND IRON |
| | GUARD RAIL | | WATER METER | | FOUND NAIL |
| | WALL | | POST INDICATOR VALVE | | F. CUT CROSS |
| | BLDG. LINE | | WELL HEAD | | SECTION COR. |
| | OVERHEAD WIRES | | FDC CONNECTION | | FENCE POST |
| | RAILING | | IRRIGATION CONTROL BOX | | BENCHMARK |
| | OVERHANG LINE | | STORM MH | | FOUND PIPE |
| | T/ BANK | | CATCH BASIN | | FOUND MON. |
| | E/ BANK | | BEEHIVE CB | | ASPH. |
| | CL DITCH/STREAM | | CULVERT E.S. | | CONC. |
| | SHRUB LINE | | ROOF/DOWN SPOUT | | A.C. |
| | TREE LINE | | OVERFLOW/OUTLET STRUCTURE | | G.P. |
| | WATER EDGE | | STORM CLEAN OUT | | C.L.F. |
| | WETLAND LINE | | ROUND CB | | D.L. |
| | STORM LINE | | UTILITY FLAG | | F.F. |
| | SAN. LINE | | LIGHT POLE | | O.H. |
| | W. WATER LINE | | UTILITY POLE | | F.I. |
| | GAS LINE | | ELEC. TRANS. | | S.I. |
| | UG ELEC. LINE | | AIR CONDITIONER | | F.I.P. |
| | UG TELE. LINE | | ELEC. MH | | M. |
| | UG CABLE TV LINE | | ELEC. METER | | R. |
| | PAINT STRIPE | | ELEC. RISER | | F.M. |
| | PLD LINE | | TRAFFIC CONTROL BOX | | S.N. |
| | STEAM LINE | | | | CMP |
| | SECTION LINE | | | | RCP |
| | ELECTRIC OVERHEAD | | | | |
| | TELEPHONE OVERHEAD | | | | |

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

(R) = UTILITY SHOWN FROM RECORDS OR PLANS, & FIELD LOCATED WHERE POSSIBLE.

PRIOR TO THE PLANNED BUILDING IMPROVEMENTS, AND/OR CONSTRUCTION, THE RESPECTIVE UTILITY COMPANIES MUST BE NOTIFIED TO STAKE THE PRECISE LOCATION OF THEIR UTILITIES.

ZONING INFORMATION

ZONED B4 (GENERAL BUSINESS DISTRICT)

REQUIRED SETBACKS:
 FRONT = 20'
 SIDE = FORMULA B
 REAR = 30'

MAX. BLDG. HEIGHT = 55'

FOR MORE INFORMATION REFER TO THE CITY OF DETROIT ZONING ORDINANCE MANUAL.