ALTA/ACSM LAND TITLE SURVEY

PROPERTY DESCRIPTION

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

PARCEL I:
LOTS 1 THROUGH 4, EXCEPT THAT PART TAKEN FOR VERNOR HIGHWAY AND ST. AUBIN AVENUE, (PULTE'S SUBDIVISION) AS RECORDED IN LIBER 20 OF PLATS, PAGE 48, WAYNE COUNTY RECORDS AND PART OF OUTLOT 31 OF THE PLAT OF THE SUBDIVISION OF PRIVATE CLAIM NUMBERS 14 AND 587 AS SURVEYED BY J. MULLETT, JUNE 1847 FOR BASILIQUE ST. AUBIN, AS RECORDED IN LIBER 31 OF DEEDS, PAGE 91, WAYNE COUNTY RECORDS; AND LOTS 7 AND 8, EXCEPT PART TAKEN FOR GRATIOT AVENUE WIDENING, (PULTE'S SUBDIVISION, AS RECORDED IN LIBER 7 OF PLATS, PAGE 6, WAYNE COUNTY RECORDS; AND LOTS 1 THROUGH 3, AND THE EASTERLY 6.5 FEET OF LOT 4 (KERGER'S SUBDIVISION), AS RECORDED IN LIBER 1 OF PLATS, PAGE 234, WAYNE COUNTY RECORDS; AND LOT 10 EXCEPT PARTS TAKEN FOR GRATIOT AVENUE WIDENING, (DUTTON AND DOWLINGS SUBDIVISION), AS RECORDED IN LIBER 6 OF PLATS, PAGE 36, WAYNE COUNTY RECORDS; AND LOTS 8 THROUGH 11, BLOCK II, EXCEPT PART TAKEN FOR GRATIOT AVENUE WIDENING, (PLAT OF SUBDIVISION OF BLOCKS 5, 7, 8, 9, 10, 11 AND 13, WITHERELL FARM, DETROIT 1848) AS RECORDED IN LIBER 34 OF DEEDS, PAGES 3 AND 4, WAYNE COUNTY RECORDS; AND PART TO BE VACATED WATERLOO STREET 50 FEET WDE AND TO BE VACATED PUBLIC ALLEYS CONTIGUOUS TO SAID LOTS AND INCLUDED WITHIN THE FOLLOWING, ALL MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF VERNOR HIGHWAY, AS NOW ESTABLISHED AND THE WESTERLY LINE OF ST. AUBIN AVENUE, 120 FEET WDE; THENCE 307.04 FEET ALONG SAID LINE OF ST. AUBIN ON A CURVE TO THE RIGHT HAVING A RADIUS OF 520 FEET AND A CHORD WHICH BEARS SOUTH 05 DEGREES 15 MINUTES 19 SECONDS WEST, 302.60 FEET; THENCE CONTINUING ALONG SAID LINE OF ST. AUBIN, SOUTH 22 DEGREES 10 MINUTES 15 SECONDS WEST, 205.68 FEET; THENCE NORTH 68 DEGREES 35 MINUTES 22 SECONDS WEST, 63.85 FEET TO THE SOUTHWESTERLY CORNER OF THE EASTERLY 6.5 FEET OF LOT 4 OF SAID (KERGER'S SUBDIVISION); THENCE ALONG THE WESTERLY LINE OF SAID EASTERLY 6.5 FEET, NORTH 30 DEGREES 07 MINUTES 10 SECONDS WEST, 142.52 FEET; THENCE NORTH 45 DEGREES 07 MINUTES 43 SECONDS WEST, 20.00 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 10 OF (DUTTON AND DOWLING SUBDIVISION); THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 10, NORTH 60 DEGREES 09 MINUTES 46 SECONDS WEST, 85.96 FEET; THENCE ALONG THE SOUTHEASTERLY LINE OF GRATIOT AVENUE, 120 FEET WDE, NORTH 29 DEGREES 35 MINUTES 52 SECONDS EAST, 257.28 FEET; THENCE ALONG THE SOUTHEASTERLY LINE OF GRATIOT AVENUE AND THE SOUTHERLY LINE OF VERNOR HIGHWAY BOTH AS WIDENED, ON THE FOLLOWING FOUR COURSES, NORTH 40 DEGREES 54 MINUTES 08 SECONDS EAST, 26.31 FEET AND NORTH 49 DEGREES 00 MINUTES 22 SECONDS EAST, 25.98 FEET AND NORTH 57 DEGREES 00 MINUTES 55 SECONDS EAST, 27.69 FEET AND NORTH 76 DEGREES 04 MINUTES 10 SECONDS EAST, 27.99 FEET; THENCE ALONG SAID SOUTHERLY LINE OF VERNOR HIGHWAY NORTH 86 DEGREES 57 MINUTES 14 SECONDS EAST, 110.91 FEET TO THE POINT OF BEGINNING.

TAX PARCEL NO.'S : 001300–2, WARD 09

PARCEL II:
LOTS 63 AND 64, ELMWOOD PARK URBAN RENEWAL PLAT NO. 3 OF PART OF PRIVATE CLAIMS 90, 14, 91, 733, 608, 9 AND 454, 11 AND 453, 182 AND 15, AS RECORDED IN LIBER 100, PAGE 62, WAYNE COUNTY RECORDS.

EXCEPT:
PART OF LOTS 63 AND 64 OF ELMWOOD PARK URBAN RENEWAL PLAT NO. 3 OF PART OF PRIVATE CLAIMS 90, 14, 91, 733, 609, 9 AND 454, 11 AND 453, 182 AND 15, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN RECORDED IN LIBER 100, PAGES 62 THROUGH 70, INCLUSIVE, WAYNE COUNT RECORDS, DESCRIBED AS: COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY OF GRAND TRUCK WESTERN RAILROAD AND THE NORTHERLY RIGHT OF WAY OF JAY STREET (50 FEET WIDE) SAID INTERSECTION ALSO BEING THE SOUTHEAST CORNER OF LOT 52 OF A TOWN PLAT OF THE FARM OF ANTOINE DEQUINDRE, ASSIGNED BY DEED OF TRUST TO PETER DESNOVER DRAWN UP BY ANSON E. HATHON AT THE REQUEST OF THE PARTIES INTERESTED FOR THE PURPOSED OF BEING RECORDED FEBRUARY 4, 1840, A.E. HATHON RECORDED IN LIBER 10, PAGES 715, 716 AND 717, CITY RECORDS; THENCE SOUTH 26 DEGREES 07 MINUTES 13 SECONDS EAST ALONG THE WESTERLY RIGHT OF WAY OF SAID GRAND TRUNK WESTERN RAILROAD 50.12 FEET TO THE SOUTHERLY RIGHT OF WAY OF SAID JAY STREET; THENCE NORTH 59 DEGREES 52 MINUTES 21 SECONDS EAST ALONG THE SOUTHERLY RIGHT OF WAY OF SAID JAY STREET, EXTENDED EASTERLY 60.15 FEET TO THE EASTERLY RIGHT OF WAY OF SAID GRAND TRUNK WESTERN RAILROAD, ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 26 DEGREES 07 MINUTES 13 SECONDS WEST ALONG THE EASTERLY RIGHT OF WAY OF SAID GRAND TRUNK WESTERN RAILROAD AND THE WESTERLY LINE OF SAID ELMWOOD PARK URBAN RENEWAL PLAT NO. 3, A DISTANCE OF 442.05 FEET TO THE SOUTHERLY RIGHT OF WAY OF GRATIOT AVENUE (120 FEET WDE); THENCE NORTH 29 DEGREES 35 MINUTES 24 SECONDS EAST ALONG THE SOUTHERLY RIGHT OF WAY OF SAID GRATIOT AVENUE 91.98 FEET; THENCE SOUTH 60 DEGREES 10 MINUTES 24 SECONDS EAST 14.81 FEET TO A NON–TANGENT CURVE; THENCE ALONG A NON–TANGENT CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 111.51 FEET, A RADIUS OF 86.56 FEET, A CHORD BEARING OF SOUTH 24 DEGREES 44 MINUTES 24 SECONDS EAST AND A CHORD DISTANCE OF 103.96 FEET; THENCE NORTH 28 DEGREES 48 MINUTES 06 SECONDS EAST 5.04 FEET; THENCE SOUTH 61 DEGREES 11 MINUTES 54 SECONDS EAST 25.00 FEET; THENCE SOUTH 28 DEGREES 48 MINUTES 06 SECONDS EAST 4.99 FEET; THENCE SOUTH 25 DEGREES 54 MINUTES 22 SECONDS EAST 133.42 FEET; THENCE SOUTH 19 DEGREES 36 MINUTES 02 SECONDS EAST 179.23 FEET; THENCE SOUTH 04 DEGREES 02 MINUTES 13 SECONDS WEST 48.79 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF JAY STREET (50 FEET WIDE); THENCE SOUTH 59 DEGREES 52 MINUTES 21 SECONDS WEST ALONG THE SOUTHERLY RIGHT OF WAY OF SAID JAY STREET 50.96 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT OF WAY OF SAID GRAND TRUNK WESTERN RAILROAD ALSO BEING THE POINT OF BEGINNING.

TAX PARCEL NO.'S: 001303–4, WARD 09, PART OF 001124–84, WARD 09 AND PART OF 001000, WARD 09

TITLE REPORT NOTE

ONLY THOSE EXCEPTIONS CONTAINED WTHIN THE SEAVER TITLE AGENCY FILE NO. 82–15403829–SCM REVISION 1, DATED JANUARY 29, 2015, AND RELISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.

8. RIGHTS OF OTHERS IN OIL, GAS AND OTHER MINERALS AND MINING OR DEVELOPMENT RIGHTS INCIDENT THERETO, AS RECORDED IN LIBER 18954, PAGE 379, REGISTER No. F955438, WAYNE COUNTY RECORDS, AS TO PARCEL I. (SEE DOCUMENT FOR TERMS AND CONDITIONS)

9. TERMS AND CONDITIONS CONTAINED IN MODIFIED DEVELOPMENT PLAN FOR THE ELMWOOD PARK REHABILITATION PROJECT No. 3 BY THE CITY OF DETROIT COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT AS RECORDED IN LIBER 18967, PAGE 803, REGISTER No. F960428; LIBER 20143, PAGE 806; LIBER 24008, PAGE 629 AND LIBER 36553, PAGE 585, WAYNE COUNTY RECORDS, AS TO PARCEL I. (SEE DOCUMENTS FOR TERMS AND CONDITIONS)

10. RIGHT OF WAY IN FAVOR OF THE DETROIT EDISON COMPANY AND THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN LIBER 18940, PAGE 229, REGISTER No. F951024, WAYNE COUNTY RECORDS, AS TO PARCEL I. (AS SHOWN)

11. UNDERGROUND RIGHT OF WAY AGREEMENT IN FAVOR OF THE DETROIT EDISON COMPANY AND THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN LIBER 24226, PAGE 298, WAYNE COUNTY RECORDS, AS TO PARCEL I. (AS SHOWN)

12. RESOLUTION AUTHORIZING THE INSTALLATION AND MAINTENANCE OF PLANTERS ON PUBLIC PROPERTY, AS RECORDED IN LIBER 16285, PAGE 544, REGISTER No. F178261, WAYNE COUNTY RECORDS, AS TO PARCEL I. (PLANTERS APPEAR TO NO LONGER EXIST, SEE DOCUMENT FOR TERMS AND CONDITIONS)

13. RESOLUTION ALLOWING A SPLASH GUARD ON SUBJECT PROPERTY TO ENCROACHMENT ONTO PUBLIC PROPERTY, AS RECORDED IN LIBER 17293, PAGE 606, REGISTER No. F471657, WAYNE COUNTY RECORDS, AS TO PARCEL I. (SPLASH GUARD RAIL APPEARS TO NO LONGER EXIST, SEE DOCUMENT FOR TERMS AND CONDITIONS)

14. RESOLUTION ALLOWING MUER'S OYSTER HOUSE, INC. TO CLOSE A PORTION OF THE EAST–WEST ALLEY SOUTH OF GRATIOT BETWEEN DEQUINDRE AND ST. AUBIN AS RECORDED IN LIBER 17730, PAGE 489, REGISTER No. F602064, WAYNE COUNTY RECORDS, AS TO PARCEL I. (AS SHOWN)

15. TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT RECORDED IN LIBER 34743, PAGE 391, WAYNE COUNTY RECORDS, AS TO PARCEL I. (SEE DOCUMENT FOR TERMS AND CONDITIONS)

16. EASEMENT FOR PUBLIC UTILITIES OVER THAT PORTION OF LAND INCLUDED IN THE VACATED ALLEY AS RECORDED IN LIBER 20539, PAGE 396, REGISTER No. G–416243 AND LIBER 24100, PAGE 344, WAYNE COUNTY RECORDS, AS TO PARCEL I. (AS SHOWN)

17. EASEMENT FOR PUBLIC UTILITIES RECORDED IN LIBER 24135, PAGE 118, WAYNE COUNTY RECORDS, AS TO PARCEL I. (AS SHOWN)

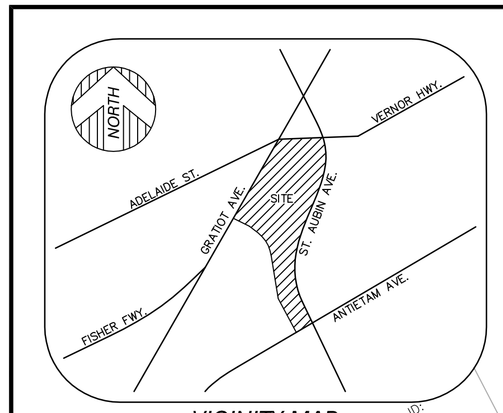
18. COVENANTS, CONDITIONS AND RESTRICTIONS AND OTHER PROVISIONS BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN AS CONTAINED IN INSTRUMENT RECORDED IN LIBER 18954, PAGE 379, REGISTER No. F955438 AND IN LIBER 35452, PAGE 255, WAYNE COUNTY RECORDS. AS TO PARCEL I. (SEE DOCUMENTS FOR TERMS AND CONDITIONS)

19. TERMS, CONDITIONS AND PROVISIONS IN COVENANT DEED RECORDED IN LIBER 35452, PAGE 255, WAYNE COUNTY RECORDS, AS TO PARCEL I. (SEE DOCUMENT FOR TERMS AND CONDITIONS)

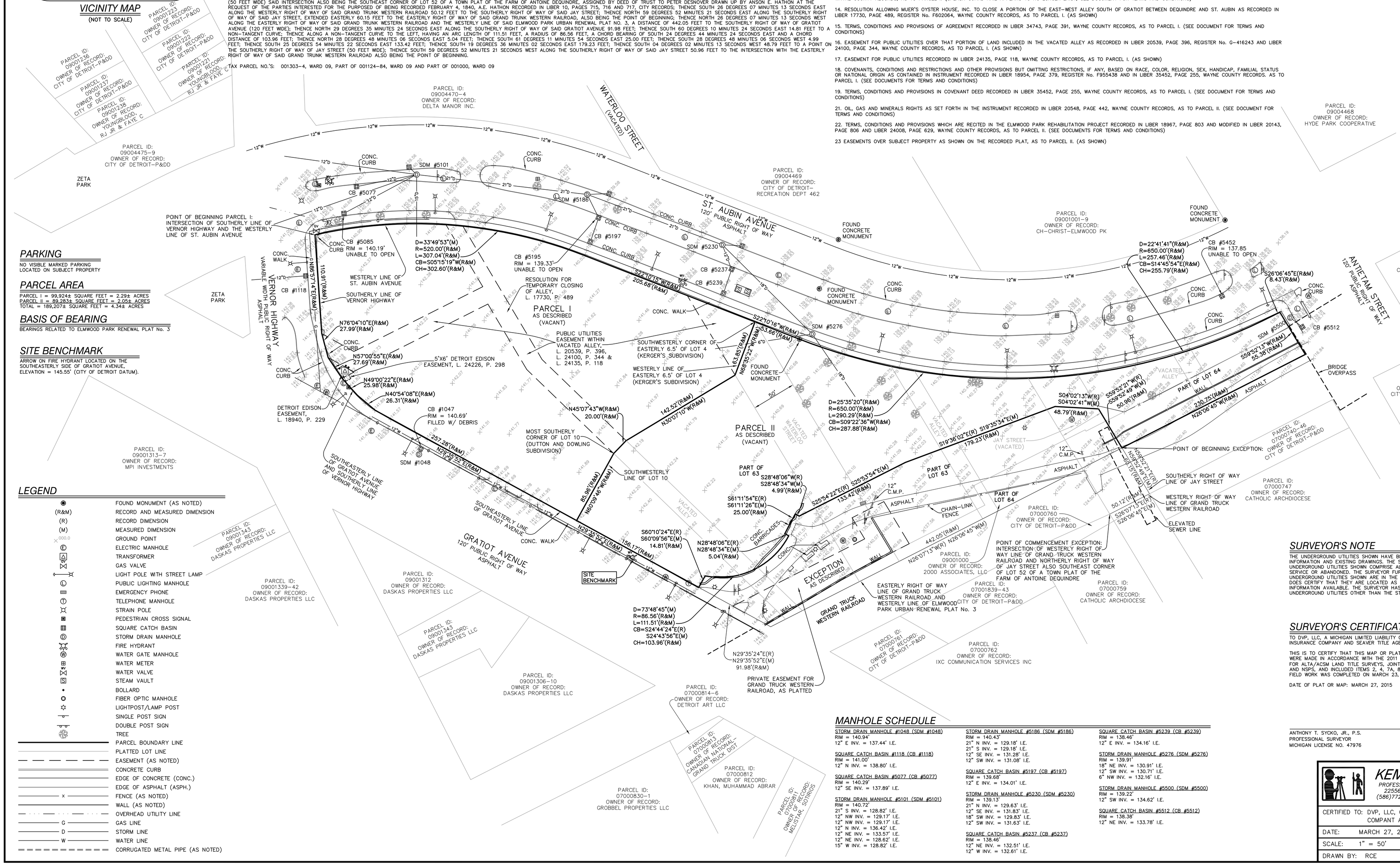
21. OIL, GAS AND MINERALS RIGHTS AS SET FORTH IN THE INSTRUMENT RECORDED IN LIBER 20548, PAGE 442, WAYNE COUNTY RECORDS, AS TO PARCEL II. (SEE DOCUMENT FOR TERMS AND CONDITIONS)

22. TERMS, CONDITIONS AND PROVISIONS WHICH ARE RECITED IN THE ELMWOOD PARK REHABILITATION PROJECT RECORDED IN LIBER 18967, PAGE 803 AND MODIFIED IN LIBER 20143, PAGE 806 AND LIBER 24008, PAGE 629, WAYNE COUNTY RECORDS, AS TO PARCEL II. (SEE DOCUMENTS FOR TERMS AND CONDITIONS)

23 EASEMENTS OVER SUBJECT PROPERTY AS SHOWN ON THE RECORDED PLAT, AS TO PARCEL II. (AS SHOWN)



VICINITY MAP
(NOT TO SCALE)



PARKING
NO VISIBLE MARKED PARKING
LOCATED ON SUBJECT PROPERTY

PARCEL AREA
PARCEL I = 99,924± SQUARE FEET = 2.29± ACRES
PARCEL II = 89,283± SQUARE FEET = 2.05± ACRES
TOTAL = 189,207± SQUARE FEET = 4.34± ACRES

BASIS OF BEARING
BEARINGS RELATED TO ELMWOOD PARK RENEWAL PLAT No. 3

SITE BENCHMARK
ARROW ON FIRE HYDRANT LOCATED ON THE SOUTHEASTERLY SIDE OF GRATIOT AVENUE, ELEVATION = 145.55' (CITY OF DETROIT DATUM).

LEGEND

- FOUND MONUMENT (AS NOTED)
- (R&M) RECORD AND MEASURED DIMENSION
- (R) RECORD DIMENSION
- (M) MEASURED DIMENSION
- 000.0 GROUND POINT
- ELECTRIC MANHOLE
- TRANSFORMER
- GAS VALVE
- LIGHT POLE WITH STREET LAMP
- PUBLIC LIGHTING MANHOLE
- EMERGENCY PHONE
- TELEPHONE MANHOLE
- STRAIN POLE
- PEDESTRIAN CROSS SIGNAL
- SQUARE CATCH BASIN
- STORM DRAIN MANHOLE
- FIRE HYDRANT
- WATER GATE MANHOLE
- WATER METER
- WATER VALVE
- STEAM VAULT
- BOLLARD
- FIBER OPTIC MANHOLE
- LIGHTPOST/LAMP POST
- SINGLE POST SIGN
- DOUBLE POST SIGN
- TREE
- PARCEL BOUNDARY LINE
- PLATTED LOT LINE
- EASEMENT (AS NOTED)
- CONCRETE CURB
- EDGE OF CONCRETE (CONC.)
- EDGE OF ASPHALT (ASPH.)
- X FENCE (AS NOTED)
- WALL (AS NOTED)
- OVERHEAD UTILITY LINE
- G GAS LINE
- D STORM LINE
- W WATER LINE
- CORRUGATED METAL PIPE (AS NOTED)

MANHOLE SCHEDULE

STORM DRAIN MANHOLE #1048 (SDM #1048)
RIM = 140.94'
12" E INV. = 137.44' I.E.

SQUARE CATCH BASIN #1118 (CB #1118)
RIM = 141.00'
12" N INV. = 138.80' I.E.

SQUARE CATCH BASIN #5077 (CB #5077)
RIM = 140.29'
12" SE INV. = 137.89' I.E.

STORM DRAIN MANHOLE #5101 (SDM #5101)
RIM = 140.72'
21" S INV. = 128.82' I.E.
12" NW INV. = 129.17' I.E.
12" NW INV. = 129.17' I.E.
12" N INV. = 136.42' I.E.
12" NE INV. = 133.57' I.E.
12" NE INV. = 128.62' I.E.
15" W INV. = 128.82' I.E.

STORM DRAIN MANHOLE #5186 (SDM #5186)
RIM = 140.43'
21" N INV. = 129.18' I.E.
21" S INV. = 129.18' I.E.
12" SE INV. = 131.28' I.E.
12" SW INV. = 131.08' I.E.

SQUARE CATCH BASIN #5197 (CB #5197)
RIM = 139.68'
12" E INV. = 134.01' I.E.

STORM DRAIN MANHOLE #5230 (SDM #5230)
RIM = 139.13'
21" N INV. = 129.63' I.E.
12" SE INV. = 131.83' I.E.
18" SW INV. = 129.83' I.E.
12" SW INV. = 131.63' I.E.

SQUARE CATCH BASIN #5237 (CB #5237)
RIM = 138.46'
12" NE INV. = 132.51' I.E.
12" W INV. = 132.61' I.E.

SQUARE CATCH BASIN #5239 (CB #5239)
RIM = 138.46'
12" E INV. = 134.16' I.E.

STORM DRAIN MANHOLE #5276 (SDM #5276)
RIM = 139.91'
18" NE INV. = 130.91' I.E.
12" SW INV. = 130.71' I.E.
6" NW INV. = 132.16' I.E.

STORM DRAIN MANHOLE #5500 (SDM #5500)
RIM = 139.22'
12" SW INV. = 134.62' I.E.

SQUARE CATCH BASIN #5512 (CB #5512)
RIM = 138.38'
12" NE INV. = 133.78' I.E.

SURVEYOR'S NOTE
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. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

SURVEYOR'S CERTIFICATION
TO DVP, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND SEAVER TITLE AGENCY:

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 INCLUDED ITEMS 2, 4, 7A, 8, 9, 11A AND 13 OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 23, 2015.

DATE OF PLAT OR MAP: MARCH 27, 2015

ANTHONY T. SYOKO, JR., P.S.
PROFESSIONAL SURVEYOR
MICHIGAN LICENSE NO. 47976

KEM-TEC & ASSOCIATES
PROFESSIONAL SURVEYORS – PROFESSIONAL ENGINEERS
22556 GRATIOT AVE * EASTPOINTE, MICHIGAN 48021
(586)772–2222 * (800)295–7222 * FAX (586)772–4048

CERTIFIED TO: DVP, LLC, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANT AND SEAVER TITLE AGENCY	
DATE: MARCH 27, 2015	JOB #: 15–00640
SCALE: 1" = 50'	SHEET: 1 OF 1
DRAWN BY: RCE	REV.: