

4. Easements or claims of easements not shown by the Public Records.

7. Resolution, recorded January 26, 1962 in Liber 14663, Page 289 [Vacated part of Michigan Avenue (Parcels 5 & 6) as well as Vacated part of the Public Alley (Parcels 3 & 4) are plotted hereon]; recorded June 19, 1962 in Liber 14764, Page 913 [Vacated part of Michigan Avenue (Parcels 7 & 8) are plotted hereon]; recorded August 28, 1962 in Liber 14843, Page 820 [Approximate locations of Permits for Ice Melting System, Basement & Loading Dock are shown hereon]; recorded October 21, 1969 in Liber 17178, Page 350 [Assumed location of permit area is shown hereon].

8. Notice of Enactment of Ordinance, recorded August 12, 1962 in Liber 21457, Page 868. [Based on the recorded map— the subject property does not appear to be within this area].

9. Oil, gas, mineral and Aboriginal Antiquities in favor of the Dept. of Natural Resources for the State of Michigan, dated May 23, 1996 as set forth in instrument recorded November 15, 1996 in Liber 29284, Page 166. (as to Lot 40) [Said document does not describe any plottable easements or

10. Transfer Agreement by and between the City of Detroit, a Michigan public body corporate, acting by and through its Planning and Development Department and the City of Detroit Downtown Development Authority, a Michigan public body corporate, recorded June 17, 1997 in Liber 29611, Page 366. Acknowledgment of Satisfaction of Conditions, recorded October 5, 2004 in Liber 41437, Page

11. Memorandum of Lease Agreement by and between The New Cadillac Square, Inc., a Michigan corporation and Omnipoint Communications Midwest Operations L.L.C., a Delaware limited liability company, dated April 27, 1998 and recorded May 29, 2002 in Liber 36262, Page 1451. [Document is for a Lease on the rooftop of 111 Cadillac Square, which is not the subject property].

12. Board of Zoning Appeals Decision & Order, recorded August 13, 2003 in Liber 38855, Page 589. [Said document does not describe any plottable easements or plottable restrictions].

13. Subject to reserved rights as set forth in Covenant Deed as recorded in Liber 41437, Page 958. [Said document does not describe any plottable easements or plottable restrictions].

14. Development and Loan Agreement between The City of Detroit Downtown Development Authority and 1001 Woodward Parking, LLC, a Michigan limited liability company, dated July 26, 2004 and recorded October 5, 2004 in Liber 41437, Page 1017. Affidavit of Matters Relating to Title and Real Property, dated July 26, 2004 and recorded October 5, 2004 in Liber 41437, Page 1040. [Said document does not describe any plottable easements or plottable restrictions].

15. Notice and Declaration of Reserved Rights by 1001 Woodward Parking LLC, a Michigan limited liability company, dated June 26, 2004 and recorded October 5, 2004 in Liber 41437, Page 941. [Said document does not describe any plottable easements or plottable restrictions].

16. Board of Zoning Appeals Decision & Order, recorded December 10, 2004 in Liber 41831, Page 388. [Said document does not describe any plottable easements or plottable restrictions].

17. Grant of Easement in favor of Comcast of Detroit, a Michigan general partnership as set forth in instrument recorded May 16, 2006 in Liber 44691, Page 138. [Said easement is BLANKET over parcels

18. Affidavit of Claim of Interest of under Public Act No. 200 of 1945 in favor The Detroit Media Group, LLC, a California limited liability company, recorded December 7, 2006 in Liber 45689, Page 404 [DOCUMENT NOT PROVIDED] and recorded in Liber 45689, Page 410 [Said document does not describe any plottable easements or plottable restrictions].

19. Leasehold Mortgage and the terms and conditions thereof in the original amount of \$1,950,000.00, executed by The Detroit Media Group, LLC, a California limited liability company to Mahlmann Media Incorporated, a California corporation, dated October 31, 2006 and recorded December 7, 2006, in Liber 45689, Page 556. (contains additional land) [Said document does not

describe any plottable easements or plottable restrictions]. _20. Assignment of Rents and Leases and the terms and conditions thereof executed by The Detroit Media Group, LLC, a California limited liability company to Mahlmann Media Incorporated, a California corporation, dated October 31, 2006 and recorded December 7, 2006 in Liber 45689, Page 579.

21. Notice of Commencement, dated August 31, 2012 and recorded September 4, 2012 in Liber 50080, Page 423. [Said document does not describe any plottable easements or plottable

22. Encroachment of building as disclosed in Resolution of Common Council Proceeding of May 1, 1951, Page 965. [Said document permits a 1.5"x40' encroachment into Michigan Avenue at #28-38

23. Rights of tenants now in possession of the land under unrecorded leases or otherwise.

24. Rights of the public and any governmental unit in any part of the land taken, deeded or used

All exceptions shown or noted on this survey were obtained from Title Commitment No. 56315932, Revision No. 4, with an effective date of 10-16-2012 and a revision date of

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 02—02—2012.

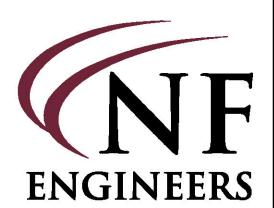
There was no observable evidence of cemeteries or burial grounds within the subject property

The utilities shown on this survey were determined by field observation. All locations are approximate. The location of any other underground services which may exist can only be depicted if a Utility Plan

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), 6(b), 7(a),

7(b1), 7(c), 8, 9, 11(a), 13, 16, 17 and 18 of Table A thereof.





CIVIL ENGINEERS

NOWAK & FRAUS

LAND SURVEYORS LAND PLANNERS

ENGINEERS 46777 WOODWARD AVENUE

PONTIAC, MI 48342 TEL. (248) 332-7931 FAX. (248) 332-8257 EMAIL: rfraus@nowakfraus.com

FORMER FIRST FEDERAL BANK BLDG

PROJECT LOCATION

No. 1001 & 1075 Woodward Avenue Section 29, T.2N., R.11E., City of Troy, Oakland County, MI

SHEET ALTA/ACSM Land Title Survey

REVISIONS

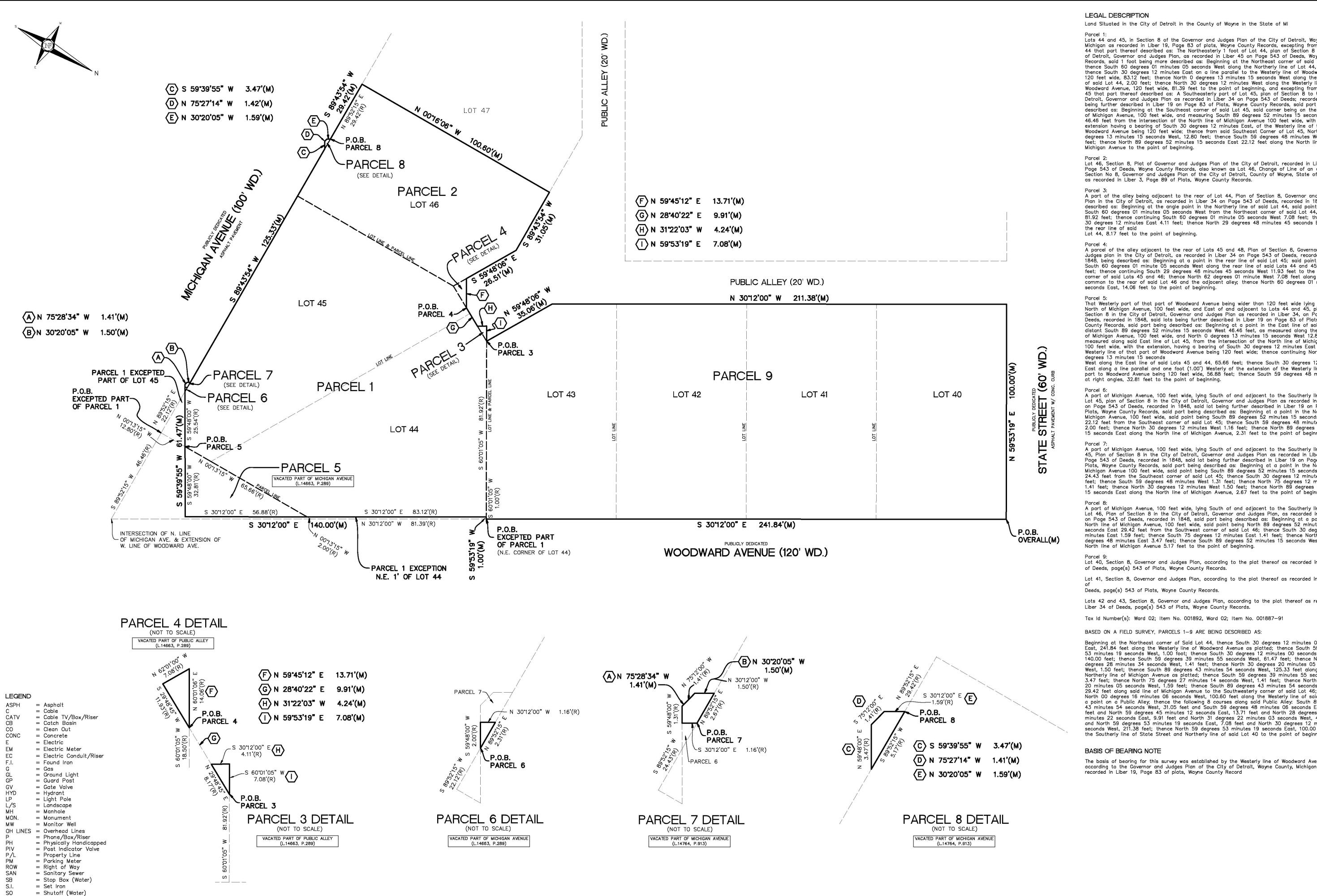
DRAWN BY: K.N./R.FRAUS APPROVED BY:

K.N./R.FRAUS EMAIL: rfraus@nowakfraus.com

DATE ISSUED: 01-11-2013 SCALE:

1"=20'NFE JOB NO.

SHEET NO. 1 of 2



STM

= Storm Sewer = Transformer

= Utility Pole = Water Main

= Calculated

= Record Measurement

= Surveyed Measurement

GRAPHIC SCALE 1"=20'

LEGAL DESCRIPTION

Land Situated in the City of Detroit in the County of Wayne in the State of MI

Lots 44 and 45, in Section 8 of the Governor and Judges Plan of the City of Detroit, Wayne County, Michigan as recorded in Liber 19, Page 83 of plats, Wayne County Records, excepting from said Lot 44 that part thereof described as: The Northeasterly 1 foot of Lot 44, plan of Section 8 in the City of Detroit, Governor and Judges Plan, as recorded in Liber 45 on Page 543 of Deeds, Wayne County Records, said 1 foot being more described as: Beginning at the Northeast corner of said Lot 44; thence South 60 degrees 01 minutes 05 seconds West along the Northerly line of Lot 44, 1.00 foot; thence South 30 degrees 12 minutes East on a line parallel to the Westerly line of Woodward Avenue, 120 feet wide, 83.12 feet; thence North 0 degrees 13 minutes 15 seconds West along the East line of said Lot 44, 2.00 feet; thence North 30 degrees 12 minutes West along the Westerly line of Woodward Avenue, 120 feet wide, 81.39 feet to the point of beginning, and excepting from said Lot 45 that part thereof described as: A Southeasterly part of Lot 45, plan of Section 8 to the City of Detroit, Governor and Judges Plan as recorded in Liber 34 on Page 543 of Deeds; recorded in 1848 being further described in Liber 19 on Page 83 of Plats, Wayne County Records, said part being described as: Beginning at the Southeast corner of said Lot 45, said corner being on the North line of Michigan Avenue, 100 feet wide, and measuring South 89 degrees 52 minutes 15 seconds West 46.46 feet from the intersection of the North line of Michigan Avenue 100 feet wide, with the extension having a bearing of South 30 degrees 12 minutes East, of the Westerly line of that part of Woodward Avenue being 120 feet wide; thence from said Southeast Corner of Lot 45, North 0 degrees 13 minutes 15 seconds West, 12.80 feet; thence South 59 degrees 48 minutes West 25.54 feet; thence North 89 degrees 52 minutes 15 seconds East 22.12 feet along the North line of Michigan Avenue to the point of beginning.

Lot 46, Section 8, Plat of Governor and Judges Plan of the City of Detroit, recorded in Liber 34, Page 543 of Deeds. Wayne County Records, also known as Lot 46, Change of Line of an alley in Section No 8, Governor and Judges Plan of the City of Detroit, County of Wayne, State of Michigan, as recorded in Liber 3, Page 89 of Plats, Wayne County Records.

A part of the alley being adjacent to the rear of Lot 44, Plan of Section 8, Governor and Judges Plan in the City of Detroit, as recorded in Liber 34 on Page 543 of Deeds, recorded in 1848, being described as: Beginning at the angle point in the Northerly line of said Lot 44, said point being South 60 degrees 01 minutes 05 seconds West from the Northeast corner of said Lot 44, distant 81.92 feet; thence continuing South 60 degrees 01 minute 05 seconds West 7.08 feet; thence South 30 degrees 12 minutes East 4.11 feet; thence North 29 degrees 48 minutes 45 seconds East along the rear line of said Lot 44, 8.17 feet to the point of beginning.

A parcel of the alley adjacent to the rear of Lots 45 and 48, Plan of Section 8, Governor and Judges plan in the City of Detroit, as recorded in Liber 34 on Page 543 of Deeds, recorded in Liber 1848, being described as: Beginning at a point in the rear line of said Lot 45; said point being South 60 degrees 01 minute 05 seconds West along the rear line of said Lots 44 and 45, 18.50 feet; thence continuing South 29 degrees 48 minutes 45 seconds West 11.93 feet to the common corner of said Lots 45 and 46; thence North 62 degrees 01 minute West 7.08 feet along a line common to the rear of said Lot 46 and the adjacent alley; thence North 60 degrees 01 minute 06 seconds East, 14.06 feet to the point of beginning.

North of Michigan Avenue, 100 feet wide, and East of and adjacent to Lots 44 and 45, plan of Section 8 in the City of Detroit, Governor and Judges Plan as recorded in Liber 34, on Page 543 of Deeds, recorded in 1848, said lots being further described in Liber 19 on Page 83 of Plats, Wayne County Records, said part being described as: Beginning at a point in the East line of said Lot 45, distant South 89 degrees 52 minutes 15 seconds West 46.46 feet, as measured along the North line of Michigan Avenue, 100 feet wide, and North 0 degrees 13 minutes 15 seconds West 12.80 feet as measured along said East line of Lot 45, from the intersection of the North line of Michigan Avenue, 100 feet wide, with the extension, having a bearing of South 30 degrees 12 minutes East of the Westerly line of that part of Woodward Avenue being 120 feet wide; thence continuing North 0 degrees 13 minutes 15 seconds West along the East line of said Lots 45 and 44, 65.66 feet; thence South 30 degrees 12 minutes East along a line parallel and one foot (1.00') Westerly of the extension of the Westerly line of that part to Woodward Avenue being 120 feet wide, 56.88 feet; thence South 59 degrees 48 minutes West at right angles, 32.81 feet to the point of beginning.

A part of Michigan Avenue, 100 feet wide, lying South of and adjacent to the Southerly line of Lot 45, plan of Section 8 in the City of Detroit, Governor and Judges Plan as recorded in Liber 34 on Page 543 of Deeds, recorded in 1848, said lot being further described in Liber 19 on Page 83 of Plats, Wayne County Records, said part being described as: Beginning at a point in the North line of Michigan Avenue, 100 feet wide, said point being South 89 degrees 52 minutes 15 seconds West 22.12 feet from the Southeast corner of said Lot 45; thence South 59 degrees 48 minutes West 2.00 feet; thence North 30 degrees 12 minutes West 1.16 feet; thence North 89 degrees 52 minutes 15 seconds East along the North line of Michigan Avenue, 2.31 feet to the point of beginning.

A part of Michigan Avenue, 100 feet wide, lying South of and adjacent to the Southerly line of Lot 45, Plan of Section 8 in the City of Detroit, Governor and Judges Plan as recorded in Liber 34 on Page 543 of Deeds, recorded in 1848, said lot being further described in Liber 19 on Page 83 of Plats, Wayne County Records, said part being described as: Beginning at a point in the North line of Michigan Avenue 100 feet wide, said point being South 89 degrees 52 minutes 15 seconds West 24.43 feet from the Southeast corner of said Lot 45; thence South 30 degrees 12 minutes East 1.16 feet; thence South 59 degrees 48 minutes West 1.31 feet; thence North 75 degrees 12 minutes West 1.41 feet; thence North 89 degrees 52 minutes West 1.50 feet; thence North 89 degrees 52 minutes 15 seconds East along the North line of Michigan Avenue, 2.67 feet to the point of beginning.

A part of Michigan Avenue, 100 feet wide, lying South of and adjacent to the Southerly line of Lot 46, Plan of Section 8 in the City of Detroit, Governor and Judges Plan, as recorded in Liber 34 on Page 543 of Deeds, recorded in 1848, said part being described as: Beginning at a point in the North line of Michigan Avenue, 100 feet wide, said point being North 89 degrees 52 minutes 15 seconds East 29.42 feet from the Southwest corner of said Lot 46; thence South 30 degrees 12 minutes East 1.59 feet; thence South 75 degrees 12 minutes East 1.41 feet; thence North 59 degrees 48 minutes East 3.47 feet; thence South 89 degrees 52 minutes 15 seconds West along the North line of Michigan Avenue 5.17 feet to the point of beginning.

Lot 40, Section 8, Governor and Judges Plan, according to the plat thereof as recorded in Liber 34 of Deeds, page(s) 543 of Plats, Wayne County Records.

Lot 41, Section 8, Governor and Judges Plan, according to the plat thereof as recorded in Liber 34 Deeds, page(s) 543 of Plats, Wayne County Records.

Lots 42 and 43, Section 8, Governor and Judges Plan, according to the plat thereof as recorded in Liber 34 of Deeds, page(s) 543 of Plats, Wayne County Records.

Tax ld Number(s): Ward 02; Item No. 001892, Ward 02; Item No. 001887-91

BASED ON A FIELD SURVEY, PARCELS 1-9 ARE BEING DESCRIBED AS:

Beginning at the Northeast corner of Said Lot 44, thence South 30 degrees 12 minutes 00 seconds East, 241.84 feet along the Westerly line of Woodward Avenue as platted; thence South 59 degrees 53 minutes 19 seconds West, 1.00 foot; thence South 30 degrees 12 minutes 00 seconds East, 140.00 feet; thence South 59 degrees 39 minutes 55 seconds West, 61.47 feet; thence North 75 degrees 28 minutes 34 seconds West, 1.41 feet; thence North 30 degrees 20 minutes 05 seconds West, 1.50 feet; thence South 89 degrees 43 minutes 54 seconds West, 125.33 feet along the Northerly line of Michigan Avenue as platted; thence South 59 degrees 39 minutes 55 seconds West 3.47 feet; thence North 75 degrees 27 minutes 14 seconds West, 1.41 feet; thence North 30 degrees 20 minutes 05 seconds West, 1.59 feet; thence South 89 degrees 43 minutes 54 seconds West, 29.42 feet along said line of Michigan Avenue to the Southwesterly corner of said Lot 46; thence North 00 degrees 16 minutes 06 seconds West, 100.60 feet along the Westerly line of said Lot 46 to a point on a Public Alley, thence the following 8 courses along said Public Alley: South 89 degrees 43 minutes 54 seconds West, 31.05 feet and South 59 degrees 48 minutes 06 seconds East, 26.5 feet and North 59 degrees 45 minutes 12 seconds East, 13.71 feet and North 28 degrees 40 minutes 22 seconds East, 9.91 feet and North 31 degrees 22 minutes 03 seconds West, 4.24 feet and North 59 degrees 53 minutes 19 seconds East, 7.08 feet and North 30 degrees 12 minutes 00 seconds West, 211.38 feet; thence North 59 degrees 53 minutes 19 seconds East, 100.00 feet along the Southerly line of State Street and Northerly line of said Lot 40 to the point of beginning.

BASIS OF BEARING NOTE

The basis of bearing for this survey was established by the Westerly line of Woodward Avenue according to the Governor and Judges Plan of the City of Detroit, Wayne County, Michigan as recorded in Liber 19, Page 83 of plats, Wayne County Record

ENGINEERS

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PROJECT

FORMER FIRST FEDERAL BANK BLDG.

PROJECT LOCATION No. 1001 & 1075 **Woodward Avenue**

Part of the S.W. 1/4 of Section 29, T.2N., R.11E., City of Troy, Oakland County, MI

SHEET ALTA/ACSM Land Title Survey **BOUNDARY &**

PARCEL DETAIL REVISIONS

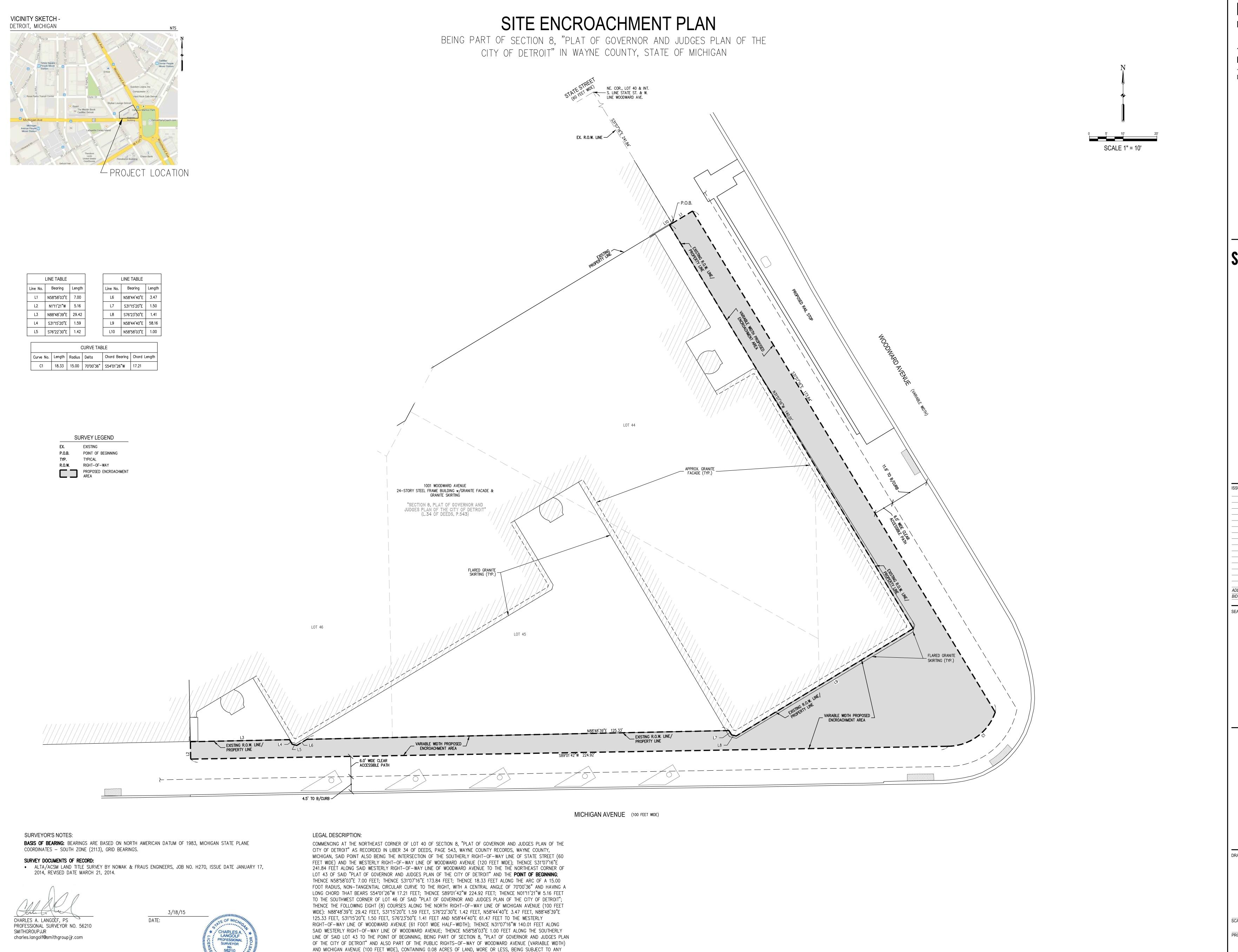
DRAWN BY: K.N./R.FRAUS APPROVED BY: K.N./R.FRAUS

EMAIL: rfraus@nowakfraus.com

DATE ISSUED: 01-11-2013 SCALE:

1"=20'

NFE JOB NO. SHEET NO. H270 2 of 2



EASEMENTS, CONDITIONS OR RESTRICTIONS OF RECORD, IF ANY.

BEDROCK

MANAGEMENT SERVICES LLC

1001 WOODWARD PLAZA RENOVATION 1001 WOODWARD AVE DETROIT, MI 48226

SMITHGROUP JJR

500 GRISWOLD SUITE 1700 DETROIT, MI 48226 313.983.3600 www.smithgroupjjr.com

ADDENDUM 1 B 10APR15
BIDS A 30MAR15

SEALS AND SIGNATURES

REV DATE

SITE ENCROACHMENT PLAN

1" = 10' SCALE 20139.000

PROJECT NUMBER

DRAWING NUMBER