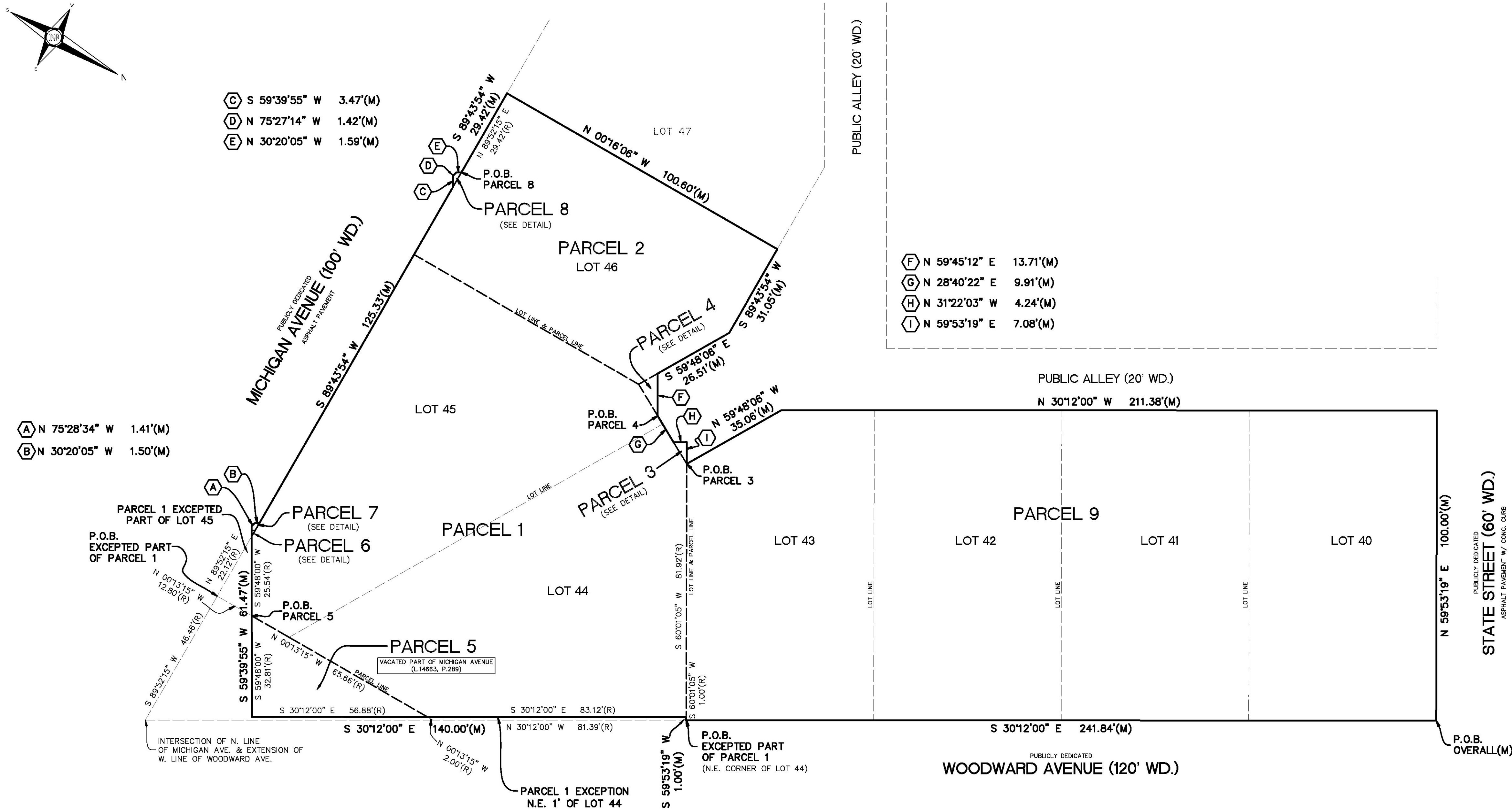


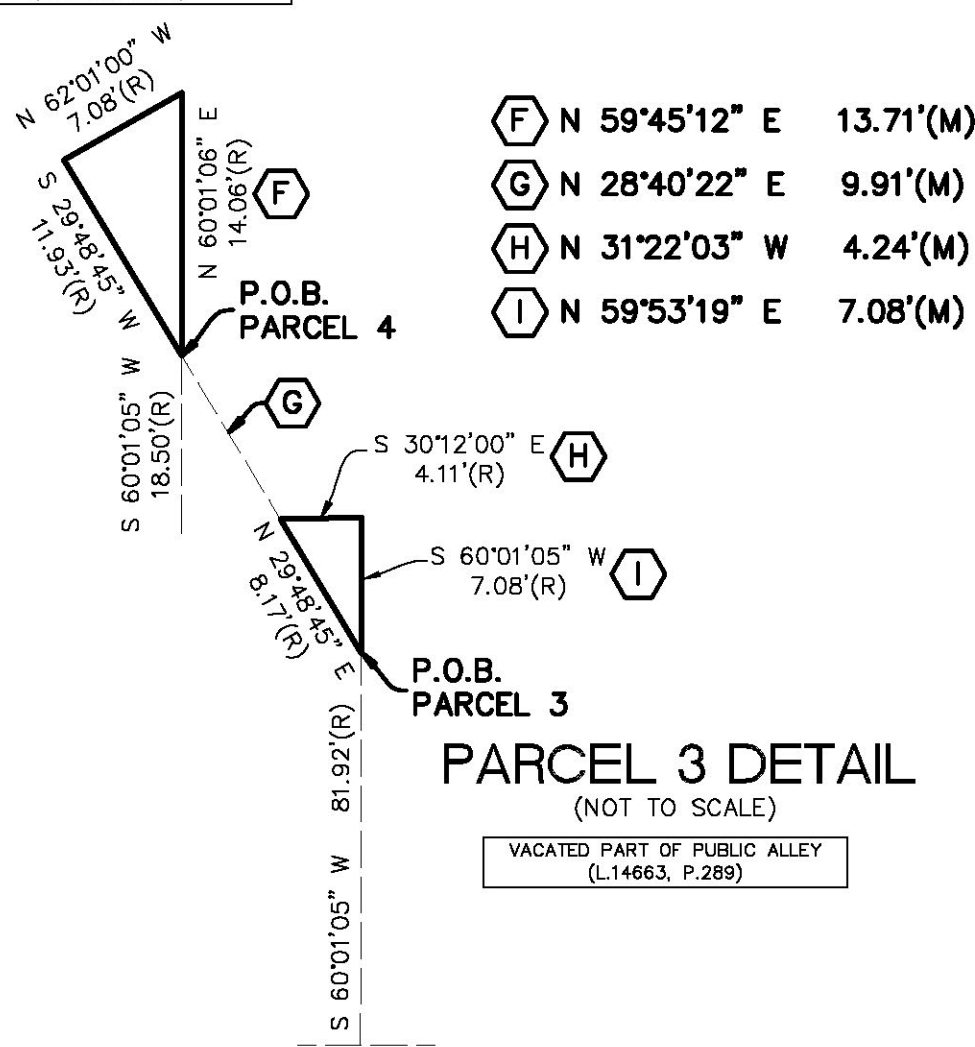
(G) S 59°39'55" W 3.47'(M)
(D) N 75°27'14" W 1.42'(M)
(E) N 30°20'05" W 1.59'(M)

(A) N 75°28'34" W 1.41'(M)
(B) N 30°20'05" W 1.50'(M)



PARCEL 4 DETAIL
(NOT TO SCALE)

VACATED PART OF PUBLIC ALLEY
(L-14663, P.289)



PARCEL 3 DETAIL
(NOT TO SCALE)

VACATED PART OF PUBLIC ALLEY
(L-14663, P.289)

PARCEL 6 DETAIL
(NOT TO SCALE)

VACATED PART OF MICHIGAN AVENUE
(L-14663, P.289)

PARCEL 7 DETAIL
(NOT TO SCALE)

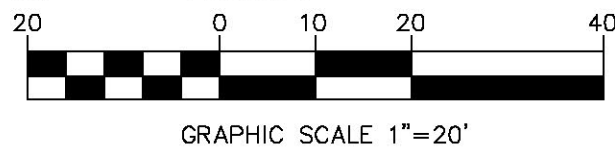
VACATED PART OF MICHIGAN AVENUE
(L-14764, P.913)

PARCEL 8 DETAIL
(NOT TO SCALE)

VACATED PART OF MICHIGAN AVENUE
(L-14764, P.913)

LEGEND

- ASPH = Asphalt
- C = Cable
- CATV = Cable TV/Box/Riser
- CB = Catch Basin
- CO = Clean Out
- CONC = Concrete
- E = Electric
- EM = Electric Meter
- EC = Electric Conduit/Riser
- F.I. = Found Iron
- G = Gas
- GL = Ground Light
- GP = Guard Post
- GV = Gate Valve
- HYD = Hydrant
- LP = Light Pole
- L/S = Landscape
- MH = Manhole
- MON. = Monument
- MW = Monitor Well
- OH LINES = Overhead Lines
- P = Phone/Box/Riser
- PH = Physically Handicapped
- PV = Post Indicator Valve
- P/L = Property Line
- PM = Parking Meter
- ROW = Right of Way
- SAN = Sanitary Sewer
- SB = Stop Box (Water)
- S.I. = Set Iron
- SO = Shutoff (Water)
- STM = Storm Sewer
- TRANS = Transformer
- UP = Utility Pole
- WM = Water Main
- (R) = Record Measurement
- (M) = Surveyed Measurement
- (C) = Calculated



LEGAL DESCRIPTION

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

Parcel 1:
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 Northeastly 1 foot of Lot 44, plan of Section 8 in the City of Detroit, Governor and Judges Plan, as recorded in Liber 43 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 80 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 Southeastly 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.

Parcel 2:
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.

Parcel 3:
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 East 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.

Parcel 4:
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 1848, being described as: Beginning at a point in the rear line of said Lot 45; said point being South 60 degrees 01 minutes 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.

Parcel 5:
That Westerly part of that part of Woodward Avenue being wider than 120 feet wide lying 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.

Parcel 6:
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.

Parcel 7:
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 30 degrees 12 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.

Parcel 8:
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 88 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 88 degrees 52 minutes 15 seconds West along the North line of Michigan Avenue 5.17 feet to the point of beginning.

Parcel 9:
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 of 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 lot 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 18 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, 81.47 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, 125.33 feet along the Northerly line of Michigan Avenue to the Southwesterly corner of said Lot 46; thence North 00 degrees 16 minutes 05 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 88 degrees 43 minutes 54 seconds West, 31.05 feet and South 59 degrees 48 minutes 06 seconds East, 26.51 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

NF
ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS
ENGINEERS

46777 WOODWARD AVENUE
PONTIAC, MI 48342
TEL. (248) 332-7931
FAX. (248) 332-8257
EMAIL: rfraus@nowakfraus.com

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

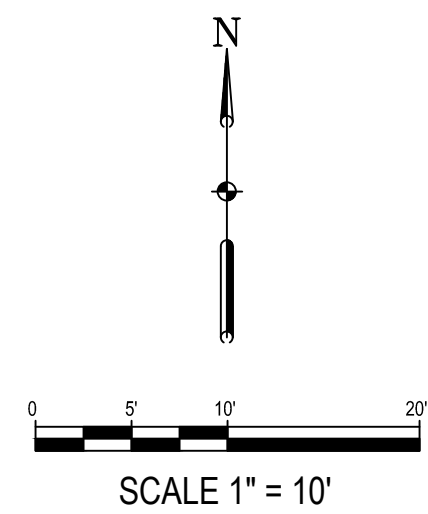
DRAWN BY:
K.N./R.FRAUS
APPROVED BY:
K.N./R.FRAUS
EMAIL:
rfraus@nowakfraus.com
DATE ISSUED:
01-11-2013
SCALE:
1"=20'
NFE JOB NO.
H270
SHEET NO.
2 of 2


1001 WOODWARD
PLAZA RENOVATION
1001 WOODWARD AVE
DETROIT, MI 48226

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

PROJECT LOCATION

BEING PART OF SECTION 8, "PLAT OF GOVERNOR AND JUDGES PLAN OF THE
CITY OF DETROIT" IN WAYNE COUNTY, STATE OF MICHIGAN



SURVEY LEGEND	
EX.	EXISTING
P.O.B.	POINT OF BEGINNING
TYP.	TYPICAL
R.O.W.	RIGHT-OF-WAY
	PROPOSED ENCROACHMENT AREA




CHARLES A. LANGOLF, PS
PROFESSIONAL SURVEYOR NO. 56210
SMITHGROUPJJR
charles.langolf@smithgroupjjr.com

LEGAL DESCRIPTION:

COMMENCING AT THE NORTHEAST CORNER OF LOT 40 OF SECTION 8, "PLAT OF GOVERNOR AND JUDGES PLAN OF THE CITY OF DETROIT" AS RECORDED IN LIBER 34 OF DEEDS, PAGE 543, WAYNE COUNTY RECORDS, WAYNE COUNTY, MICHIGAN, SAID POINT ALSO BEING THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE STREET (60 FEET WIDE) AND THE WESTERLY RIGHT-OF-WAY LINE OF WOODWARD AVENUE (120 FEET WIDE); THENCE S3107°16' E 241.84 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF WOODWARD AVENUE TO THE NORTHEAST CORNER OF LOT 43 OF SAID "PLAT OF GOVERNOR AND JUDGES PLAN OF THE CITY OF DETROIT" AND THE POINT OF BEGINNING; THENCE N58°58'03" E 7.00 FEET; THENCE S3107°16' E 173.84 FEET; THENCE 18.35 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 70°00'00" AND HAVING A LONG CHORD THAT BEARS S54°01'26" E 17.21 FEET; THENCE S89°01'42" W 224.92 FEET; THENCE N01°11'27" W 5.16 FEET TO THE SOUTHWEST CORNER OF LOT 46 OF SAID "PLAT OF GOVERNOR AND JUDGES PLAN OF THE CITY OF DETROIT"; THENCE THE FOLLOWING EIGHT (8) COURSES ALONG THE NORTH RIGHT-OF-WAY LINE OF MICHIGAN AVENUE (100 FEET WIDE): N88°48'39" E 29.42 FEET, S31°15'20" E 1.59 FEET, S76°22'30" E 1.42 FEET, N58°44'01" E 3.47 FEET, N88°48'39" E 125.33 FEET, S31°15'20" E 1.50 FEET, S76°23'05" E 1.41 FEET AND N58°44'01" E 61.47 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF WOODWARD AVENUE (61 FOOT WIDE HALF-WIDTH); THENCE N37°07'16" W 140.01 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF WOODWARD AVENUE; THENCE N58°58'03" E 1.00 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SECTION 8, "PLAT OF GOVERNOR AND JUDGES PLAN OF THE CITY OF DETROIT" AND ALSO PART OF THE PUBLIC RIGHTS-OF-WAY OF WOODWARD AVENUE (VARIABLE WIDTH) AND MICHIGAN AVENUE (100 FEET WIDE), CONTAINING 0.08 ACRES OF LAND, MORE OR LESS, BEING SUBJECT TO ANY EASEMENTS, CONDITIONS OR RESTRICTIONS OF RECORD, IF ANY.

[illegible]

SEALS AND SIGNATURES

L1.7.6

DRAWING NUMBER