

**City of Detroit**  
**OFFICE OF THE CITY CLERK**

Janice M. Winfrey  
City Clerk

Vivian A. Hudson  
Deputy City Clerk

**DEPARTMENTAL REFERENCE COMMUNICATION**

*Friday, January 13, 2017*

*To: The Department or Commission Listed Below*

*From: Janice M. Winfrey, Detroit City Clerk*

---

The following petition is herewith referred to you for report and recommendation to the City Council.

In accordance with that body's directive, kindly return the same with your report in duplicate within four (4) weeks.

---

DPW - CITY ENGINEERING DIVISION    PLANNING AND DEVELOPMENT DEPARTMENT

EASEMENT

**1390**    *InSite Real Estate LLC, request to convert a public right-of-way to an easement over a portion of Lantz Avenue between Sherwood Avenue (east boundary) and the Michigan Central Railroad (west boundary).*

7/17/17 - EMAILED MR. UEBELHOR ON <sup>PLA</sup> ~~PLA~~ INVOLVED WITH COST.

92E

LA48

# InSite

**InSite Real Estate, LLC**  
1400 16th Street, Suite 300 | Oak Brook, IL 60523-8654  
t: 630-617-9100 | f: 630-617-9120 | [www.insiterealestate.com](http://www.insiterealestate.com)

January 11, 2017

The Honorable City Council  
Attn: Office of the City Clerk  
200 Coleman A. Young Municipal Center  
Detroit, MI 48226

Re: City Council Petition Request – Right-Of-Way Conversion to Easement  
19451 Sherwood Avenue, Detroit, Michigan

To whom it may concern,

Detroit MI (19451 Sherwood) LLC c/o InSite Real Estate LLC is hereby petitioning to request the conversion of public right-of-way to easement over a portion of Lantz Avenue between Sherwood Avenue (east boundary) and the Michigan Central Railroad (west boundary). InSite Real Estate LLC is the owner of the adjacent property south at 19451 Sherwood Avenue and adjacent property north at 3900 Outer Drive East. A site survey is included as an attachment for reference.

We intend to redevelop the parcels in conjunction with various site improvements and modifications to the existing building at 19451 Sherwood. Building modifications will mostly consist of the addition of new truck docks on the northern façade facing Lantz Avenue. Site improvements will consist of paving for new truck docks, trailer parking, employee (car) parking, fencing, landscaping, and utility improvements to meet City Code and satisfy drainage requirements. A preliminary site plan is included as an attachment for reference.

There are several existing utilities within the Lantz Avenue right-of-way. Access to those utilities will be maintained after the conversion to easement, and no structures will be built over the former right-of-way. We will work hand-in-hand with the applicable utility companies and would request a meeting(s) with the parties involved to address any concerns.

We are requesting this petition go before the City Council at the next available regularly scheduled meeting. A representative from InSite will attend to answer any questions, however, we are not specifically requesting a public hearing before the City Council unless required or requested by Council or Staff.

If you have any questions regarding this petition or need any additional information, please do not hesitate to contact me. We look forward to working with the City of Detroit on this development.

Sincerely,



Dan Uebelhor  
Project Manager  
InSite Real Estate, LLC  
[duebelhor@insiterealestate.com](mailto:duebelhor@insiterealestate.com)  
T: 630-617-9151

CITY CLERK  
JAN 11 2017

## CITY COUNCIL PETITION REQUEST INSTRUCTIONS

**PLEASE SUBMIT PETITION REQUESTS IN LETTER FORM.  
DO NOT SUBMIT THIS INSTRUCTION SHEET AS YOUR PETITION.**

Requests should answer the following five questions:

1. Who
2. What
3. Where
4. When
5. Why

**IF YOU WANT AN ACTUAL HEARING BEFORE CITY COUNCIL, BE SURE TO SPECIFY THAT IN YOUR REQUEST.**

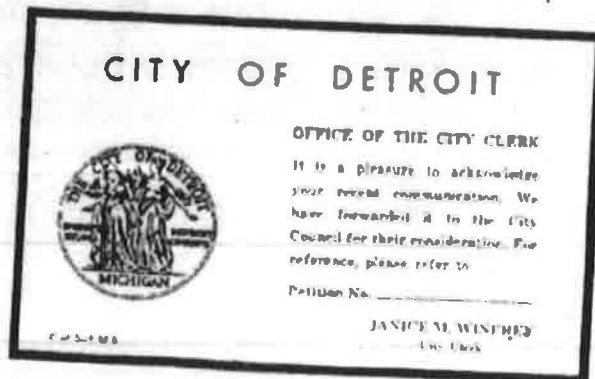
Petitioner must provide name, address and phone number.

Address your request to:

**THE HONORABLE CITY COUNCIL  
ATTN: OFFICE OF THE CITY CLERK  
200 COLEMAN A. YOUNG MUNICIPAL CENTER  
DETROIT, MI 48226**

Requests can be forwarded to the City Clerk's Office either in person, by mail or faxed to 313/224-2075.

In approximately two to three weeks after you submit your request you will be mailed a petition card (like the one below) containing a number that you will use as a reference for your petition.



## Definition of Terms

### Vacation:

The R.O.W. becomes private property. The property owner is allowed to build over the former R.O.W. Because of this all utilities must be removed, above and below grade at the **COST** of the petitioner.

### Conversion to Easement:

The R.O.W. becomes private property. The property owner is **NOT** allowed to build over the former R.O.W. The utilities remain above and below grade. Access to these utilities must be maintained.

### Dedication:

Private property is Dedicated for use in a R.O.W.

### Encroachment:

A property owner is allowed to encroach on the R.O.W. Examples: Awning, signs, steps, meters, monitoring wells, underground areaway, wiring or pipes.

### Temporary Closing:

A R.O.W. is closed for a period of 2-5 years. Because this is temporary, no structures may be built in the R.O.W. The utilities remain above and below grade. Access to these utilities must be maintained.

### Berm Use:

The Berm is the area between the street and the sidewalk. A property owner is allowed to encroach upon the R.O.W. in this area. This is usually with some type of parking or advertising sign.



2014 MAR 25 PM 12: 18

Bernard J. Youngblood  
Wayne County Register of Deeds

2014069545 L: 51361 P: 210  
03/25/2014 12:25 PM MD Total Pages: 3

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

PA 227 OF 1968  
AFFIDAVIT FILED

Above Space for Recorder's use only

**WARRANTY DEED**

**PGP Corp.**, a Michigan corporation, successor by merger with MMC Metals Corporation, a Michigan corporation (hereinafter referred to as "**Grantor**"), with an address of 7925 Beech Daly Road, Taylor, Michigan 48180, created and existing under and by virtue of the laws of the State of Michigan and duly authorized to transact business in the State of Michigan, for and in consideration of TEN and NO/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, **CONVEYS AND WARRANTS to Detroit MI (19451 Sherwood) LLC**, an Illinois limited liability company (hereinafter referred to as "**Grantee**"), having a principal address as 1400 16<sup>th</sup> Street, Suite 300, Oak Brook, Illinois 60523, the following described Real Estate situated in the County of Wayne and State of Michigan, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF (the "**Property**")

TO HAVE AND TO HOLD the Property aforesaid with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in any way appertaining to Grantor, its heirs or successors and assigns in fee simple forever.

AND GRANTOR does hereby covenant to Grantee that it is lawfully seized of the Property in fee simple and has the right to convey the same; that the Property is free and clear from any encumbrances of any nature whatsoever, except as set forth above; and that Grantor shall warrant and defend title to the Property granted herein unto Grantee, its successors and assigns, forever against the lawful claims and demands of all persons whomsoever.

AND GRANTOR grants to Grantee the right to make \_\_\_ divisions under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended.

This Property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

SUBJECT TO: General real estate taxes and assessments for the year 2014 and all subsequent years, not yet due and payable, and all covenants, conditions and restrictions of record.

Tax Parcel No.: Ward 15, Item 012184

Address of Property: 19451 Sherwood Avenue, Detroit, Michigan

Full Consideration disclosed in Real Estate Transfer Tax Valuation Affidavit on file.

NCS-104020 (S B) First American Title

IN WITNESS WHEREOF, said Grantor has executed this Warranty Deed this 3<sup>rd</sup> day of ~~February~~ 2014.

MARCH

PGP Corp.,  
a Michigan corporation

By:

Paul Michael Voss  
Paul Michael Voss, President

State of Michigan §  
County of Wayne §

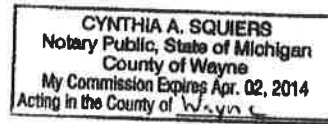
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Paul Michael Voss, personally known to me to be the President of PGP Corp., a Michigan corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President, he signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 3<sup>rd</sup> day of MARCH February, 2014.

Cynthia A. Squiers  
NOTARY PUBLIC  
My commission expires Apr. 12, 2014

**This instrument was prepared by:**

Michael A. Sievertson, Esq.  
InSite Real Estate, L.L.C. ✓  
1400 16<sup>th</sup> Street, Suite 300  
Oak Brook, Illinois 60523



Upon Recording, Return To:  
Stephanie Bruck  
First American Title Insurance Co  
900 Wilshire Drive, Suite 300  
Troy, MI 48084

**Send subsequent tax bills to:**

Detroit MI (19451 Sherwood) LLC  
1400 16<sup>th</sup> Street, Suite 300  
Oak Brook, Illinois 60523

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Located in the City of Detroit, County of Wayne, State of Michigan, and described as follows:

That part of the Northeast 1/4 of the Southwest 1/4 of Section 4, Town 1 South, Range 12 East, lying South of Lantz between Sherwood and the Michigan Central Railroad Right-of-Way (Penn Central) and described as follows:

All that part of the South 12.86 acres of the Northeast 1/4 of the Southwest 1/4 of Section 4, Town 1 South, Range 12 East, lying East of the Michigan Central Railroad (Bay City Division) right-of-way, together with that part of the Southwest 1/4 of Section 4, Town 1 South, Range 12 East, described as follows: Beginning at the center of Section 4 and proceeding thence Southerly along the North and South center line of Section 4, a distance of 888.17 feet, more or less, to the Southeast corner of Paterson Bros. & Co. Mt. Elliott Avenue Subdivision, as recorded in Liber 56 of Plats on Page 79, Wayne County Records, for a point of beginning; thence from said point of beginning proceed Westerly a distance of 617.97 feet along the Southerly boundary of said Paterson Bros. & Co. Mt. Elliott Avenue Subdivision to a point on the Easterly boundary of the right-of-way line of the Michigan Central Railroad; thence Southerly along the Easterly boundary line of the right-of-way of the Michigan Central Railroad a distance of 443.79 feet to a point; thence Easterly a distance of 612.68 feet along the Northerly boundary line of Wm. Livingstone's 7 Mile Subdivision, as the same is recorded in Liber 55 of Plats on Page 28, Wayne County Records, to a point on the North and South quarter line of Section 4; thence Northerly along said North and South quarter line of Section 4, a distance at 446.61 feet to the point of beginning.

Except that part described as follows:

All that part of the Southwest 1/4 of Section 4, Town 1 South, Range 12 East, commencing with the intersection of the Westerly line of Sherwood Avenue (66 feet wide) with the Southerly line of Lantz Avenue (30 feet wide) as the point of beginning; thence Westerly along the Southerly line of Lantz Avenue 574.77 feet, more or less, to a point in the Easterly boundary of the right-of-way line of the Michigan Central Railroad; thence Southerly along the Easterly boundary line of the right-of-way line of the Michigan Central Railroad 10 feet to a point; thence Easterly and parallel to the Southerly line of Lantz Avenue (30 feet wide) 574.77 feet, more or less, to a point in the Westerly line of Sherwood Avenue (66 feet wide); thence Northerly along the Westerly line of Sherwood Avenue (66 feet wide), 10 feet, more or less, to the point of beginning, as deeded to the City of Detroit in Liber 16237, Page 157.

PROPERTY ADDRESS: 10451 SHERWOOD  
TAX ID. NO: WARD 16, ITEM 012104

It is hereby certified that these are the true and correct copies of the original instrument as recorded in the office of the Register of Deeds for the County of Wayne, Michigan, on this 11th day of March, 1964.

3223 *R. H. [Signature]* 345172  
[Signature]



2014 MAR 25 PM 12:18

2

PA 327 OF 1968  
AFFIDAVIT FILED

Bernard J. Youngblood  
Wayne County Register of Deeds  
2014069543 L: 51361 P: 203  
03/25/2014 12:25 PM UD Total Pages: 3



Above Space for Recorder's use only

**WARRANTY DEED**

PGP Corp., a Michigan corporation, doing business as MMC Metals Corporation (hereinafter referred to as "Grantor"), with an address of 7925 Beech Daly Road, Taylor, Michigan 48180, created and existing under and by virtue of the laws of the State of Michigan and duly authorized to transact business in the State of Michigan, for and in consideration of TEN and NO/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS AND WARRANTS to Detroit MI (3900 Outer) LLC, an Illinois limited liability company (hereinafter referred to as "Grantee"), having a principal address as 1400 16<sup>th</sup> Street, Suite 300, Oak Brook, Illinois 60523, the following described Real Estate situated in the County of Wayne and State of Michigan, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF (the "Property")

TO HAVE AND TO HOLD the Property aforesaid with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in any way appertaining to Grantor, its heirs or successors and assigns in fee simple forever.

AND GRANTOR does hereby covenant to Grantee that it is lawfully seized of the Property in fee simple and has the right to convey the same; that the Property is free and clear from any encumbrances of any nature whatsoever, except as set forth above; and that Grantor shall warrant and defend title to the Property granted herein unto Grantee, its successors and assigns, forever against the lawful claims and demands of all persons whomsoever.

AND GRANTOR grants to Grantee the right to make \_\_\_ divisions under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended.

This Property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

SUBJECT TO: General real estate taxes and assessments for the year 2014 and all subsequent years, not yet due and payable, and all covenants, conditions and restrictions of record.

Tax Parcel No.: Part of Parent Parcel Ward 15, Item 012145-83  
Address of Property: 3900 East Outer Drive, Detroit, Michigan

Full Consideration disclosed in Real Estate Transfer Tax Valuation Affidavit on file.

NCS-640030-1 (S.B) First American Title



IN WITNESS WHEREOF, said Grantor has executed this Warranty Deed this 3rd day of February, 2014.

MARCH

PGP Corp.,  
a Michigan corporation

By: Paul Michael Voss  
Paul Michael Voss, President

State of Michigan §  
County of Wayne §

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Paul Michael Voss, personally known to me to be the President of PGP Corp., a Michigan corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President, he signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 3rd day of MARCH February, 2014.

Cynthia A. Squiers  
NOTARY PUBLIC  
My commission expires Apr. 12, 2014

**This instrument was prepared by:**

Michael A. Sievertson, Esq.  
InSite Real Estate, L.L.C.  
1400 16<sup>th</sup> Street, Suite 300  
Oak Brook, Illinois 60523

CYNTHIA A. SQUIERS  
Notary Public, State of Michigan  
County of Wayne  
My Commission Expires Apr. 02, 2014  
Acting in the County of Wayne

Upon Recording, Return To:  
Stephanie Bruck  
First American Title Insurance Co  
900 Wilshire Drive, Suite 300  
Troy, MI 48064

**Send subsequent tax bills to:**

Detroit MI (3900 Outer) LLC  
1400 16<sup>th</sup> Street, Suite 300  
Oak Brook, Illinois 60523

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Located in the City of Detroit, County of Wayne, State of Michigan, and described as follows:

Commencing at the center quarter corner of Section 4, Town 1 South, Range 12 East, City of Detroit, Wayne County Michigan; thence South 87 degrees 26 minutes 44 seconds West along the East-West quarter line of Section 4 a distance of 1.86 feet; thence continuing South 87 degrees 26 minutes 44 seconds West along the East-West quarter line of Section 4 a distance of 33.00 feet to the westerly line of Sherwood Avenue (76 feet wide); thence South 02 degrees 19 minutes 16 seconds East along the westerly line of said Sherwood Avenue 75.00 feet to the intersection of the westerly line of said Sherwood Avenue and the southerly line of East Outer Drive (150 feet wide); thence continuing South 02 degrees 19 minutes 16 seconds East along the westerly line of said Sherwood Avenue 365.75 feet; thence South 87 degrees 40 minutes 45 seconds West 9.99 feet; thence South 02 degrees 19 minutes 16 seconds East parallel to the westerly line of said Sherwood Avenue 317.56 feet to the point of beginning;

Thence continuing South 02 degrees 19 minutes 16 seconds East parallel to the westerly line of said Sherwood Avenue 89.48 feet;

Thence South 81 degrees 37 minutes 44 seconds West 100.55 feet;

Thence South 87 degrees 37 minutes 44 seconds West 475.26 feet to the easterly line of the Michigan Central Railroad right of way (50 feet wide);

Thence North 02 degrees 59 minutes 16 seconds West along the easterly line of said Michigan Central Railroad right of way 100.00 feet;

Thence North 87 degrees 37 minutes 44 seconds East 576.41 feet to the point of beginning.

It is to certify that there are no tax liens or other  
claims against the property and that taxes are paid to: 3-25-14  
of this instrument EXCEPT NOT RELEVANT  
3223 - [Signature] Date 3-25-14  
[Signature]

Bernard J. Youngblood  
Wayne County Register of Deeds  
2014069542 L: 51361 P: 200  
03/25/2014 12:25 PM WD Total Pages: 3

P.A. 327 OF 1968  
AFFIDAVIT FILED

Above Space for Recorder's use only

**WARRANTY DEED**

SHWD Properties, LLC, a Michigan limited liability company (hereinafter referred to as "Grantor"), with an address of 300 River Place, Suite 3000, Detroit, Michigan 48207, created and existing under and by virtue of the laws of the State of Michigan and duly authorized to transact business in the State of Michigan, for and in consideration of TEN and NO/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by the Managers appointed by the Members of said limited liability company, CONVEYS AND WARRANTS to Detroit MI (3900 Outer) LLC, an Illinois limited liability company (hereinafter referred to as "Grantee"), having a principal address as 1400 16<sup>th</sup> Street, Suite 300, Oak Brook, Illinois 60523, the following described Real Estate situated in the County of Wayne and State of Michigan, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF (the "Property")

TO HAVE AND TO HOLD the Property aforesaid with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in any way appertaining to Grantor, its heirs or successors and assigns in fee simple forever.

AND GRANTOR does hereby covenant to Grantee that it is lawfully seized of the Property in fee simple and has the right to convey the same; that the Property is free and clear from any encumbrances of any nature whatsoever, except as set forth above; and that Grantor shall warrant and defend title to the Property granted herein unto Grantee, its successors and assigns, forever against the lawful claims and demands of all persons whomsoever.

AND GRANTOR grants to Grantee the right to make \_\_\_ divisions under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended.

This Property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

SUBJECT TO: General real estate taxes and assessments for the year 2014 and all subsequent years, not yet due and payable, and all covenants, conditions and restrictions of record.

Tax Parcel No.: Part of Parent Parcel Ward 15, Item 012145-83  
Address of Property: 3900 East Outer Drive, Detroit, Michigan

Full Consideration disclosed in Real Estate Transfer Tax Valuation Affidavit on file.

NCS 4440230-1 (S.D.) First American Title

IN WITNESS WHEREOF, said Grantor has executed this Warranty Deed this 3<sup>rd</sup> day of ~~February~~ 2014.

MARCH

SHWD Properties, LLC,  
a Michigan limited liability company

By:

Paul Michael Voss  
Paul Michael Voss, Authorized Agent

State of Michigan §  
County of Wayne §

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Paul Michael Voss, personally known to me to be the Authorized Agent of SHWD Properties, LLC, a Michigan limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President, he signed and delivered the said instrument pursuant to authority given by the Managers appointed by the Members of the limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 3<sup>rd</sup> day of ~~February~~ 2014.

MARCH

Cynthia A. Squiers  
NOTARY PUBLIC

My commission expires April 2, 2014

**This instrument was prepared by:**

Michael A. Sievertson, Esq.  
InSite Real Estate, L.L.C.  
1400 16<sup>th</sup> Street, Suite 300  
Oak Brook, Illinois 60523

CYNTHIA A. SQUIERS  
Notary Public, State of Michigan  
County of Wayne  
My Commission Expires Apr. 02, 2014  
Acting in the County of Wayne

Upon Recording, Return To:  
Stephanie Bruck  
First American Title Insurance Co  
900 Wilshire Drive, Suite 300  
Troy, MI 48084

**Send subsequent tax bills to:**

Detroit MI (3900 Outer) LLC  
1400 16<sup>th</sup> Street, Suite 300  
Oak Brook, Illinois 60523



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Located in the City of Detroit, County of Wayne, State of Michigan, and described as follows:

Commencing at the center quarter corner of Section 4, Town 1 South, Range 12 East, City of Detroit, Wayne County Michigan; thence South 87 degrees 26 minutes 44 seconds West along the East-West quarter line of Section 4 a distance of 1.86 feet; thence continuing South 87 degrees 26 minutes 44 seconds West along the East-West quarter line of Section 4 a distance of 33.00 feet to the westerly line of Sherwood Avenue (76 feet wide); thence South 02 degrees 19 minutes 16 seconds East along the westerly line of said Sherwood Avenue 75.00 feet to the intersection of the westerly line of said Sherwood Avenue and the southerly line of East Outer Drive (150 feet wide), also being the point of beginning;

Thence continuing South 02 degrees 19 minutes 16 seconds East along the westerly line of said Sherwood Avenue 365.75 feet;

Thence South 87 degrees 40 minutes 45 seconds West 9.99 feet;

Thence South 02 degrees 19 minutes 16 seconds East parallel to the westerly line of said Sherwood Avenue 317.56 feet;

Thence South 87 degrees 37 minutes 44 seconds West 576.41 feet to the easterly line of the Michigan Central Railroad right of way (50 feet wide);

Thence North 02 degrees 59 minutes 16 seconds West along the easterly line of said Michigan Central Railroad right of way 681.44 feet to the southerly line of said East Outer Drive;

Thence North 87 degrees 26 minutes 44 seconds East along the southerly line of said East Outer Drive 594.34 feet to the point of beginning.

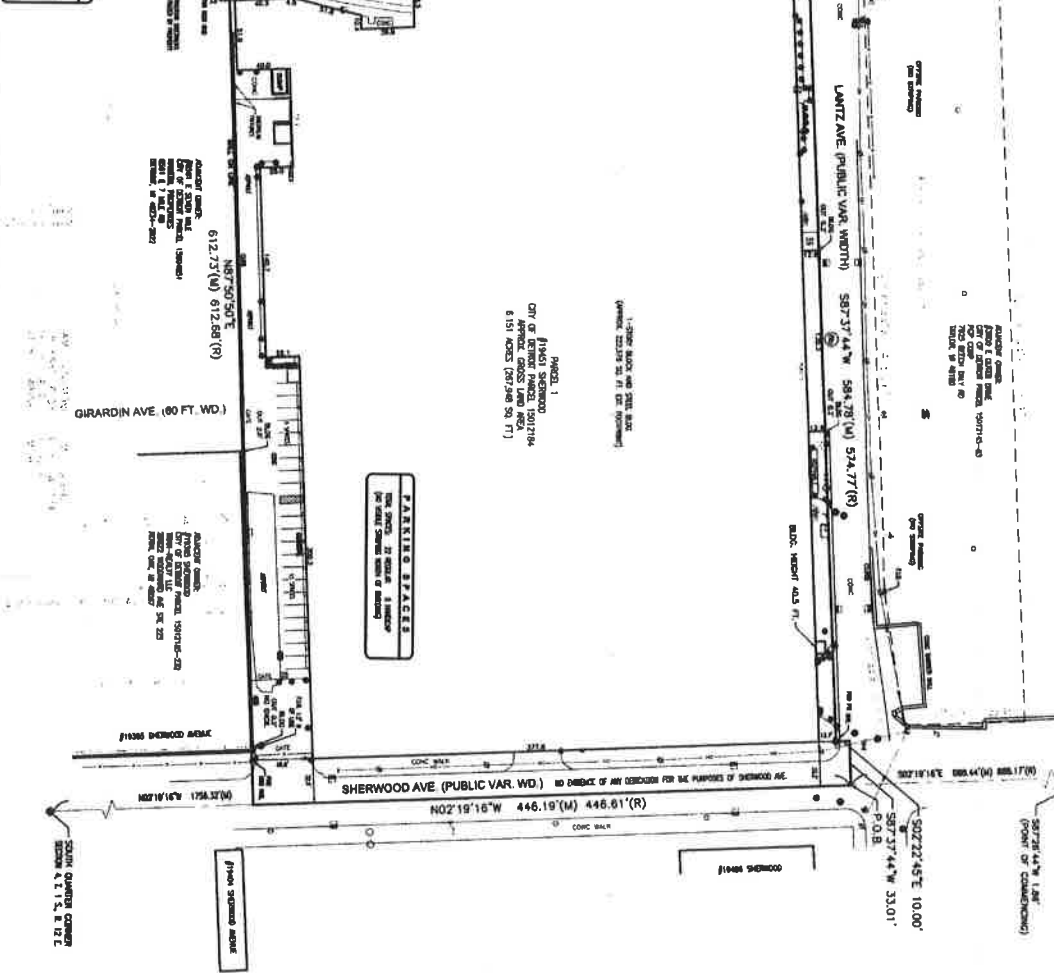
Property Address: 3200 E. Outer Drive  
Ward 16, Item 012146-03 (also covers other parcel)

THIS IS TO CERTIFY THAT THESE ARE THE TAX MAPS OF THE  
PROPERTY AND THAT THESE ARE PAID FOR THE YEAR  
BY THIS INSTRUMENT EXCEPT WHERE SHOWN OTHERWISE

323. *[Signature]* Date 3/25/14  
*[Signature]*

DATE	01/23/14	REVISIONS	DATE	BY	DRAWN BY	G.B.	CHECKED BY	M.D.	BOOK NO.	595	PAGE NO.	39
SCALE	1" = 40'											
<b>ALTAACSM</b> <b>LAND TITLE SURVEY</b> <b>PARCEL 1</b> <b>19451 SHERWOOD AVENUE</b> <b>DETROIT, MICHIGAN</b> <b>CLIENT: Detroit MA (19451 Sherwood) LLC</b>												
JOB NUMBER	14-001	SHEET	1 of 3									

- LEGEND**
- 1. Survey boundary
  - 2. Surveyed boundary
  - 3. Surveyed boundary with easement
  - 4. Surveyed boundary with easement and other interest
  - 5. Surveyed boundary with easement and other interest and other interest
  - 6. Surveyed boundary with easement and other interest and other interest and other interest
  - 7. Surveyed boundary with easement and other interest and other interest and other interest and other interest
  - 8. Surveyed boundary with easement and other interest and other interest and other interest and other interest and other interest
  - 9. Surveyed boundary with easement and other interest and other interest and other interest and other interest and other interest and other interest
  - 10. Surveyed boundary with easement and other interest and other interest and other interest and other interest and other interest and other interest and other interest
  - 11. Surveyed boundary with easement and other interest and other interest and other interest and other interest and other interest and other interest and other interest and other interest
  - 12. Surveyed boundary with easement and other interest and other interest and other interest and other interest and other interest and other interest and other interest and other interest and other interest
  - 13. Surveyed boundary with easement and other interest and other interest and other interest and other interest and other interest and other interest and other interest and other interest and other interest and other interest
  - 14. Surveyed boundary with easement and other interest and other interest and other interest and other interest and other interest and other interest and other interest and other interest and other interest and other interest and other interest
  - 15. Surveyed boundary with easement and other interest and other interest and other interest and other interest and other interest and other interest and other interest and other interest and other interest and other interest and other interest and other interest
  - 16. Surveyed boundary with easement and other interest and other interest and other interest and other interest and other interest and other interest and other interest and other interest and other interest and other interest and other interest and other interest and other interest
  - 17. Surveyed boundary with easement and other interest and other interest and other interest and other interest and other interest and other interest and other interest and other interest and other interest and other interest and other interest and other interest and other interest and other interest
  - 18. Surveyed boundary with easement and other interest and other interest and other interest and other interest and other interest and other interest and other interest and other interest and other interest and other interest and other interest and other interest and other interest and other interest and other interest
  - 19. Surveyed boundary with easement and other interest and other interest and other interest and other interest and other interest and other interest and other interest and other interest and other interest and other interest and other interest and other interest and other interest and other interest and other interest and other interest
  - 20. Surveyed boundary with easement and other interest and other interest and other interest and other interest and other interest and other interest and other interest and other interest and other interest and other interest and other interest and other interest and other interest and other interest and other interest and other interest and other interest



**LOCATION MAP**

**ALTA OPTIONAL ITEM NOTES**

**FLOOD NOTE**

**BASIS OF BEARINGS**

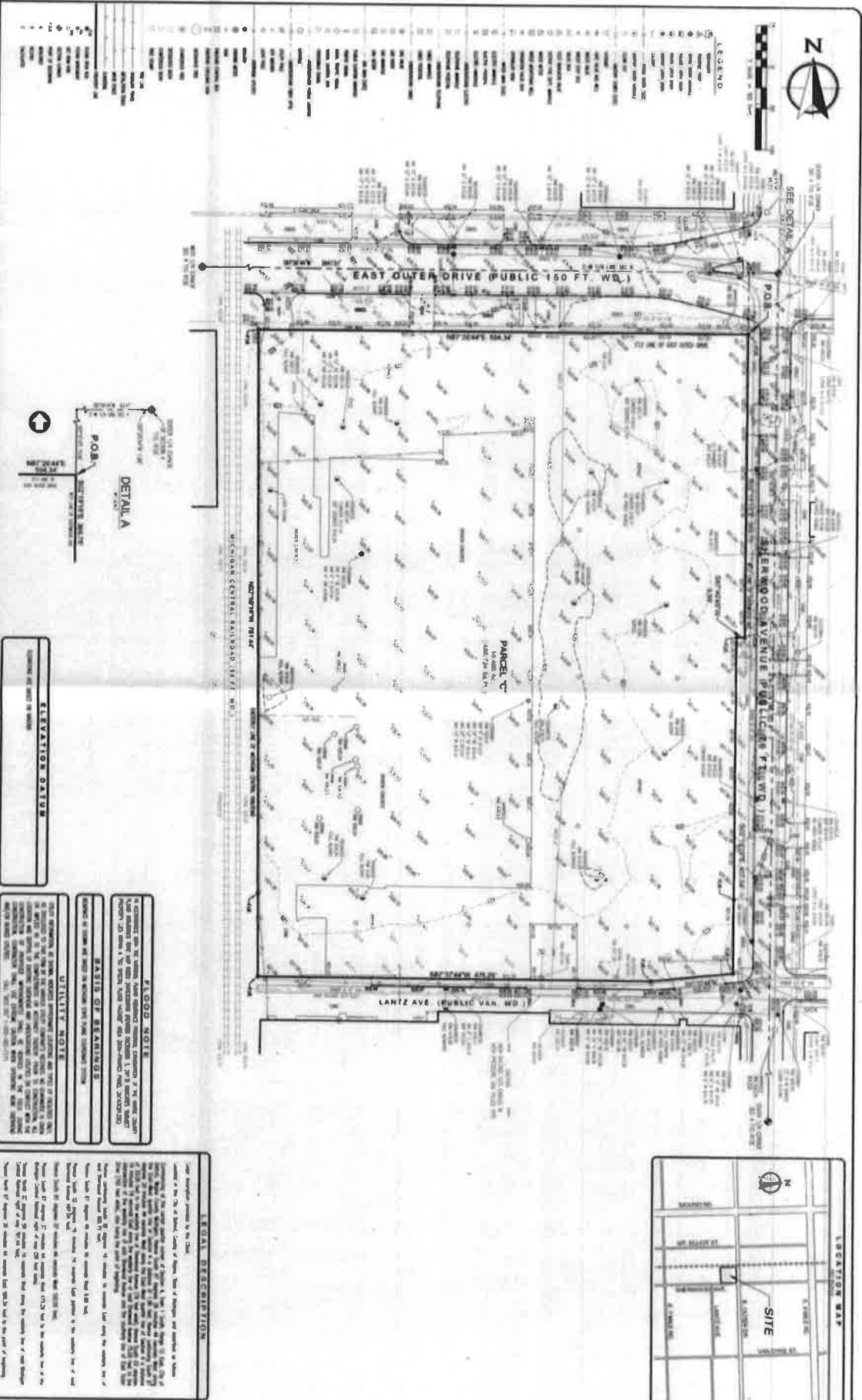
**LEGAL DESCRIPTION**

**SERVER'S CERTIFICATION**

**GREAT LAKES GEOMATICS**



DATE 05/09/14	REVISION	DATE	BY	DRAWN BY G.B.	CHECK BY NO	BOOK NO 001	PAGE NO 28			<b>3900 EAST OUTER DRIVE</b> <b>DETROIT, WAYNE COUNTY, MICHIGAN</b>	<b>TOPOGRAPHIC SURVEY</b> CLIENT: INSITE REAL ESTATE INVESTMENT PROPERTIES	JOB NUMBER 14-012	SHEET 1 of 1
SCALE 1" = 50'													



**ELEVATION GAUGE**  
 ELEVATION OF GAGE IN FEET

**FLOOD NOTE**  
 THIS SURVEY WAS CONDUCTED UNDER NORMAL FLOODING CONDITIONS. THE FLOODING INFORMATION IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A FLOOD HAZARD ASSESSMENT. THE CLIENT IS ADVISED THAT FLOODING MAY OCCUR AT ANY TIME AND THAT THE CLIENT SHOULD CONSULT WITH THE LOCAL FLOOD CONTROL AGENCY FOR FURTHER INFORMATION.

**QUALITY NOTE**  
 THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE SURVEYING PROFESSION. THE SURVEYOR HAS EXERCISED DUE CARE AND SKILL IN THE PERFORMANCE OF HIS/DHER DUTY AND HAS NOT BEEN AFFECTED BY ANY KNOWN OR UNKNOWN DEFICIENCIES IN THE INSTRUMENTS OR EQUIPMENT USED. THE SURVEYOR HAS NOT BEEN AFFECTED BY ANY KNOWN OR UNKNOWN DEFICIENCIES IN THE INSTRUMENTS OR EQUIPMENT USED.

**LEGAL DESCRIPTION**  
 The description of the land shown on this map is as follows: [Detailed legal description of the parcel boundaries and area.]



