











Restaurant New Restaurant in The Scott at Brush Park 3150 Woodward Avenue, Detroit, MI 48201

PROPOSED CORNER VIEW

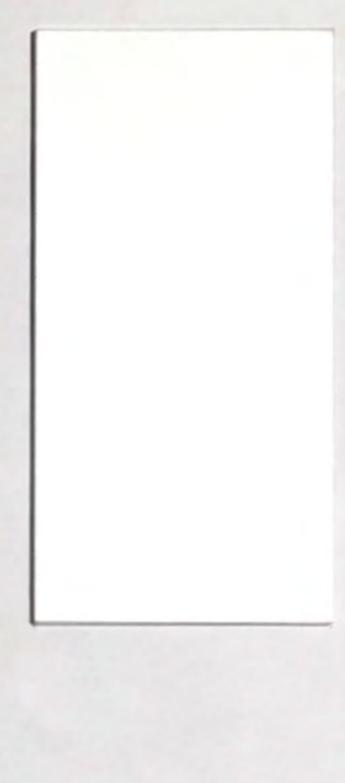
10.11.2017



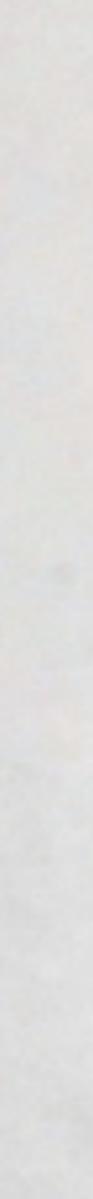
PLANTERS: CAST CONCRETE - CHARCOAL GRAY

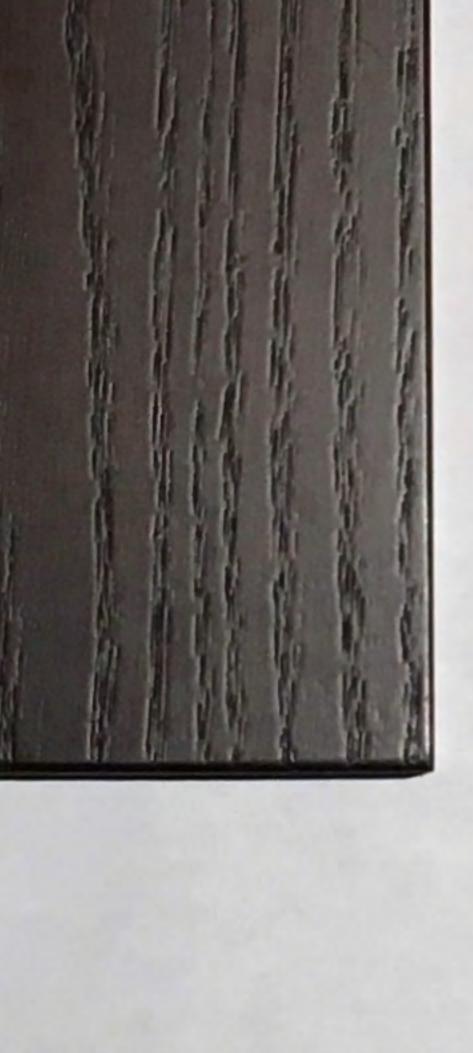


STOREFRONT FRAMING SYSTEM: CLEAR ANODIZED ALUMINUM TO MATCH EXISTING

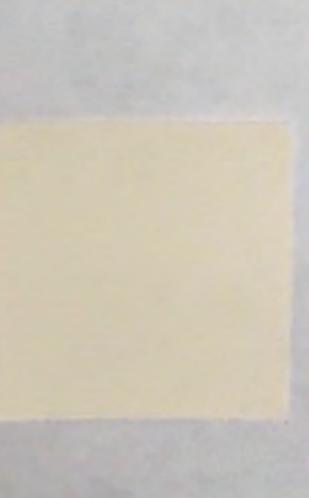


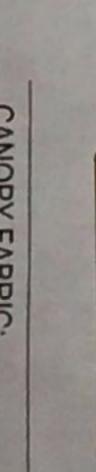
NEW AIRLOCK ENTRANCE VESTIBULE: STAINED WOOD: SHERWIN WILLIAMS "BISTRO WALNUT"





SIGNAGE:
PAINTED BENJAMIN MOORE "ANTIQUE YELLOW"





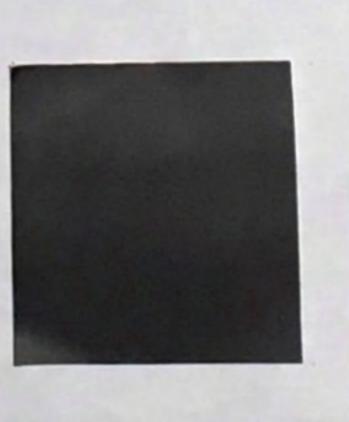


SIGNAGE: NEON MOUNTED OVER DIMENSIONAL LETTERS

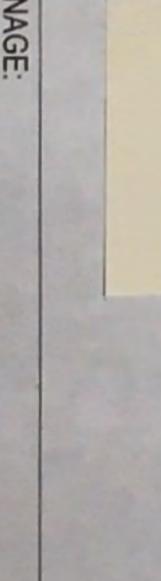
Restaurant

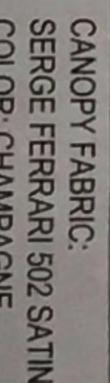
New Restaurant in The Scott at Brush Park

3150 Woodward Avenue, Detroit, MI 48201

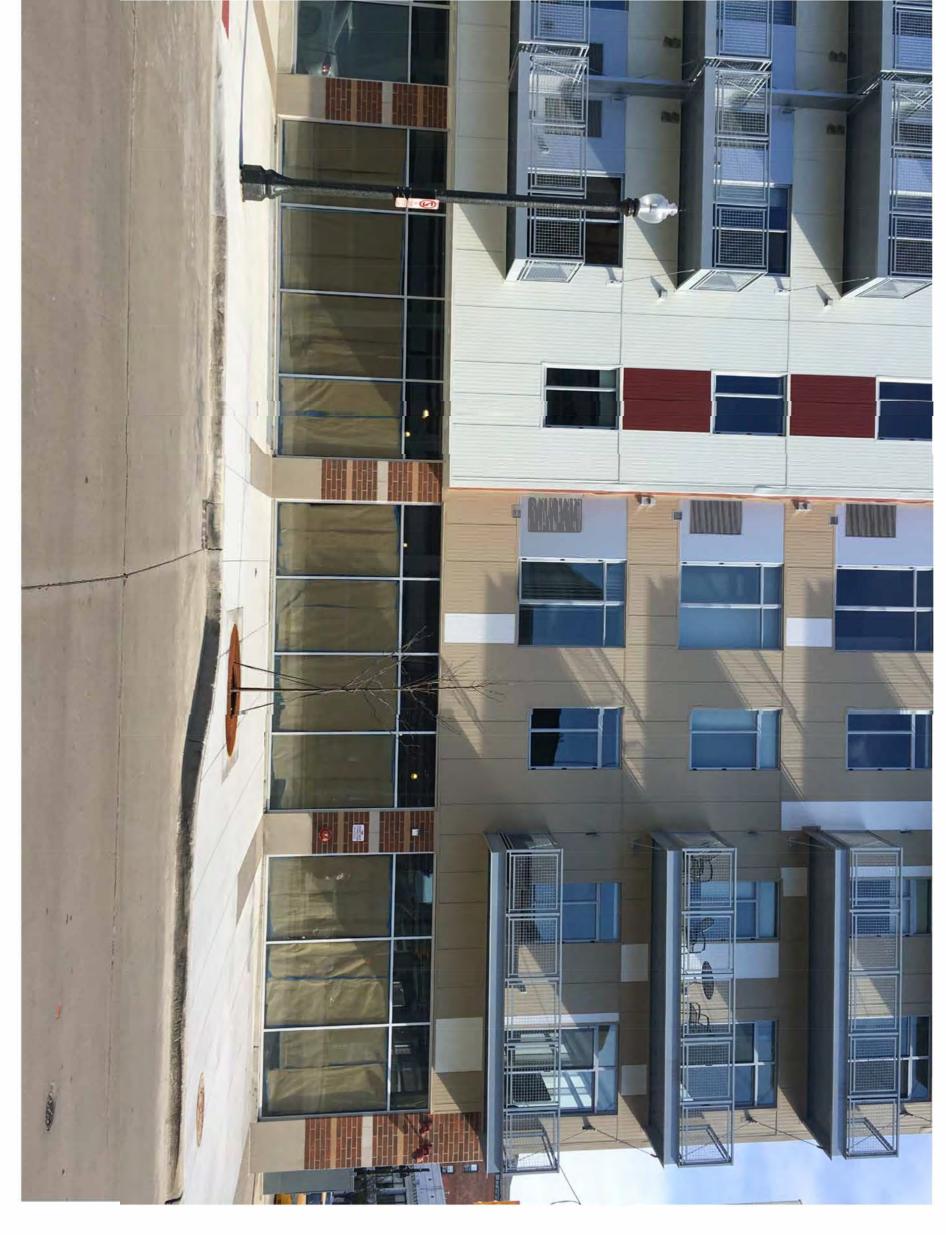


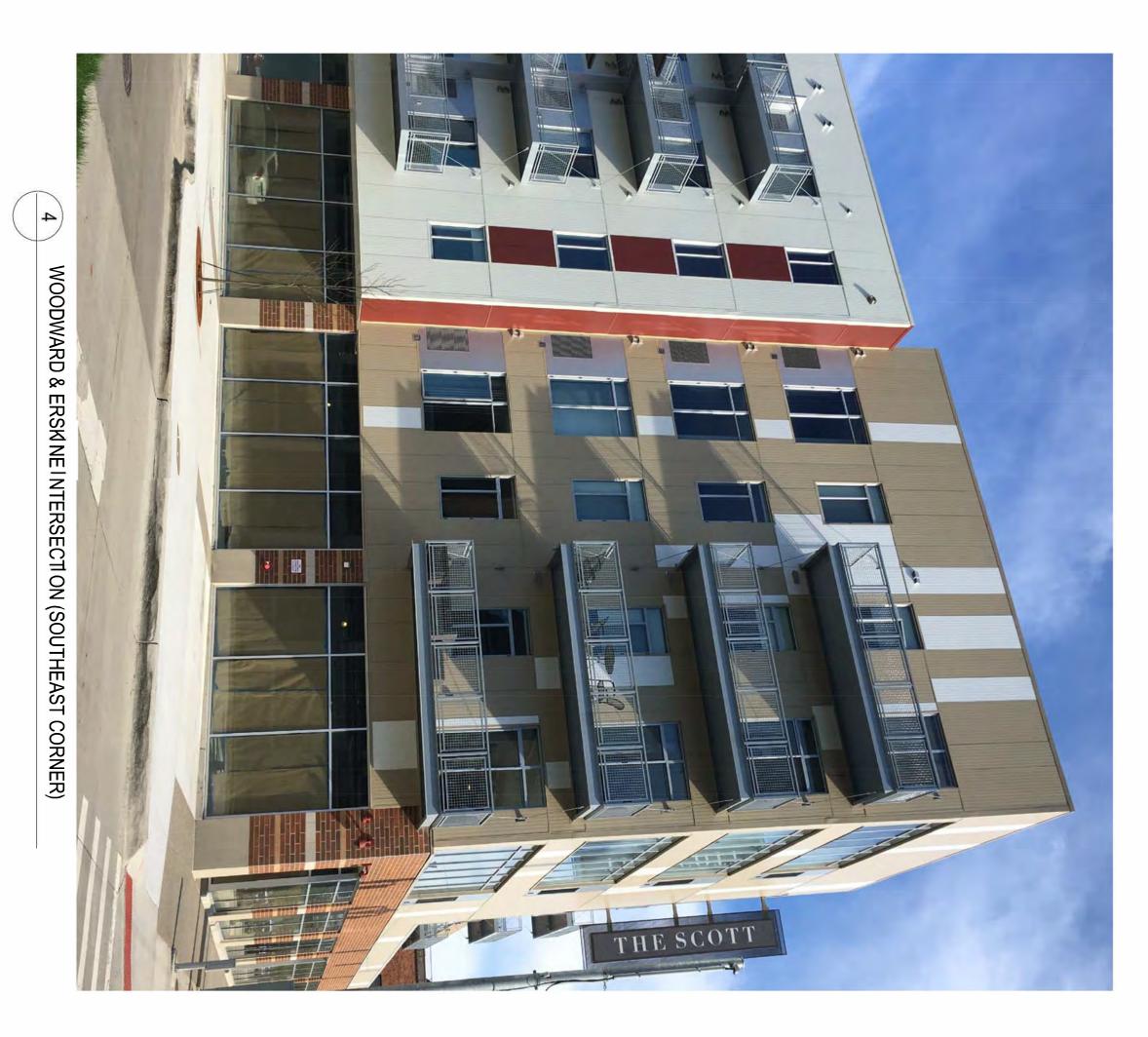
CANOPY FRAMING AND PAINTED PLANTERS: PAINTED BENJAMIN MOORE "ONYX"

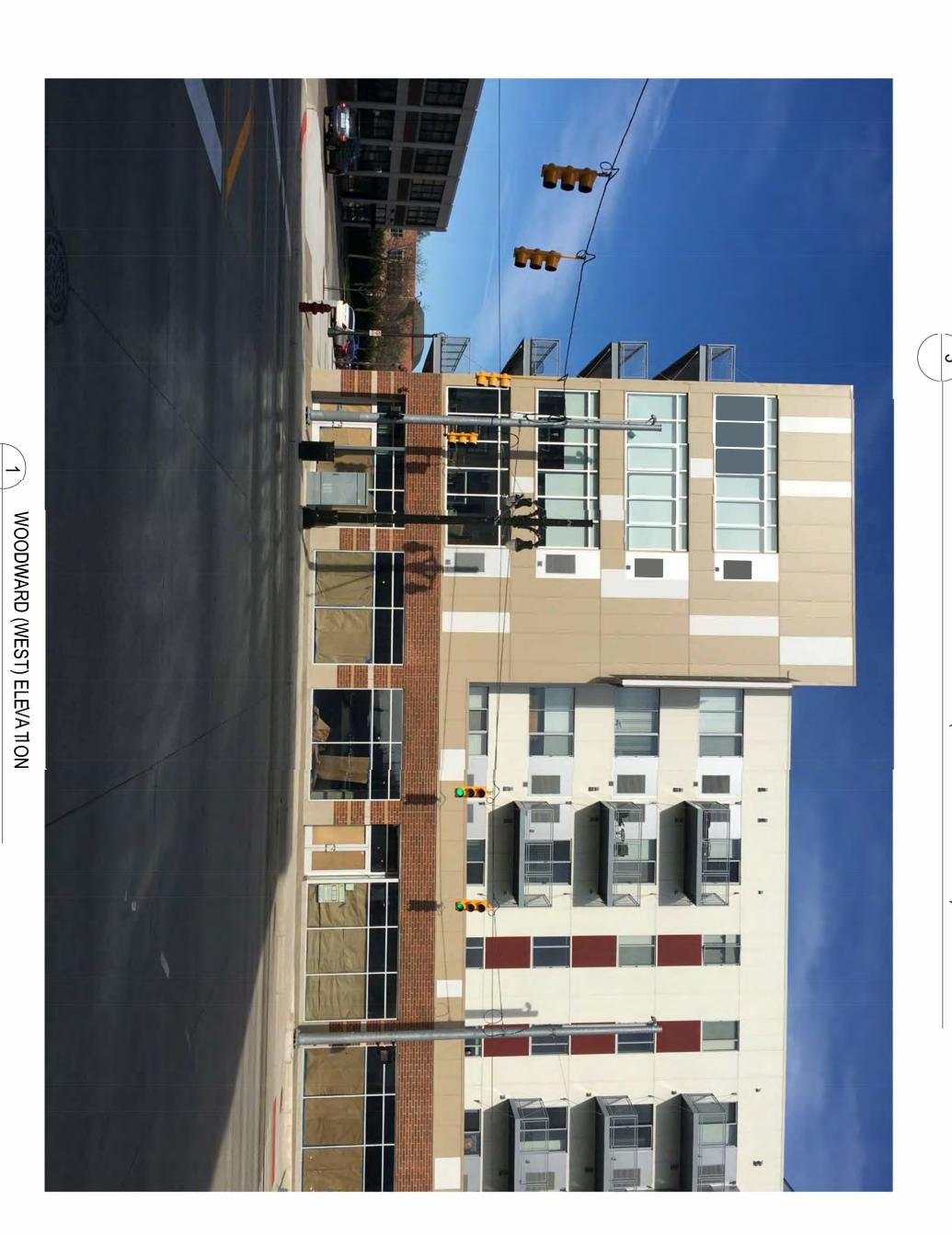




RONANDROMAN





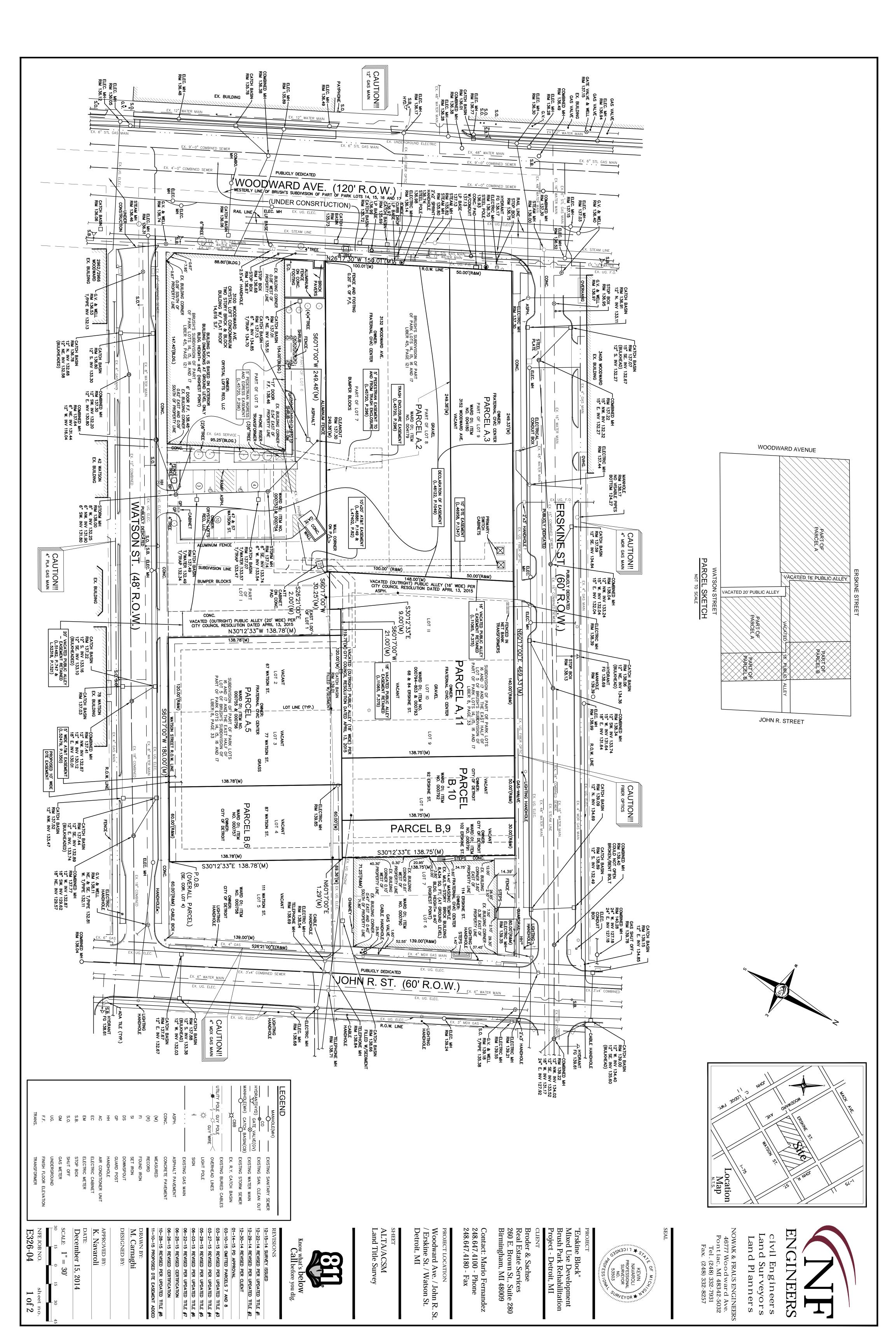




Restaurant
New Restaurant in The Scott at Brush Park
3150 Woodward Avenue, Detroit, MI 48201

RONANDROMAN
architects et al.
275 E. Frank St. Birmingham MI 48009

o) 248.723.5790 f) 248.723.5795



TITLE REPORT NOTES PER TITLE COMMITMENT NO. 60710706

REFERENCE TITLE SOURCE, INC. (AGENT FOR: FIRST AMERICAN TITLE INSURANCE COMPANY)
COMMITMENT NUMBER: 60710706, EFFECTIVE DATE: JULY 27, 2015, REVISION DATE: SEPTEMBER 25, 2015, REVISION NUMBER: 5. SCHEDULE B-II (EXCEPTIONS):

7. RESOLUTION RECORDED AUGUST 30, 1951 IN LIBER 11065, PAGE 375 AND RESOLUTION RECORDED JUNE 29, 2015 IN LIBER 52318, PAGE 1321, AS MODIFIED BY UNRECORDED RESOLUTION DATED APRIL 20, 2015 RE PETITION NO. 451. (EFFECTS PARCEL A, 11) [PLOTTED HEREON] EXCEPTIONS: 1, 2, 3, 4, 5, 6, 15, 17, 18, 19, PROPERTY AND/OR ARE NOT PLOTTABLE.

8. ORDINANCE TO PROVIDE FOR THE ESTABLISHMENT OF A BRUSH PARK HISTORIC DISTRICT, RECORDED FEBRUARY 8, 1990 IN LIBER 20782, PAGE 634; AFFIDAVIT OF HISTORIC DESIGNATION RESTRICTIONS, RECORDED SEPTEMBER 23, 1981 IN LIBER 21244, PAGE 694. (EFFECTS PARCELS A AND B) [NO EASEMENT DESCRIBED WITHIN DOCUMENTS]

9. SUBJECT TO CERTAIN RESERVATIONS IN FAVOR OF THE STATE OF MICHIGAN FOR MINERAL, COAL, OIL AND GAS AS DISCLOSED IN INSTRUMENT RECORDED IN LIBER 23276, PAGE 138. (EFFECTS PARCEL B, 10) [BLANKET RESERVATION OVER THE WEST 33 FEET OF LOT 8 AND THE EAST 17 FEET OF LOT 9 OF SUBDIVISION OF PART OF PARK LOTS 16 AND 17, AS RECORDED IN LIBER 8, OF BRUSH'S SUBDIVISION OF PART OF PARK LOTS 14, 15, 16 AND 17, AS RECORDED IN LIBER 8, PAGE 33, WAYNE COUNTY RECORDS]

10. ORDINANCE AS TO MODIFIED DEVELOPMENT PLAN (SECOND MODIFICATION) BRUSH PARK REHABILITATION PROJECT, RECORDED APRIL 2, 1997 IN LIBER 29551, PAGE 1900. (EFFECTS PARCELS A AND B) [NO EASEMENT DESCRIBED WITHIN DOCUMENT]

11. RESOLUTION AS TO MODIFIED DEVELOPMENT PLAN (THIRD MODIFICATION) BRUSH PARK REHABILITATION PROJECT, RECORDED APRIL 28, 2004 IN LIBER 40535, PAGE 209. (EFFECTS PARCELS A AND B) [NO EASEMENT DESCRIBED WITHIN DOCUMENT]

12. DECLARATION OF EASEMENT IN FAVOR OF 3100 WOODWARD LLC, A MICHIGAN LIMITED LIABILITY COMPANY, RECORDED DECEMBER 18, 2006 IN LIBER 45720, PAGE 296. (EFFECTS PARCEL A, 2) [PLOTTED HEREON]
13. DECLARATION OF EASEMENT IN FAVOR OF 3100 WOODWARD LLC, A MICHIGAN LIMITED LIABILITY COMPANY, RECORDED MARCH 29, 2007 IN LIBER 46122, PAGE 1049. (EFFECTS PARCELS A, 2 AND A, 3) [PLOTTED HEREON]

16. NOTICE OF COMMENCEMENT, DATED JUNE 23, 2015 AND RECORDED JUNE 25, 2015 IN LIBER 52312, PAGE 959, FIRST AMENDMENT TO NOTICE OF COMMENCEMENT, RECORDED JULY 24, 2015 IN LIBER 52362, PAGE 50. [NO EASEMENT DESCRIBED WITHIN DOCUMENT] 23. AT&T EASEMENT GRANTED TO MICHIGAN BELL TELEPHONE COMPANY, DATED AUGUST 28, 2015 AND RECORDED SEPTEMBER 22, 2015 IN LIBER 52479, PAGE 1350. [PLOTTED HEREON] . DETROIT EDISON UNDERGROUND EASEMENT (RIGHT OF WAY) NO. CH25954012REF25954038SEPB FAVOR OF THE DETROIT EDISON COMPANY, A MICHIGAN CORPORATION, RECORDED JANUARY 29, 108 IN LIBER 46958, PAGE 1347. (EFFECTS PARCELS A, 2 AND A, 3) [PLOTTED HEREON]

TITLE REPORT NOTES PER TITLE COMMITMENT NO. 60879508
REFERENCE TITLE SOURCE, INC. (AGENT FOR: FIRST AMERICAN TITLE COMMITMENT NUMBER: 60879508, EFFECTIVE DATE: JULY 27, 2015.

SCHEDULE B-II (EXCEPTIONS):

7. RESOLUTION RECORDED AUGUST 30, 1951 IN LIBER 11065, PAGE 375 AND RESOLUTION RECORDED JUNE 29, 2015 IN LIBER 52318, PAGE 1321, AS MODIFIED BY UNRECORDED RESOLUTION DATED APRIL 20, 2015 RE PETITION NO. 451. (EFFECTS PARCEL A, 11) [PLOTTED HEREON] EXCEPTIONS: 1, 2, 3, 4, 5, 6, 16 AND 17 REFER TO THE OWNERSHIP ARE NOT PLOTTABLE. THE PROPERTY AND/OR

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TITLE REPORT NOTES -PER TITLE COMMITMENT NO. 60879528

REFERENCE TITLE SOURCE, INC. (AGENT FOR: FIRST AMERICAN TITLE COMMITMENT NUMBER: 60879528, EFFECTIVE DATE: JULY 27, 2015. SCHEDULE B-II (EXCEPTIONS):

8. ORDINANCE TO PROVIDE FOR THE ESTABLISHMENT OF A BRUSH PARK HISTORIC DISTRICT, RECORDED FEBRUARY 8, 1990 IN LIBER 20782, PAGE 634; AFFIDAVIT OF HISTORIC DESIGNATION RESTRICTIONS, RECORDED SEPTEMBER 23, 1981 IN LIBER 21244, PAGE 694. (EFFECTS PARCELS A AND B) [NO EASEMENT DESCRIBED WITHIN DOCUMENTS]

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THE STATE OF

JSH SUBDIVI , ADELAIDE , PAGE 121 VISION OF PART E AND ALFRED OF DEEDS,

LOTS 8 AND 7, EXCEPT WOODWARD AVENUE, AS WIDENED, PLAT OF BRU OF PARK LOTS 14, 15, 16 AND 17, CITY OF DETROIT, MADE BY EDMOND, BRUSH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 45, WAYNE COUNTY RECORDS. WARD 1, ITEM 4179.

A/K/A 3132 WOODWARD

LOT 9, EXCEPT THAT PART TAKEN FOR WIDENING OF WOODWARD AVENUE, PLAT OF SUBDIVISION OF PART OF PARK LOTS NO. 14, 15, 16, 17, CITY OF DETROIT, MADE ADELAIDE AND ALFRED BRUSH, ACCORDING TO THE PLAT THEREOF AS RECORDED PAGE 121 OF DEEDS, WAYNE COUNTY RECORDS.

WARD 1, ITEM 004180.

A/K/A 3152 WOODWARD.

ALL OF LOT 2, ALSO 1/2 VACATED ADJACENT EAST—WEST PUBLIC ALLEY LYING NORTHERLY OF AND ADJOINING THE NORTHERLY LINE THEREOF, SUBDIVISION OF PART OF PARK LOTS 16 AND 17 AND THE EAST HALF OF LOT 5 OF BRUSH'S SUBDIVISION OF PART OF PARK LOTS 14, 15, 16 AND 17, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 8 OF PLATS, PAGE 33, WAYNE COUNTY RECORDS. WARD 1, ITEM 00755 (COVERS MORE LAND, INCLUDES EAST 1' OF LOT 1).

OT 3, ALSO 1/2 VACATED ADJACENT EAST-WEST PUBLIC ALLEY LYING NORTHERLY OF AND ADJOINING THE NORTHERLY LINE THEREOF, SUBDIVISION OF PART OF PARK LOTS 16 AND 17 AND THE EAST HALF OF LOT 5 OF BRUSH'S SUBDIVISION OF PART OF PARK LOTS 14, 15, 16 AND 17, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 8 OF PLATS, PAGE 33, WAYNE COUNTY RECORDS. WARD 1, ITEM 00756.

LOTS 10, 11 AND THE WEST 30 FEET OF LOT 9 AND VACATED 16 FOOT NORTH AND SOUTH ALLEY ADJOINING LOT 11 AND 1/2 VACATED ADJACENT EAST—WEST PUBLIC ALLEY LYING SOUTHERLY OF AND ADJOINING THE SOUTHERLY LINE THEREOF, SUBDIVISION OF PART OF PARK LOTS 16 AND 17 AND THE EAST HALF OF LOT 5, BRUSH'S SUBDIVISION OF PART OF PARK LOTS 14, 15, 16 AND 17, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 8, PAGE 33 OF PLATS, WAYNE COUNTY RECORDS.

WARD 1, ITEM 00793.

\/K/A 68 ERSKINE ST. AND 84 ERSKINE ST.

LOT 4, ALSO 1/2 VACATED ADJACENT EAST-WEST PUBLIC ALLEY LYING NORTHERLY OF AND ADJOINING THE NORTHERLY LINE THEREOF, SUBDIVISION OF PART OF PARK LOTS 16 AND 17 AND THE EAST HALF OF LOT 5 OF BRUSH'S SUBDIVISION OF PART OF PARK LOTS 14, 15, 16 AND 17 RECORDED IN LIBER 45, PAGE 121 OF DEEDS, WAYNE COUNTY RECORDS, LIBER 8, PAGE 33 OF PLATS, WAYNE COUNTY RECORDS. WARD 1, ITEM 00757.

/K/A 87 WATSON ST.

WEST 16 FEET OF LOT 7, EAST 14 FEET OF PUBLIC ALLEY LYING SOUTHERLY OF AND OF PART OF PARK LOTS 16 AND 17 AND PART OF PARK LOTS 14, 15, 16 AND 17 RECORDS.

WARD 1, ITEM 00791. OF LOT 8, ALSO 1/2 VACATED ADJACENT EAST—WEST ADJOINING THE SOUTHERLY LINE THEREOF, SUBDIVISION OF THE EAST HALF OF LOT 5 OF BRUSH'S SUBDIVISION OF LIBER 8, PAGE 33 OF PLATS, WAYNE COUNTY

PARCEL B, 10: A/K/A 102 ERSKINE ST.

WEST 33 FEET OF LOT 8, EAST 17 FEET OF LOT 9, ALSO 1/2 VACATED ADJACENT EAST—WEST PUBLIC ALLEY LYING SOUTHERLY OF AND ADJOINING THE SOUTHERLY LINE THEREOF, SUBDIVISION OF PART OF PARK LOTS 16 AND 17 AND THE EAST HALF OF LOT 5 OF BRUSH'S SUBDIVISION OF PART OF PARK LOTS 14, 15, 16 AND 17 OF LIBER 8, PAGE 33 OF PLATS, WAYNE COUNTY RECORDS. WARD 1, ITEM 00792.

A/K/A 92 ERSKINE ST.

(B.10): LAND SITUATED IN THE CITY OF DETROIT, COUNTY OF WAYNE, IN THE STATE OF MICHIGAN: LOTS 7, 8, AND 9, EXCEPT THAT PART TAKEN FOR WOODWARD AVENUE, AS WIDENED, PLAT OF BRUSH SUBDIVISION OF PART OF PARK LOTS 14, 15, 16 AND 17, CITY OF DETROIT, MADE BY EDMOND, ADELAIDE AND ALFRED BRUSH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 45, PAGE 121 OF DEEDS, WAYNE COUNTY RECORDS, ALSO LOTS 2, 3, 4, 8, 9, 10, 11 AND THE WEST 16 FEET WIDE) AND THE EAST AND WEST PUBLIC ALLEY (18 FEET WIDE) AND ALFRED BRUSH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 8, PAGE 33 OF PARK LOTS 14, 15, 16 AND 17, ACCORDING TO THE PLAT THEREOF SUBDIVISION OF PART OF PARK LOTS 14, 15, 16 AND 17, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 8, PAGE 33 OF PLATS, WAYNE COUNTY RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 4, ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WATSON STREET (48 FEET WIDE); THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF WATSON STREET S.6017'00'W., 30.25 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 7; THENCE S.6017'00'W., 30.25 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 7; THENCE S.6017'00'W., 21.06 FEET; THENCE S.3012'33'E., 10.06 FEET; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID LOT 7; S.6017'00'W., 249.48 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID LOT 7; S.6017'00'W., 249.48 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID LOT 7; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 7; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID LOT 7; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID LOT 7; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID LOT 7 S.3012'33'E., 138.75 FEET; THENCE ALONG THE CENTERLINE OF THE WEST LINE OF SAID LOT 7 S.3012'33'E., 138.75 FEET; THENCE ALONG THE CENTERLINE OF SAID LOT 7 S.3012'33'E., 138.75 FEET; THENCE ALONG THE CENTERLINE OF SAID LOT 7 SAID LOT 7 S.3012'33'E., 138.75 FEET; THENCE ALONG THE CENTERLINE OF SAID LOT 7 SAID LOT 7 SAID LOT 7 SAID LOT 7 SAID LOT

CLIENT REFERENCE: 68, 84, 92 AND 102 ERSKINE AND 3152 WOODWARD, DETROIT, MI 48201 ST.; 67, 77 AND

REFERENCE TITLE SOURCE, INC. (AGENT FOR: FIRST AMERICAN TITLE INSURANCE COMMITMENT NUMBER: 60879508, EFFECTIVE DATE: JULY 27, 2015. REFERENCE TITLE SOURCE, INC. (AGENT FOR: FIRST AMERICAN TITLE INSURANCE COMMITMENT NUMBER: 60879528, EFFECTIVE DATE: JULY 27, 2015.

TIE: A SURVEYOR CANNOT MAKE A CERTIFICATION ON THE BASIS AN INTERPRETATION OR OPINION OF ANOTHER PARTY. A ZONING UDORSEMENT LETTER SHOULD BE OBTAINED FROM THE CITY OF ETROIT TO INSURE CONFORMITY AS WELL AS MAKE A FINAL ETERMINATION OF THE REQUIRED BUILDING SETBACK REQUIREMENTS.

FLOOD HAZARD NOTE

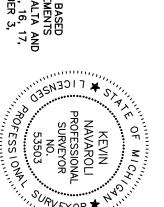
THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NO. 26163C0285E BEARING AN EFFECTIVE DATE OF FEBRUARY 2, 2012.

ALTA SURVEY NOTES

THERE IS NO EVIDENCE OF CURRENT EARTH MOVING BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

THERE IS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AND THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.

CERTIFICATE OF SURVEY



EXISTING SITE DATA

SITE AREA
PARCEL A,2: 24,900.78 SQ. FT. OR 0.5
PARCEL A,3: 12,446.07 SQ. FT. OR 0.2
PARCEL A,5: 16,653.08 SQ. FT. OR 0.3
PARCEL B,6: 8,226.54 SQ. FT. OR 0.19
PARCEL B,9: 4,162.25 SQ. FT. OR 0.10
PARCEL B,10: 6,937.24 SQ. FT. OR 0.10 24,900.78 SQ. FT. OR 0.57 ACRES 12,446.07 SQ. FT. OR 0.29 ACRES 16,653.08 SQ. FT. OR 0.38 ACRES 20,342.63 SQ. FT. OR 0.47 ACRES 8,326.54 SQ. FT. OR 0.19 ACRES 4,162.25 SQ. FT. OR 0.10 ACRES 6,937.24 SQ. FT. OR 0.16 ACRES

PARKING SPACES NO EXISTING STRIPED PARKING SPACES

NOWAK & FRAUS ENGINEERS 46777 Woodward Ave. Pontiac, MI 48342-5032 Tel. (248) 332-7931 Fax. (248) 332-8257

ENGINEERS

civil Engineers Land Surveyors

Land Planners

THERE IS NO EVIDENCE OF SITE USE AS A SOLID SUMP OR SANITARY LANDFILL. WASTE DUMP,

BOUNDARY NOTE

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED BY THE SOUTH LINE OF ERSKINE STREET (60' WIDE) AS SHOWN IN THE SUBDIVISION OF PART OF PARK LOTS 16 AND 17 AND THE EAST HALF OF LOT 5 OF BRUSH'S SUBDIVISION OF PART OF PARK LOTS 14, 15, 16 AND 17" RECORDED IN LIBER 8 OF PLATS, ON PAGE 33, WAYNE COUNTY RECORDS. (N.60'17'00"E.)

FRATERNAL CIVIC CENTER, A MICHIGAN NON-PROFIT CORPORATION (AS TO FACTY OF DETROIT, A MUNICIPAL CORPORATION (AS TO PARCEL B)
WOODWARD AND ERSKINE LLC, A DELAWARE LIMITED LIABILITY COMPANY
TWG INDUSTRIES LLC, A MICHIGAN LIMITED LIABILITY COMPANY
TITLE SOURCE, INC.
FIRST AMERICAN TITLE INSURANCE COMPANY
FIFTH THIRD BANK, AN OHIO BANKING CORPORATION
FIFTH THIRD BANK, AN OHIO BANKING CORPORATION
DETROIT NEIGHBORHOODS FUND, LLC, A DELAWARE LIMITED LIABILITY COMPANDETONI INVESTMENT FUND, L.P., A DELAWARE LIMITED LIABILITY COMPANY
CHASE INVEST DETROIT FUND, LLC, A MICHIGAN LIMITED LIABILITY COMPANY

ح

"Erskine Block"
Mixed Use Development
Brush Park Rehabilitation
Project - Detroit, MI

Broder & Sachse

Real Estate Services 260 E. Brown St., Suite 280 Birmingham, MI 48009 Contact: Mario Fernandez 248.647.4100 - Phone 248.647.4180 - Fax

Woodward Ave. / John R. St. / Erskine St. / Watson St. Detroit, MI

ALTA/ACSM Land Title Survey

Know what's below Call before you dig.

12-22-14 REVISED PER UPDATED TITLE #1
12-29-14 REVISED PER UPDATED TITLE #2 2-15-14 SURVEY ISSUED -14 REVISED PER CLIENT

06—22—15 REVISED PER UPDATED TITLE 06—25—15 REVISED CERTIFICATION 05–29–15 REWSED PER UPDATED TITLE #5

DATE: APPROVED BY:
K. Navaroli DESIGNED BY: M. Carnaghi

SCALE: 30'

December 15,

NFE JOB NO. **E326-04** 2 of 2