

City of Detroit Inter-Departmental Communication

TO:

Richard Doherty, City Engineer

City Engineering/Department of Public Works

FROM:

Debra Singleton, Engineer

Detroit Water and Sewerage Department

DATE:

July 10, 2018

RE:

Petition No. 116-revised

Requested Encroachment Into Erskine At 3150 Woodward (With Outdoor Planters) In The Area Bound By Erskine, John R., Watson, And Woodward

We have reviewed the above Petition received by this office. Our records indicate there are water mains in the area of encroachment. With regard to DWSD's interests, our comments are as follows:

 DWSD has no objections to the requested encroachments provided that the attached Provisions for Encroachment are strictly followed.

If you have any questions, please call me at (313) 267-8309 or Mohammed Fa Siddique at (313)-964-9245.

Sincerely,

Debrá Singleton

Engineer Permits

DS/MS/gl

Attachments

CC: Mohamad Farhat, CSF

"REVISED"

City of Detroit

City Engineering Division, Department of Public Works Survey Bureau

NOTICE OF PROPOSED CHANGE IN PROPERTY

			Date: _	04	4/04/20	18
			Petition):	x116	
	AT&T Telecommunication					
	Comcast Television (CATV)		Berm Us	se		
	Detroit Edison (DTE)					
	Fire Department		Convers	sion	to Easeme	ent
	Great Lakes Water Authority					
	Land Bank Authority		Dedicati	on		
	Michcon (DTE)					
	Planning & Development Department	X	Encroad	hm	ent	
	Public Lighting Authority					
	Public Lighting Department		Outright	Va	cation	
	Police Department					
	Solid Waste Division, DPW		Tempor	ary	Closing	
	Street Design Bureau, DPW					
	Street Maintenance Division, DPW					
	Traffic Engineering Division, DPW					
	Water and Sewerage Department					
indi the	cated. Kindly report (using the back of this sheet) the nature of y proposed change and the estimated costs of removing and rerou	our	r services	, if a	any affecte	
) We	eeks of th	ie s	ubmittal da	te.
Roi	n Brundidge, Director, Department of Public Works					
Ву:	Comcast Television (CATV) Detroit Edison (DTE) Fire Department Great Lakes Water Authority Land Bank Authority Michcon (DTE) Planning & Development Department Public Lighting Authority Public Lighting Department Police Department Solid Waste Division, DPW Street Design Bureau, DPW Traffic Engineering Division, DPW					

	Survey Bureau: 313-224-3970
	roposed change in property (referred to on the other side of this sheet) would affect our es as follows:
	Not Involved
	Involved; but asking you to hold action on this petition until further notice.
	Involved; but no objections to the property change.
	Involved; objection to the property change.
	Involved; but no objections to the property changeprovided as easement of the full width of the public right-of-way (street, alley or other public place) is reserved.
	Involved; the nature of our services and the estimated costs of removing and/or rerouting such services are:
(Utility	or City Department)
Ву	
Title	
Date	
Area o	code – Telephone number

TO: City Engineering Division, DPW 2 Woodward Ave., Suite 642

Detroit, Michigan 48226-3462

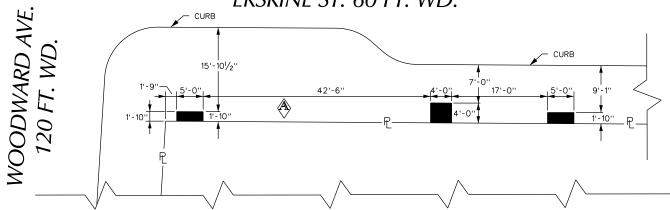
Petition: X116

PETITION NO. 116 RONALDROMAN 275 E. FRANK ST. BIRMINGHAM, MICHIGAN 48009 C/O DARRELL J. DINGES PHONE NO. 248 723-5790

"REVISED"



ERSKINE ST. 60 FT. WD.



ERSKINE ST. 60 FT. WD.

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WATSON ST. 48 FT. WD.



- REQUEST ENCROACHMENT (With Outdoor Planters)

(FOR OFFICE USE ONLY)

CARTO 29 A

JHN R. ST. 60 FT. WD

В					
A	REMOVE PLANTER FROM THE PETITION	WLW	KSM	KSM	4/4/18
	DESCRIPTION	DRWN	CHKD	APPD	DATE
	REVIS	SIONS			
DR.	AWN BY WLW	CHECI	KED	KSN	1
DA	03-29-18	APPRO	OVED		

REQUEST ENCROACHMENT INTO ERSKINE AT 3150 WOODWARD AVE. (With Outdoor Planters) CITY OF DETROIT
CITY ENGINEERING DEPARTMENT
SURVEY BUREAU

JOB NO. 01-01
DRWG. NO. X 116

PROVISIONS FOR ENCROACHMENT For Petition 116

Detroit Water and Sewerage (DWSD) agree to the proposed encroachment subject to the fulfilling of the following provisions:

- 1. By approval of this petition the (DWSD) does not waive any of its rights to its facilities located in the right of way, and at all time, DWSD, its agents or employees, shall have the right to enter upon the right of way to maintain, repair, alter, service, inspect, or install its facilities. All costs incident to the damaging, dismantling, demolishing, removal and replacement of structures or other improvements herein permitted and incurred in gaining access to DWSD's facilities for maintenance, repairing, alteration, servicing or inspection caused by the encroachment shall be borne by the petitioner. All costs associated with gaining access to DWSD's facilities, which could normally be expected had the petitioner not encroached into the right of way shall be borne by DWSD.
- 2. DWSD requires a vertical clearance of 18 feet above grade for maintenance excess and repair.
- 3. All construction performed under this petition shall not be commenced until after five (5) days written notice to DWSD. Seventy-two (72) hours notice shall also be provided in accordance with P.A. 53 1974, as amended, utilizing the MISS DIG one call system.
- 4. Construction under this petition is subject to inspection and approval by DWSD forces. The cost of such inspection shall, at the discretion of DWSD, be borne by the petitioner.
- 5. If DWSD facilities located within the right of way shall break or be damaged as the result of any action on the part of the petitioner, then in such event the petitioner agrees to be liable for all costs incident to the repair, replacement or relocation of such broken or damaged DWSD facilities.
- The petitioner shall hold DWSD harmless for any damage to the encroaching device constructed or installed under this petition, which may be caused by the failure of DWSD's facilities.

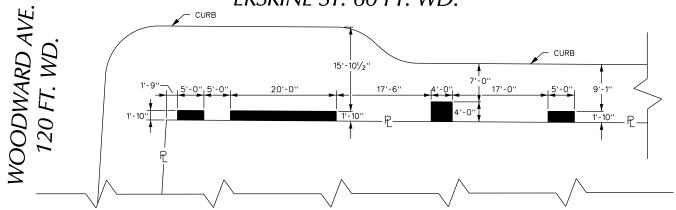
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JODWARD AVE. 120 FT. WD.

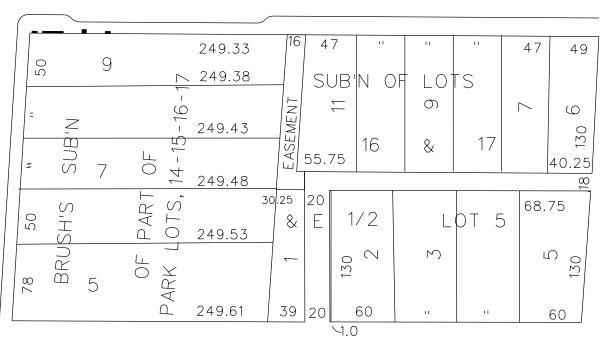
PETITION NO. 116 RONALDROMAN 275 E. FRANK ST. BIRMINGHAM, MICHIGAN 48009 C/O DARRELL J. DINGES PHONE NO. 248 723-5790



ERSKINE ST. 60 FT. WD.



ERSKINE ST. 60 FT. WD.



WATSON ST. 48 FT. WD.



- REQUEST ENCROACHMENT (With Outdoor Planters)

(FOR OFFICE USE ONLY)

CARTO 29 A

JHN R. ST. 60 FT. WD

В						
A						
	DESCRI	PTION	DRWN	CHKD	APPD	DATE
		REVI	SIONS			
DR.	AWN BY	WLW	CHECI	KED	KSN	1
DA		29-18	APPR	OVED		

REQUEST ENCROACHMENT INTO ERSKINE AT 3150 WOODWARD AVE. (With Outdoor Planters) CITY OF DETROIT
CITY ENGINEERING DEPARTMENT
SURVEY BUREAU

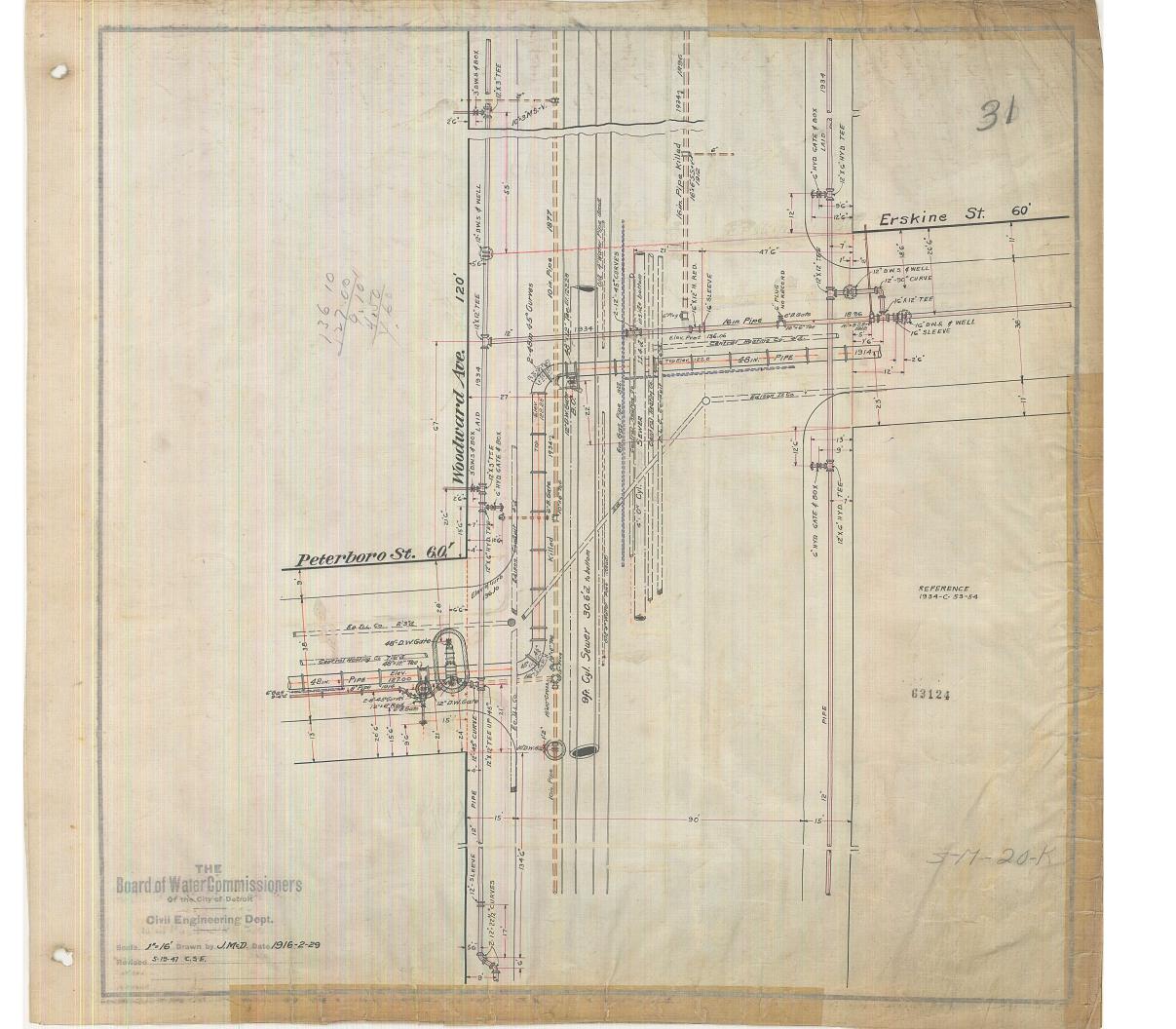
JOB NO. 01-01

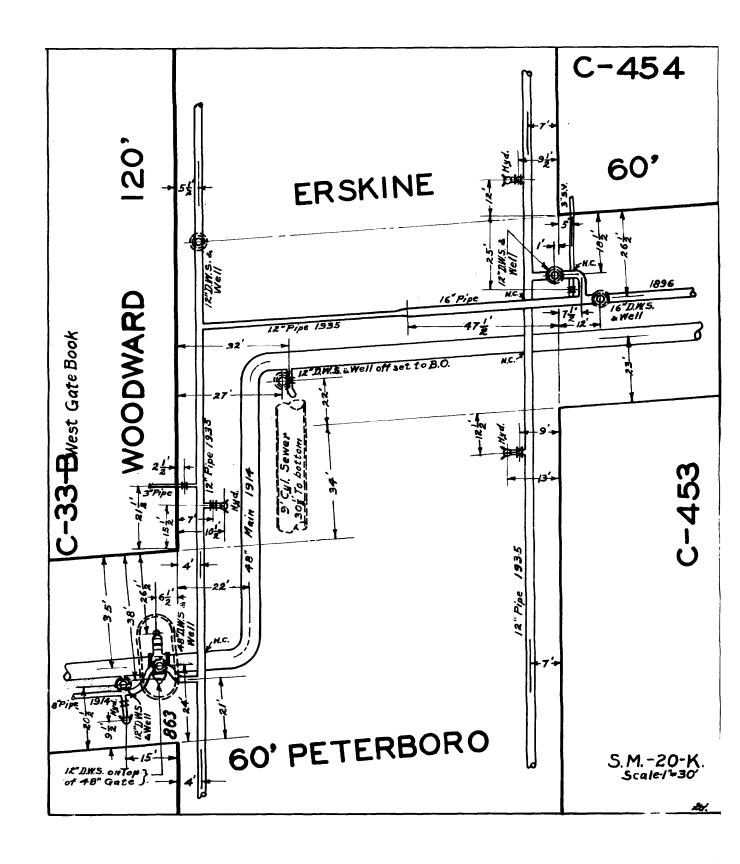
X 116

DRWG. NO.



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R / O N A N D R O M A N

March 2, 2018

Application for Encroachment into Right of Way

City of Detroit The Honorable City Council Attn: Office of the City Clerk 200 Coleman A. Young Municipal Center Detroit, MI 48201

Applicant: Darrell J. Dinges, Ron and Roman, Architects, et al.

Architect as representative for Brush Park Kitchen and Bar

(Submitted for Building Permit as "The Erskine")

Project Location:

3150 Woodward Avenue

Detroit, MI 48201

The Honorable City Council:

Brush Park Kitchen and Bar is a new restaurant proposed for the Scott Building, currently in review for a building permit, owned by Michael Abrams and Brian Adelman. When complete, it will be a 3,150 square foot casual restaurant and bar, designed to be the corner café and bar for the neighborhood. Along the Erskine façade is a continuous sloped canopy that covers three areas: At the corner (west) is the heated 550 square foot four-season outdoor café with a painted steel railing, a glazed wood airlock entry vestibule and east of the airlock is another covered café for warm weather pre-function private parties of approximately 330 square feet. Along the Woodward façade are folded fabric canopies at each bay of windows and a painted continuous raised planter that both screens the hustle and bustle of the street and establishes a recognizable identity for the restaurant on the street. At the north end of this façade is the second exit from the restaurant and a small area to step outside the restaurant that is also sheltered by the canopy and planters. These elements along Woodward are all on private property. The proposed planters along Erskine are all on public property.

We request the encroachment into the right of way along Erskine Street for:

- 1. The two planters that extend into that right of way by approximately 1'-8" which leaves approximately 9'-1" and 15'-10-1/2" clear to the curb. (Please see attached plan.)
- 2. And one (1) planter adjacent to the entrance to the restaurant that extend into the right of way approximately 4'-0" which leaves 6'-11-1/2" clear to the curb. (Please see attached plan.)

These planters are proposed to be in place and planted or filled with seasonal greenery year-round. They provide a planted buffer on both Woodward and frame the cafes on Erskine. This planted buffer is an important component of the cafes to both define the cafes as well as provide friendly greenery on an otherwise hardscaped sidewalk for both diners as well as passersby to enjoy.

Per enclosed revised drawings we have eliminated the planters at all locations which would interfere with your direction to provide a 6'-0" clear pedestrian path at all trees and light poles. Please note that the existing placement of the tree and pole in the right of way outside of our property line does not provide 6'-0" clear and is outside of our control.

Please feel free to contact me if any additional information is needed to process this request. We understand that this will need approval from the various departments within the city, and if a hearing before the city council is also required for approval we would request that if needed.

Thank you,

Darrell J Dinges

Attached:

A101 Site/Floor Plan

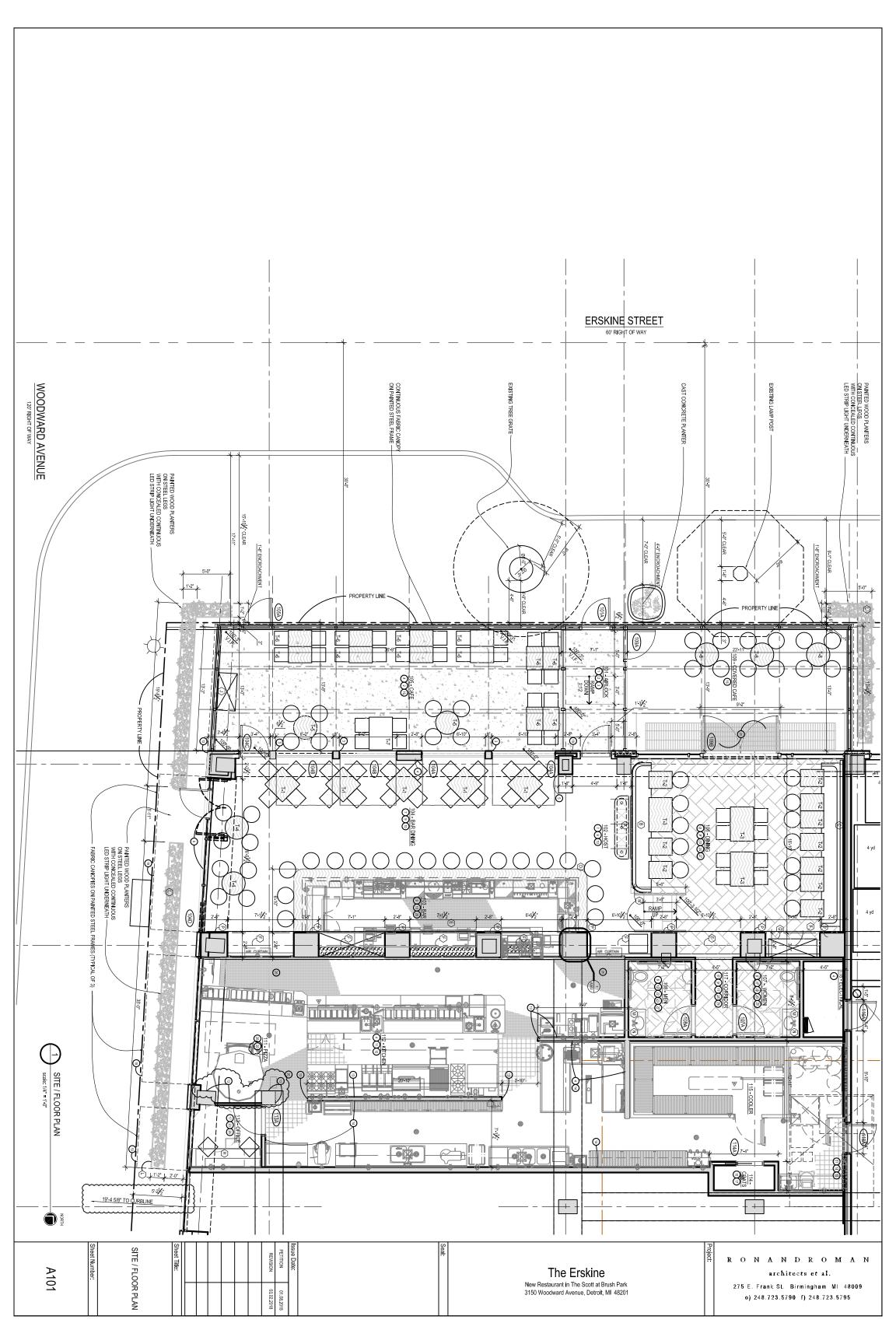
A102 Exterior Elevations

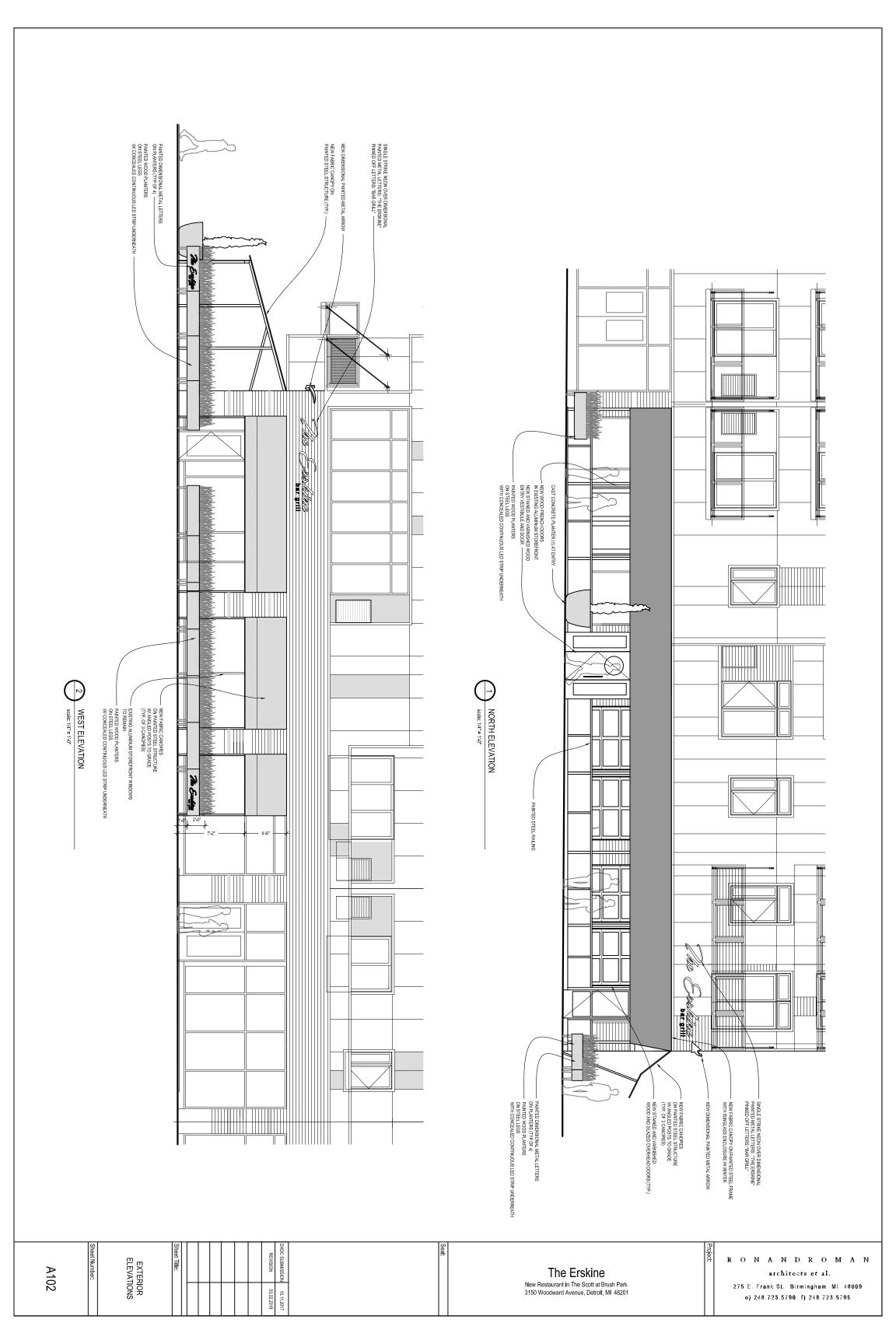
A103 Proposed Exterior Perspectives

A104 Proposed Exterior Materials

A105 Existing Building Photographs

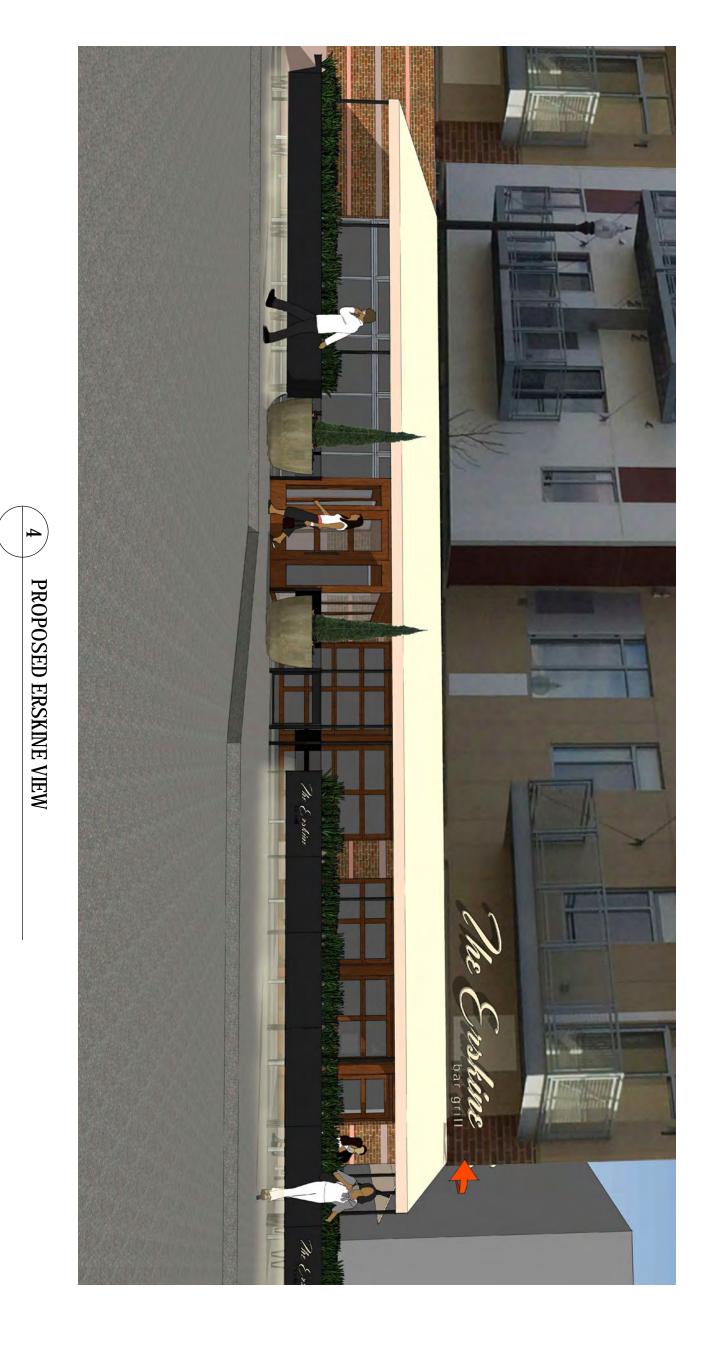
Sheets 1 and 2 - Land Title Survey





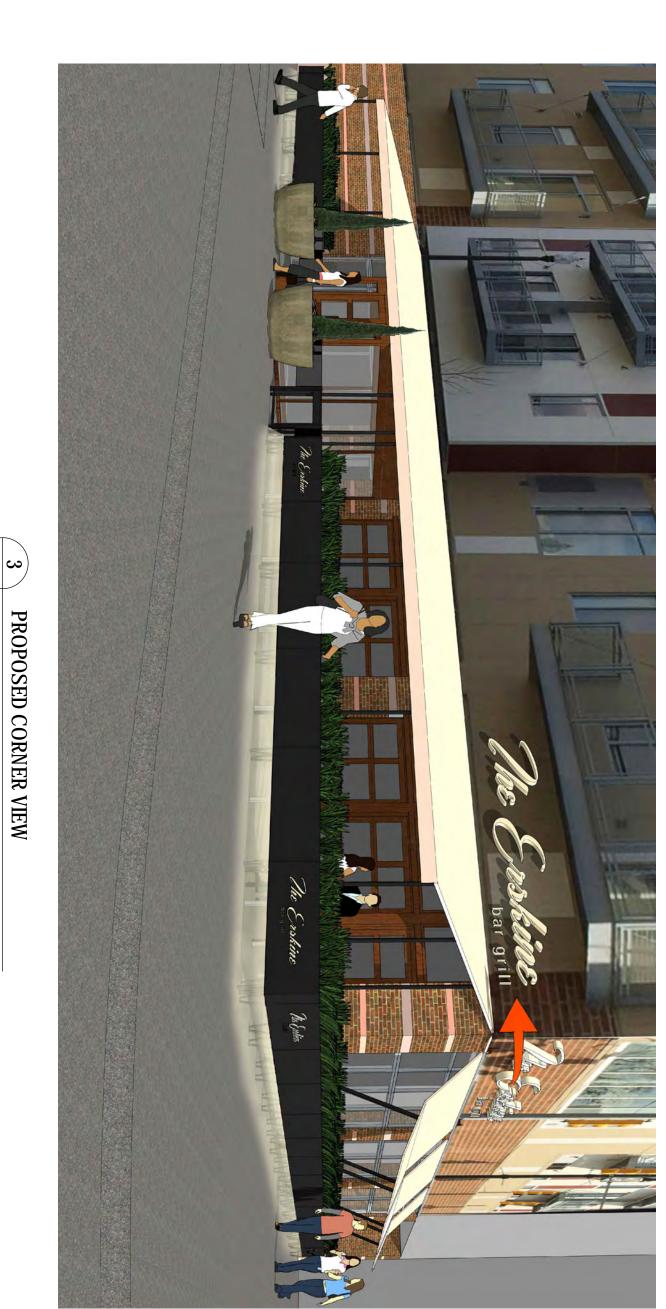








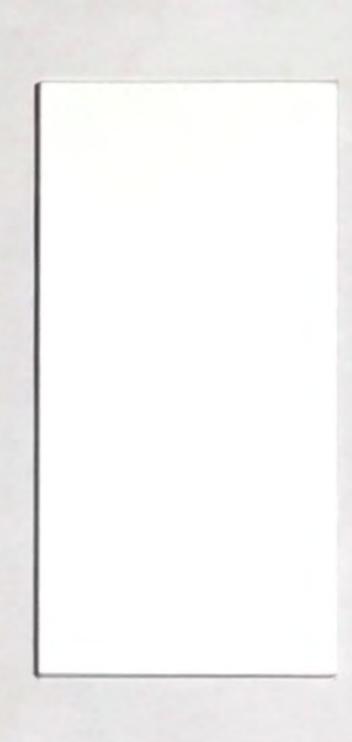
10.11.2017



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

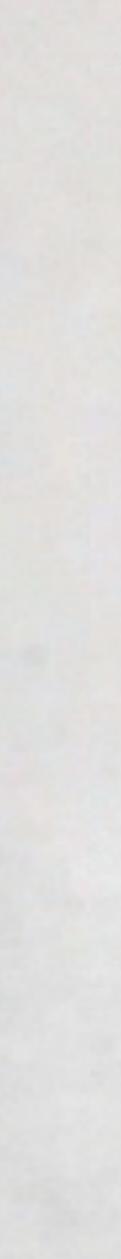


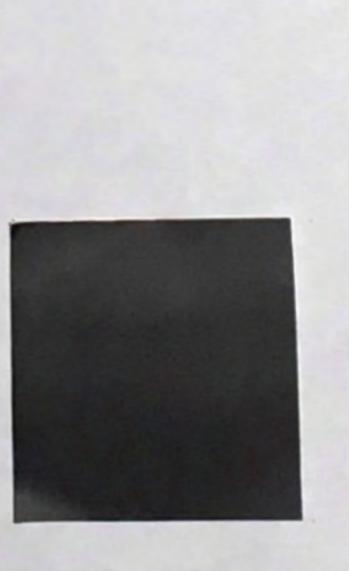
PLANTERS: CAST CONCRETE - CHARCOAL GRAY



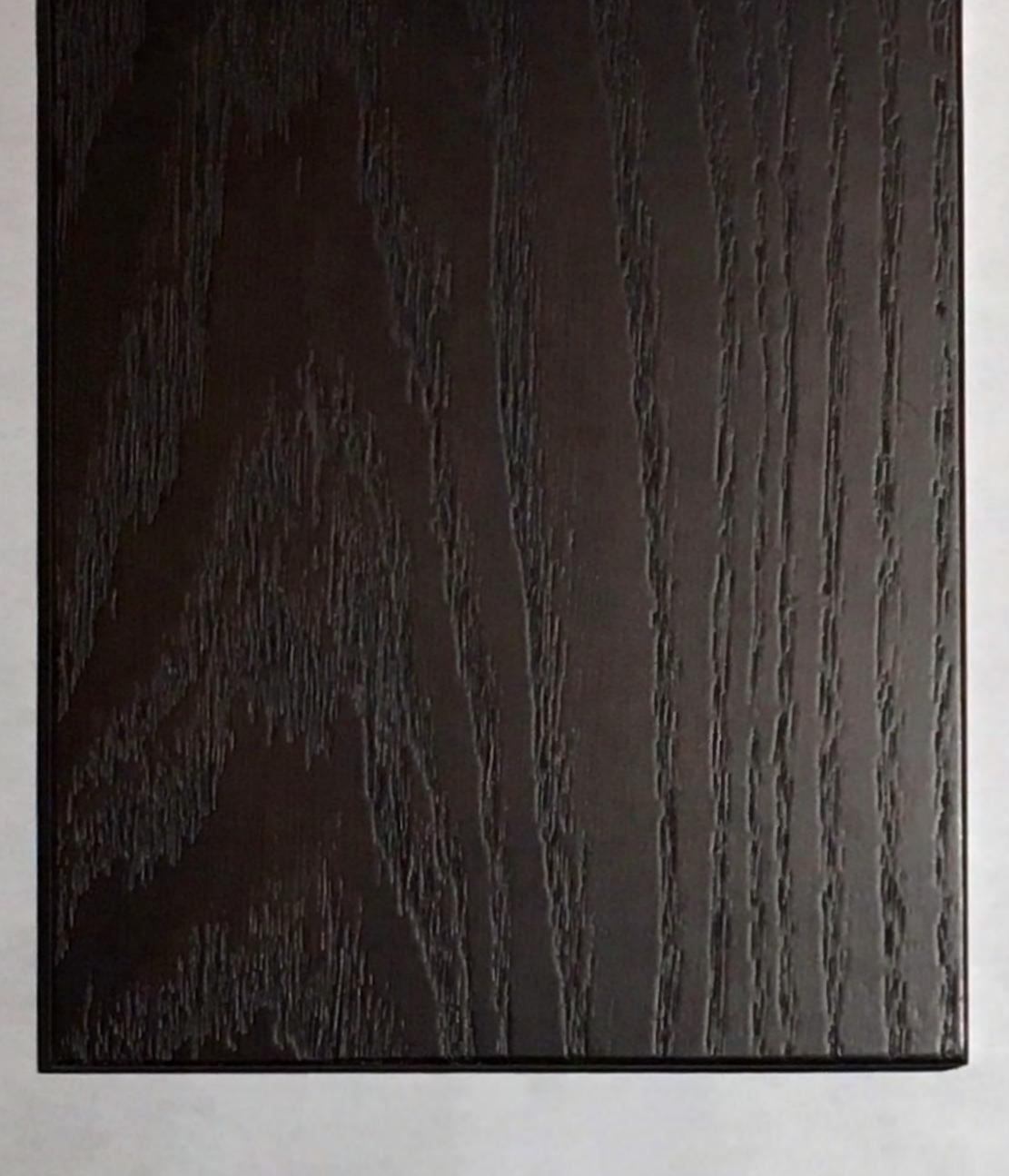


STOREFRONT FRAMING SYSTEM: CLEAR ANODIZED ALUMINUM TO MATCH EXISTING





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



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



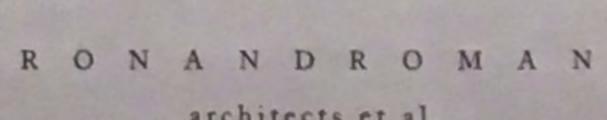
SIGNAGE:
PAINTED BENJAMIN MOORE "ANTIQUE YELLOW"



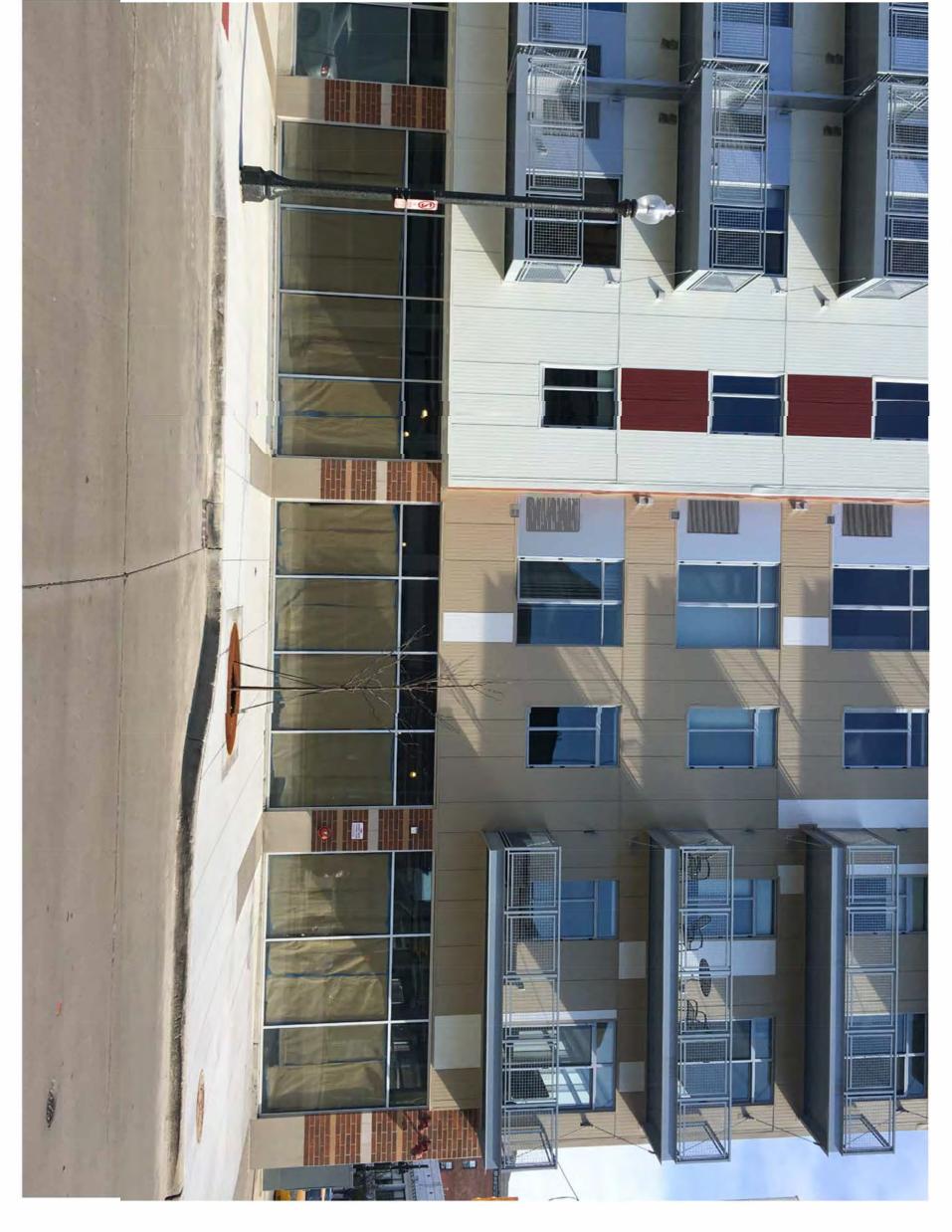
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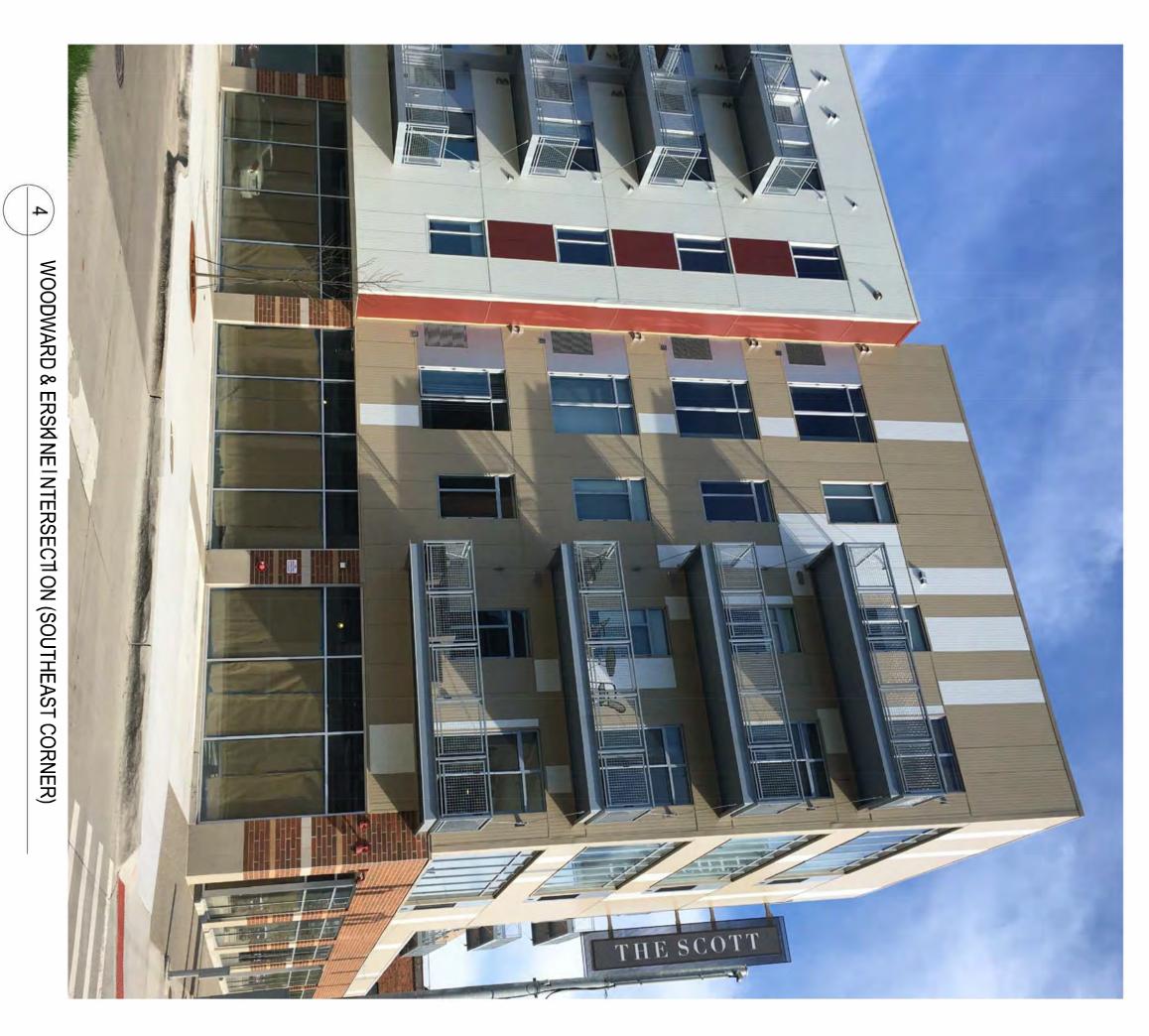


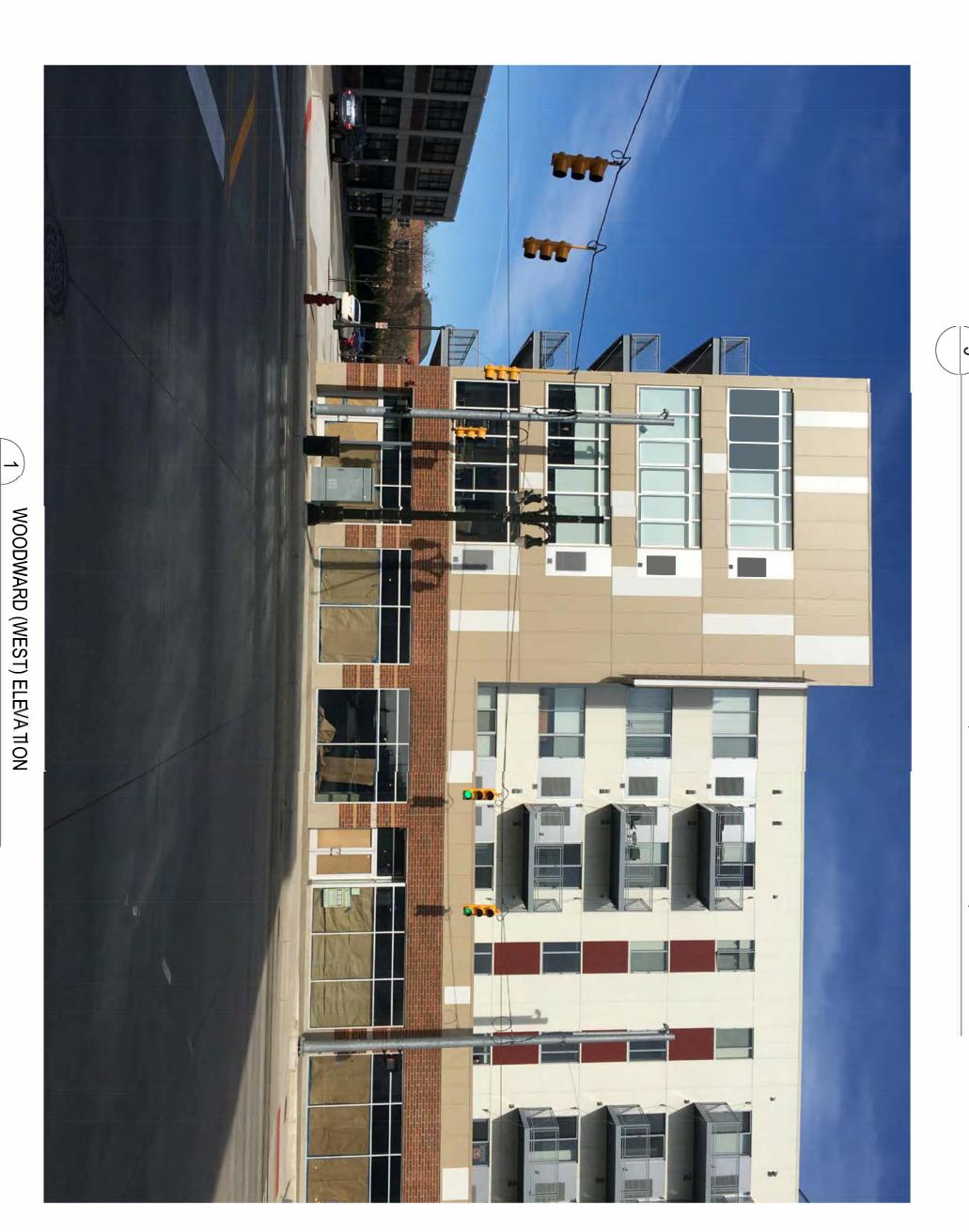


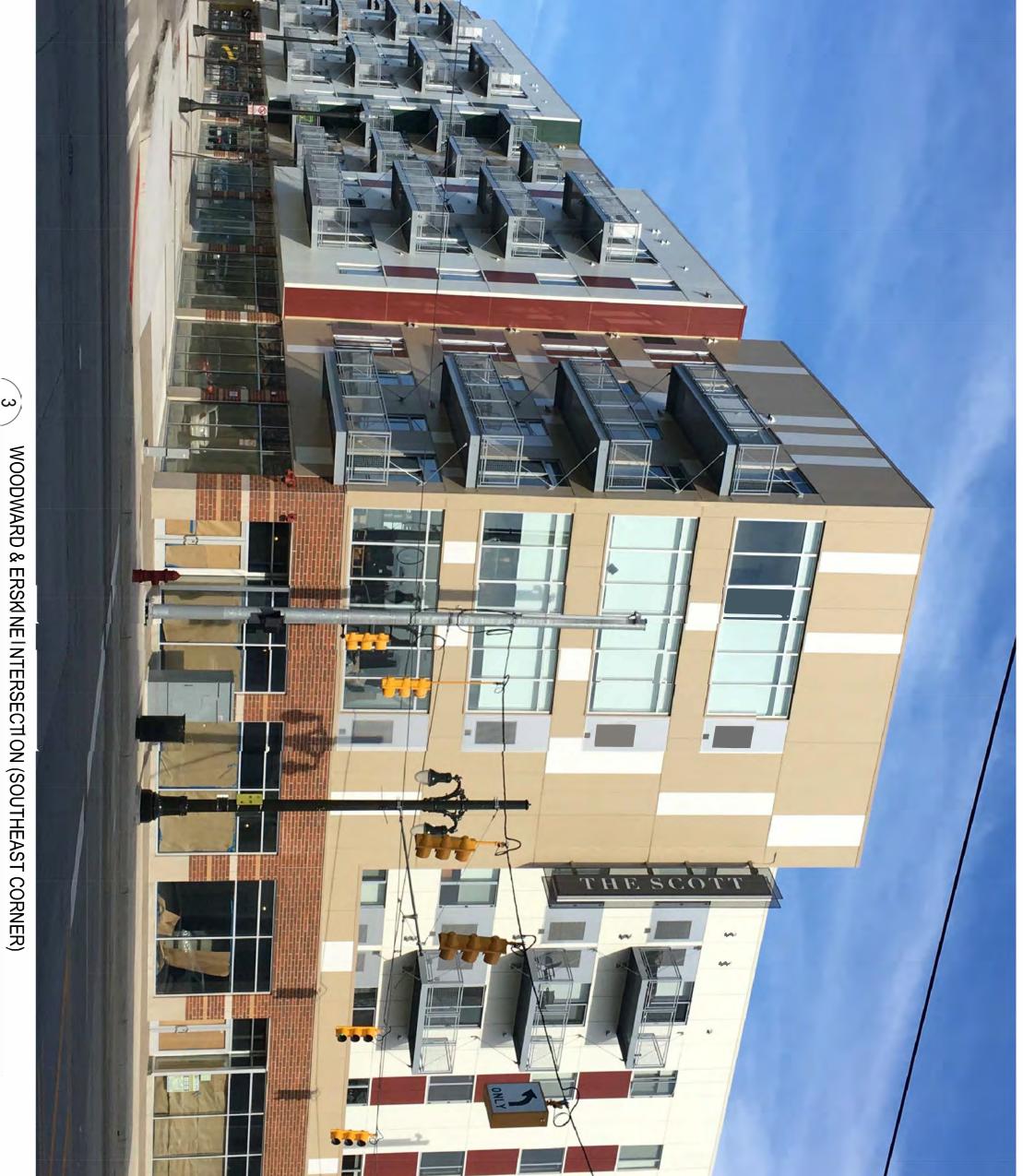


architects et al. 275 E. Frank St. Birmingham MI 48009 0) 248.723.5790 1) 248.723.5795



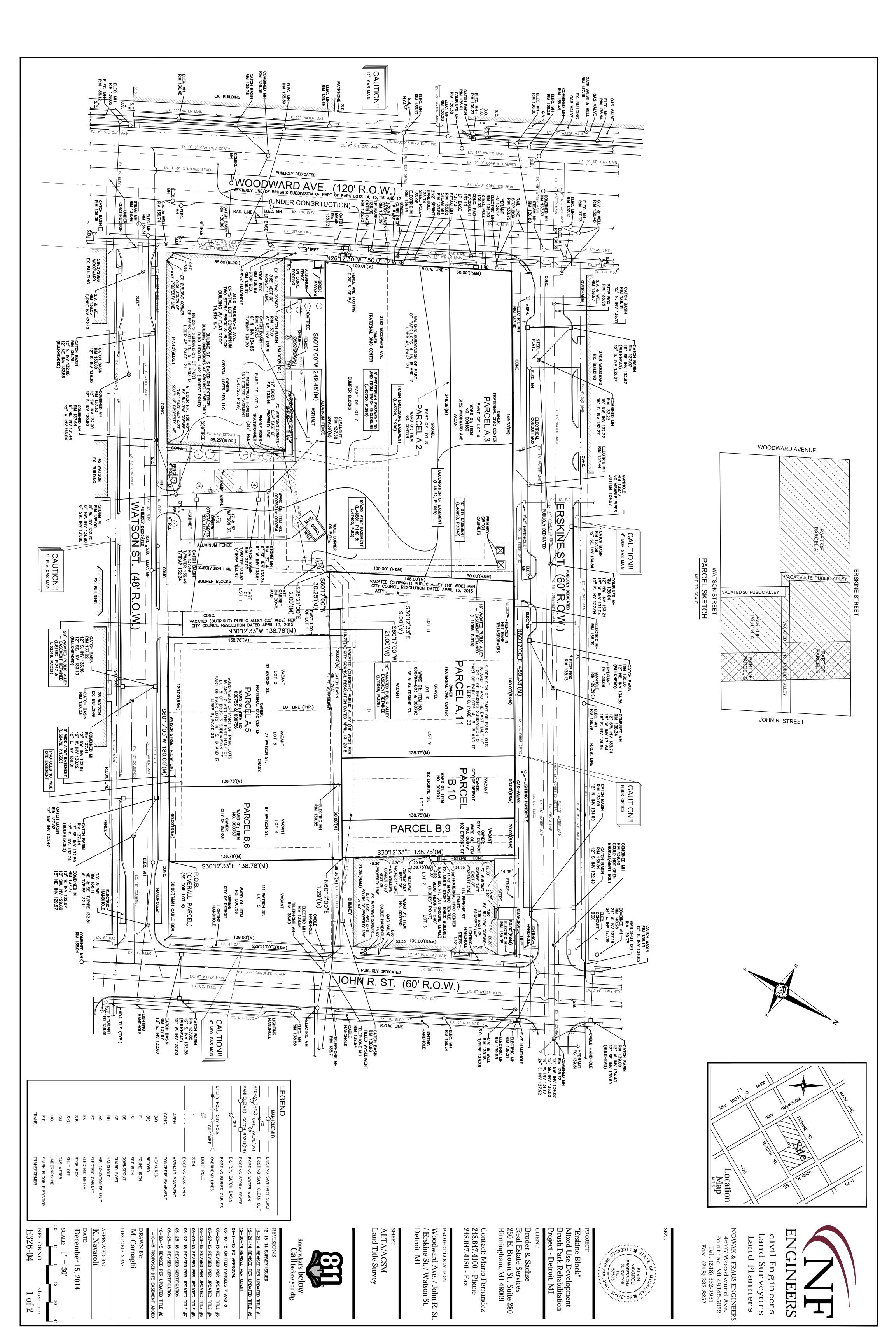






Restaurant
New Restaurant in The Scott at Brush Park
3150 Woodward Avenue, Detroit, MI 48201

Sheet Tite



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):

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, FAGE 33, WAYNE COUNTY RECORDS] 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.

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.

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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):

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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 AND THE EAST HALF OF LOT 5 OF BRUSH'S SUBDIVISION OF PART OF PARK LOTS 14, 15, 16 AND 17, AS RECORDED IN LIBER 8, PAGE 33, WAYNE COUNTY RECORDS] EXCEPTIONS: 1, 2, 3, 4, 5, 6, 16 AND 17 REFER TO THE OWNERSHIP ARE NOT PLOTTABLE. 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 PATED APRIL 20, 2015 RE PETITION NO. 451. (EFFECTS PARCEL A, 11) [PLOTTED HEREON]

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] 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] 3. DECLARATION OF EASEMENT IN FAVOR OF 3100 WOODWARD LLC, A MICHIGAN LIMITED LIABILITY OMPANY, RECORDED MARCH 29, 2007 IN LIBER 46122, PAGE 1049. (EFFECTS PARCELS A, 2 AND , 3) [PLOTTED HEREON]

15. 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] 18. 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]

THE STATE OF

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

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.

THE PROPERTY AND/OR

/K/A 87 WATSON ST. 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

WEST 16 FEET OF LOT 7, EAST 14 FEET (
PUBLIC ALLEY LYING SOUTHERLY OF AND
OF PART OF PARK LOTS 16 AND 17 AND
PART OF PARK LOTS 14, 15, 16 AND 17 AND
RECORDS. WARD 1, ITEM 00791. A/K/A 102 ERSKINE ST.

PARCEL B, 10: 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.

THERE IS NO EVIDENCE OF SITE USE AS A SOLID SUMP OR SANITARY LANDFILL. THERE IS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AND THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR. 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.)

CERTIFICATE OF SURVEY 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

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Real Estate Services 260 E. Brown St., Suite 280 Birmingham, MI 48009

Broder & Sachse

Contact: Mario Fernandez 248.647.4100 - Phone 248.647.4180 - Fax

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

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

OF MICH

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

ALTA SURVEY NOTES

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

BASED MENTS ALTA AND , 16, 17,)ER 3,

2-15-14 SURVEY ISSUED Know what's below Call before you dig.

ALTA/ACSM Land Title Survey

12-22-14 REVISED PER UPDATED TITLE #1
12-29-14 REVISED PER UPDATED TITLE #2

05–29–15 REWSED PER UPDATED TITLE #5 -14 REVISED PER CLIENT

06—22—15 REVISED PER UPDATED TITLE 06—25—15 REVISED CERTIFICATION

DATE: APPROVED BY:
K. Navaroli DESIGNED BY: December 15,

M. Carnaghi

SCALE:

30'

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