



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: March 22, 2018

RE: Petition No. 140-Revised
Request to Convert to Easement Venice, Athens, Montclair, And The Alley West
of Montclair, South of Harper In The Area Bound By French, Devine, Conner,
And Edsel Ford Freeway(I-94)

The above petition received by this office has been reviewed. With regard to DWSD's interests, our comments are as follows

- Our records indicate that there are water mains and sewers in the requested conversion to easements. DWSD has no objections to the conversions to easements provided that the attached provisions for conversion to easement are followed.

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

Sincerely,

Debra Singleton
Engineer
Permits Section

DS/MS/gi
Attachments

CC: Mohamad Farhat, CSF

Michael Duggan, Mayor

"REVISED"

City of Detroit
**City Engineering Division, Department of Public Works
Survey Bureau**

NOTICE OF PROPOSED CHANGE IN PROPERTY

Date: 03/20/2018

Petition: x140

- | | |
|--|--|
| <input type="checkbox"/> AT&T Telecommunication | <input type="checkbox"/> Berm Use |
| <input type="checkbox"/> Comcast Television (CATV) | <input checked="" type="checkbox"/> Conversion to Easement |
| <input type="checkbox"/> Detroit Edison (DTE) | <input type="checkbox"/> Dedication |
| <input type="checkbox"/> Fire Department | <input type="checkbox"/> Encroachment |
| <input type="checkbox"/> Great Lakes Water Authority | <input type="checkbox"/> Outright Vacation |
| <input type="checkbox"/> Land Bank Authority | <input type="checkbox"/> Temporary Closing |
| <input type="checkbox"/> Michcon (DTE) | |
| <input type="checkbox"/> Planning & Development Department | |
| <input type="checkbox"/> Public Lighting Authority | |
| <input type="checkbox"/> Public Lighting Department | |
| <input type="checkbox"/> Police Department | |
| <input type="checkbox"/> Solid Waste Division, DPW | |
| <input type="checkbox"/> Street Design Bureau, DPW | |
| <input type="checkbox"/> Street Maintenance Division, DPW | |
| <input type="checkbox"/> Traffic Engineering Division, DPW | |
| <input type="checkbox"/> Water and Sewerage Department | |
| <input type="checkbox"/> _____ | |

A petition drawing is attached. Property shown on the attached print is proposed to be changed as indicated. Kindly report (using the back of this sheet) the nature of your services, if any affected by the proposed change and the estimated costs of removing and rerouting such services (if necessary).

Please return one copy to City Engineering Division, DPW within two weeks of the submittal date. Retain one copy and print for you file.

Ron Brundidge, Director, Department of Public Works

By: Richard Doherty, CED DPW
City Engineer

**TO: City Engineering Division, DPW
2 Woodward Ave., Suite 642
Detroit, Michigan 48226-3462
Survey Bureau: 313-224-3970**

Petition: x140

"REVISED"

The proposed change in property (referred to on the other side of this sheet) would affect our services 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 change...provided 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)

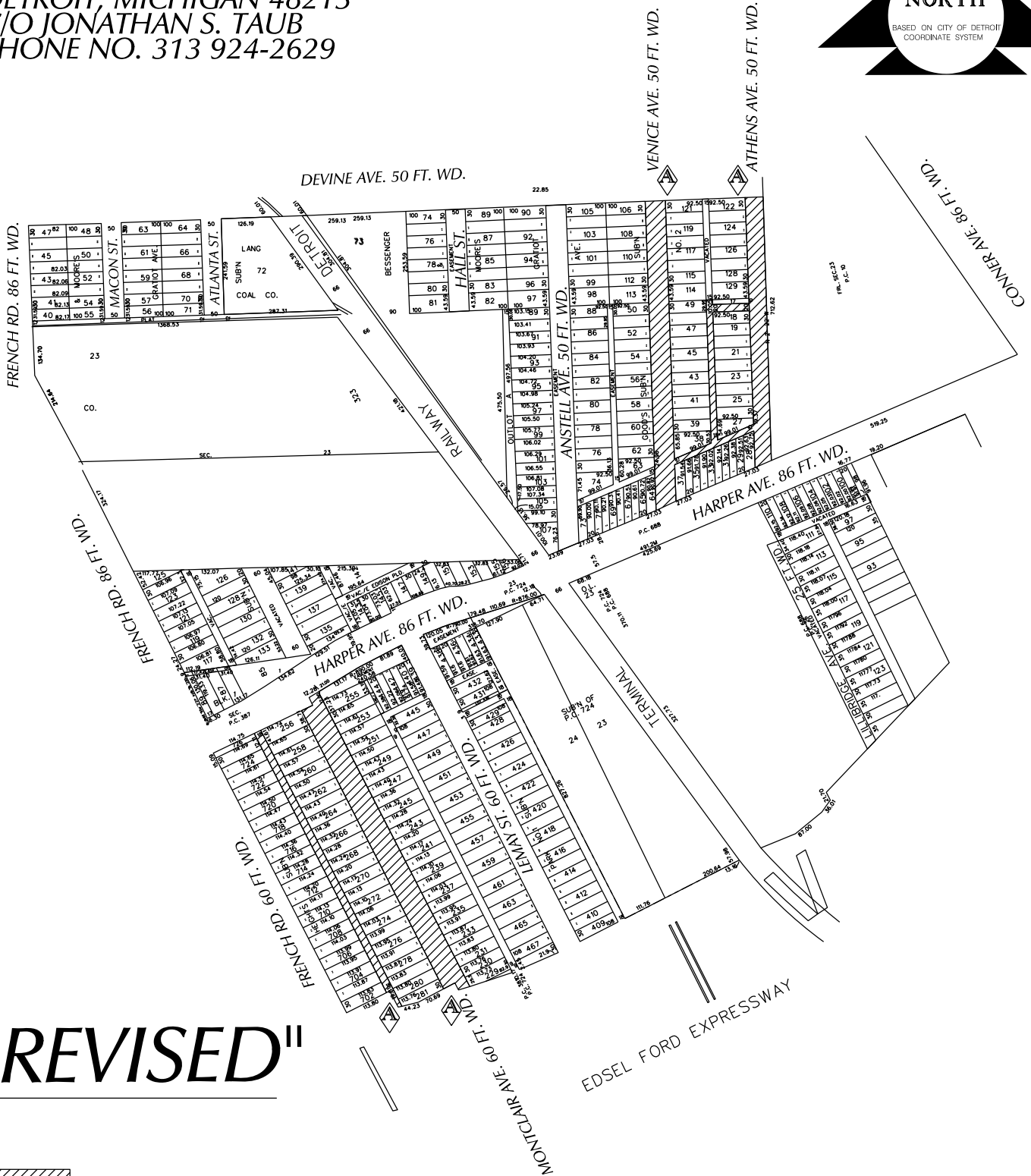
By

Title

Date

Area code – Telephone number

PETITION NO. 140
 PVS CHEMICALS, INC
 10900 HARPER AVE.
 DETROIT, MICHIGAN 48213
 C/O JONATHAN S. TAUB
 PHONE NO. 313 924-2629



"REVISED"



- CONVERSION TO EASEMENT

(FOR OFFICE USE ONLY)

CARTO 57 B & E

B					
A	CHANGING FROM OUTRIGHT VACATION TO CONVERSION TO EASEMENT	WLW	KSM	KSM	3/20/18
DESCRIPTION		DRWN	CHKD	APPD	DATE
REVISIONS					
DRAWN BY	WLW	CHECKED		KSM	
DATE	03-15-18	APPROVED			

CONVERSION TO EASEMENT
 VARIOUS PUBLIC STREETS AND ALLEYS
 IN THE AREA BOUND BY
 FRENCH RD, DEVINE AND CONNER AVE.
 AND EDESEL FORD FWY.

CITY OF DETROIT	
CITY ENGINEERING DEPARTMENT	
SURVEY BUREAU	
JOB NO.	01-01
DRWG. NO.	X 140

PROVISIONS FOR CONVERSION TO EASEMENT

1. An easement, the full width of the existing right of way, is reserved for the Detroit Water and Sewerage Department for the purpose of installing, maintaining, repairing, removing, or replacing any sewers, water mains, fire hydrants and appurtenances, with the right of ingress and egress at any time to, and over said easement for the purpose above set forth.

Free and easy access to the sewers, water mains, fire hydrants and manholes and structures within the easement is required for Detroit Water and Sewerage Department equipment, including the use of backhoes, bull dozers, cranes or pipe trucks, and other heavy construction equipment, as necessary for the alteration or repair of the sewer or water main facilities.

The Detroit Water and Sewerage Department retains the right to install suitable permanent main location guide posts over its water mains at reasonable intervals and at points of deflection.

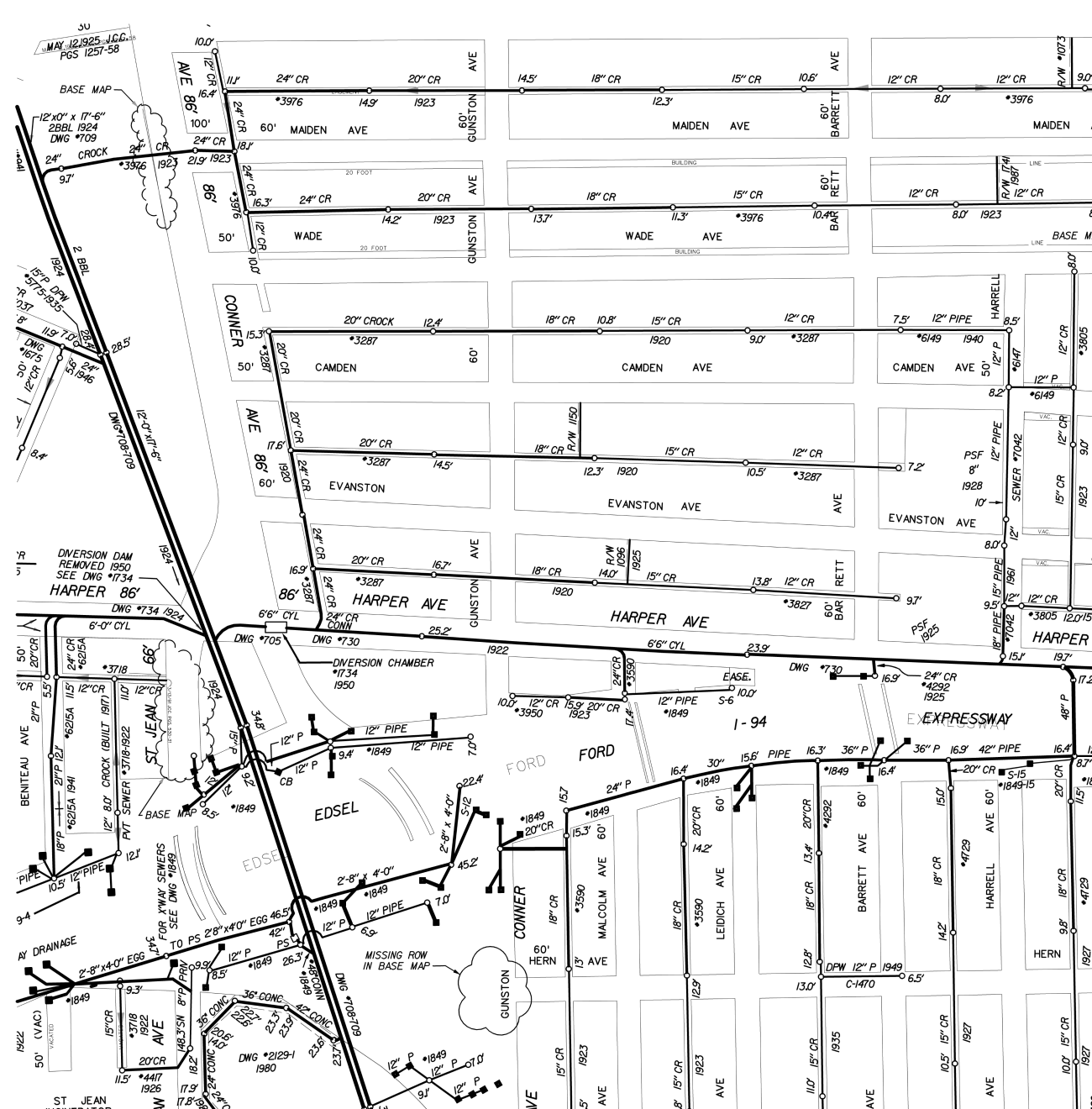
2. Said owners of the adjoining property, for themselves, their heirs and assigns, agree that no building or structure of any nature whatsoever, including fences, porches, patios, balconies, etc., shall be built upon or over said easement, or that no grade changes or storage of materials shall be made within said easement without prior written approval and agreement with the Detroit Water and Sewerage Department.
3. If at any time in the future, the owners of any lots abutting on said conversion to easement shall request the removal and/or relocation of the aforementioned utilities in said easement, such owners shall pay all costs incident to such removal and/or relocation. It is further provided that if sewers, water mains, and/or appurtenances in said easement shall break or be damaged as a result of any action on the part of the owner, or assigns, then in such event, the owner or assigns shall be liable for all costs incident to the repair of such broken or damaged sewers and water mains, and shall also be liable for all claims for damages resulting from his action.

These provisions shall be made part of the City Council's Vacating Resolution.

04/08/13







LATERAL SEWER IN ALLEY

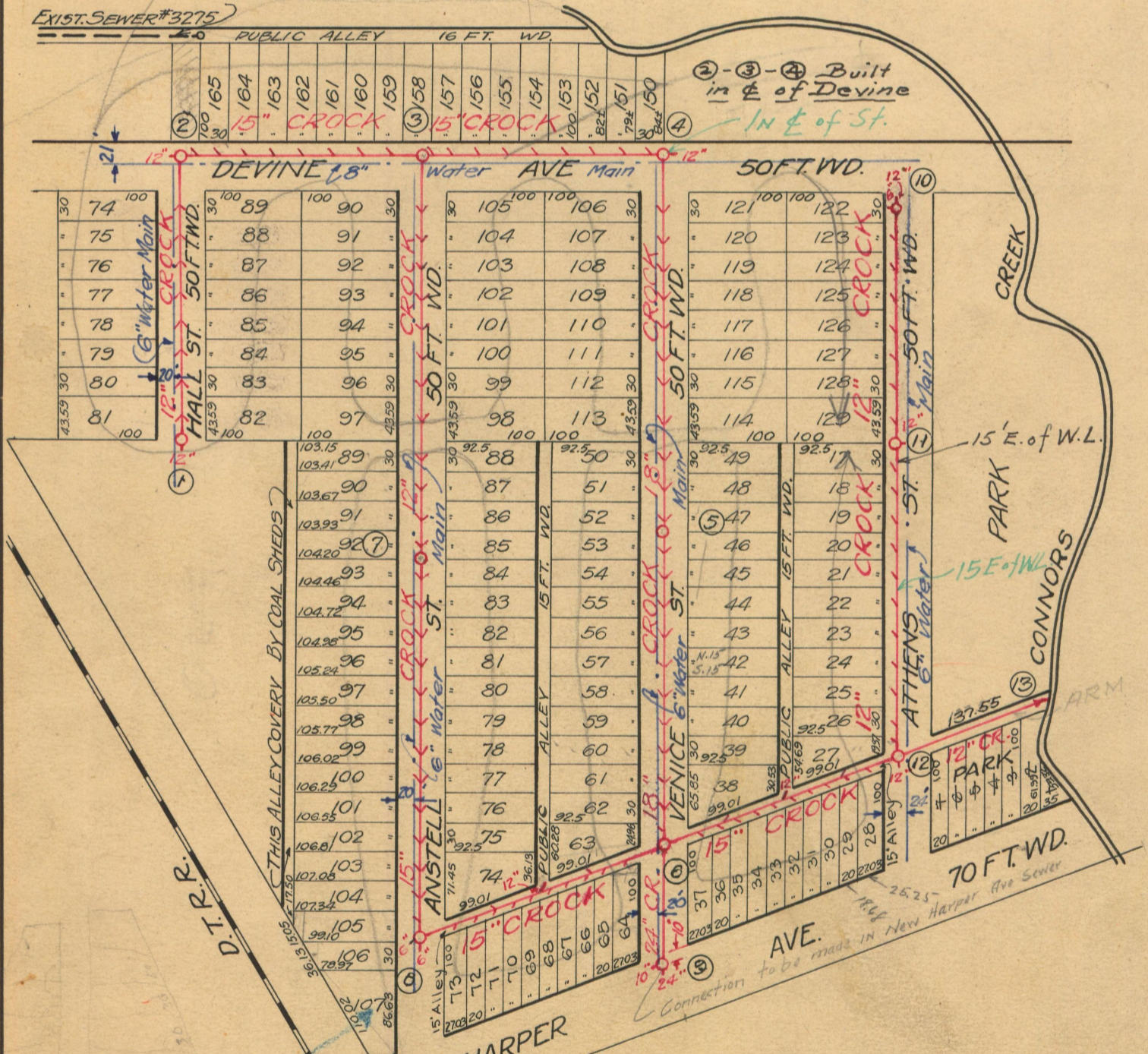
IN BLOCKS BOUNDED BY
HALL-ATHENS-HARPER-DEVINE.

DETAILS

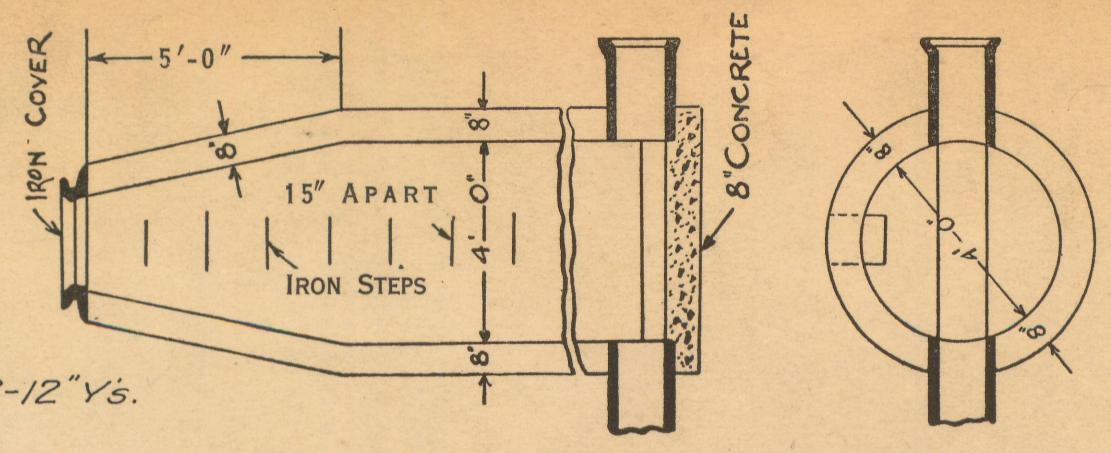
TOTAL LENGTH OF SEWER	3662.84	FT. M. OR L.
12" CROCK	1434.82'	INC. 58-6" Y'S.
15" "	1408.22'	" 66-6" Y'S. #2-12" Y'S.
18" "	702.20'	" 43-6" Y'S.
24" "	118.20'	

Eleven Std. Manholes including 6-12" Conns. & 3-6" Conns, 80 Iron Steps.
One Special Manhole including 1-24" Conn., 1-10" conn, 12 Iron Steps & Jump Wall, see detail.

BESSENER AND MOORE GRATIOT AVE
SUBDIVISION No 2. OF PART OF
P.C. 12 AND PART OF FRACTIONAL SEC
22 AND 23 T. 1 S. R. 12 E. GRATIOT TWP
WAYNE CO MICHIGAN.



Goods Subdivision
OF PART OF FRACTIONAL SEC'S 22 AND 23
KNOWN AS P.C. 12 GRATIOT TWP.
WAYNE CO MICHIGAN.

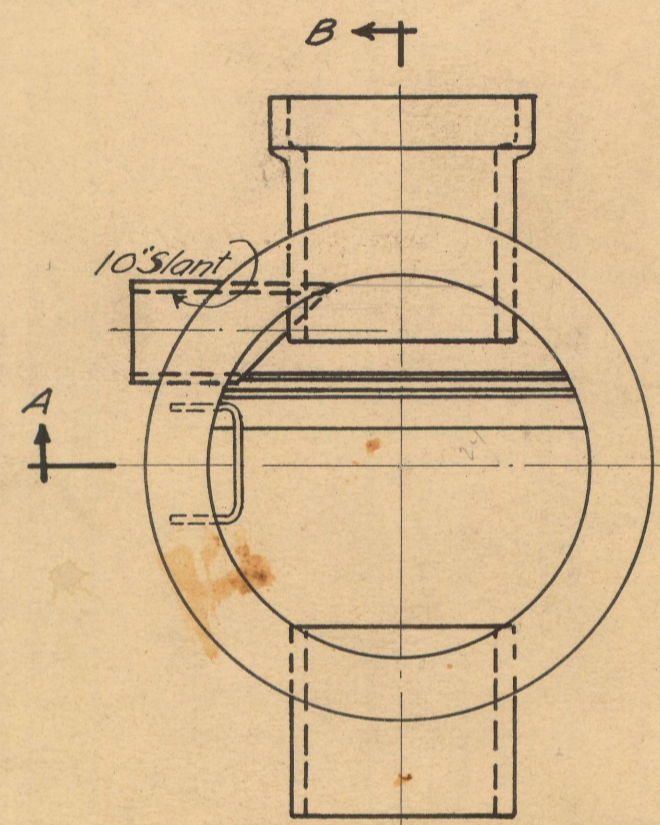


SECT'S OF M.H.

SHEET 1. SEWER No. 3505
ROLL No. 8815

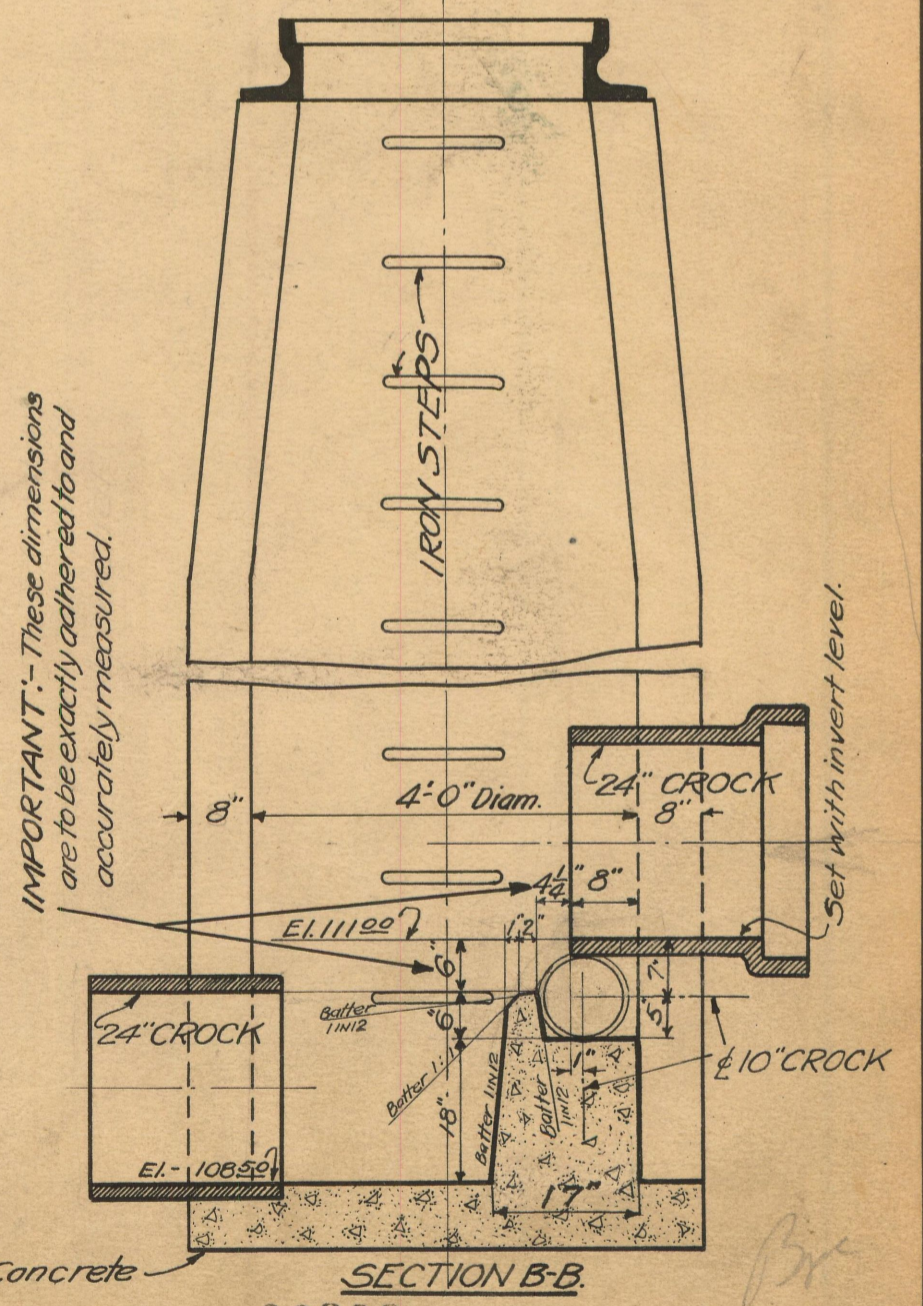
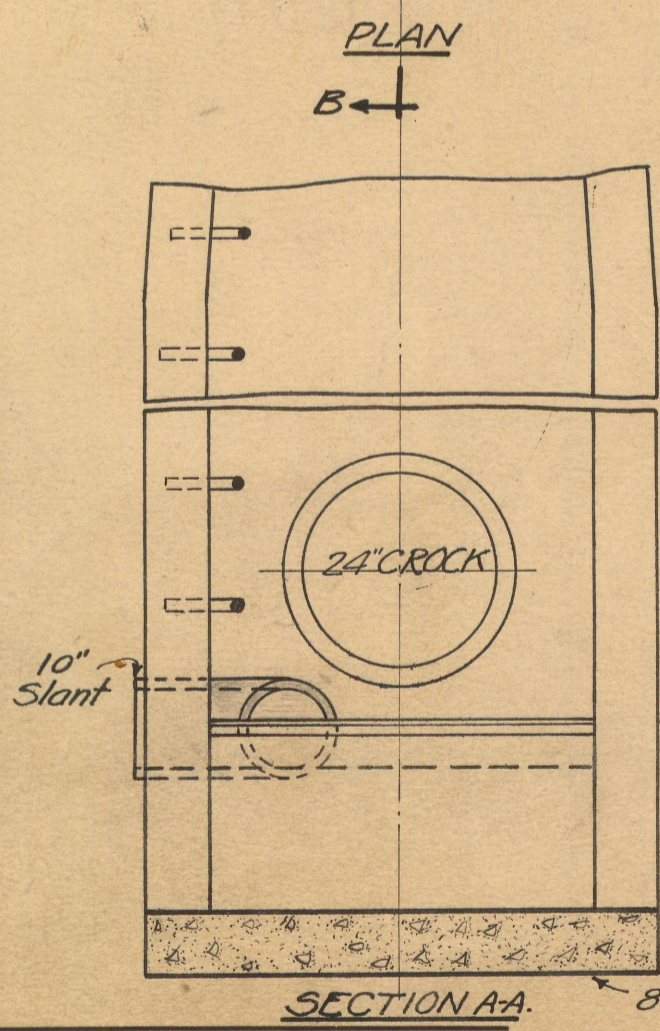
PETITION No. 4194-7139
PETITION DATE July 26, 1920.
RESOLUTION AUG - 9 1921
BIDS OPENED AUG 18 1921
CONTRACT CONF'D Aug 23, 1921
COMPLETED Apr. 25 1922
CONT'R Liberty Const. Co
\$7,890

DEPARTMENT OF PUBLIC WORKS
CITY ENGINEER'S OFFICE
DETROIT, MICH.



DETAIL OF
SPECIAL JUMP MANHOLE AT ⑨
Scale, 1/2"=1'-0"

Note: This manhole standard except as shown.



IMPORTANT:- These dimensions are to be exactly adhered to and accurately measured.

Set with invert level.

NOTE--Contractor to furnish and set as markers for all connections 1/2 inch iron rods 2 feet long with 3 inch tile collar 6 inches long.

NOTE:- Each bidder is expected to examine the drawings, to visit the locality of the work, to make his own estimate of the facilities and difficulties attending the execution of the work, including local conditions and all other contingencies, whether surface or underground, to do all his own pumping and provide proper bulk heads when directed by city engineer. Above costs to be borne by contractor.

26398

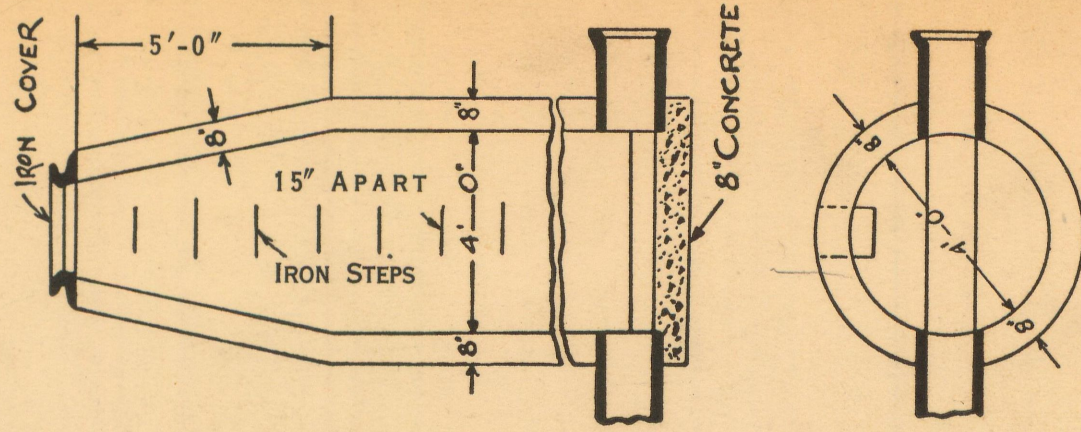
SCALE	VERTICAL 1"=10'
	HORIZONTAL 1/4"=150' #2'
DRAWN	C.H.M.
CHECK	R.3
TRACED	H.M.
NOTE BOOK	152/70

LATERAL SEWER IN ALLEY

IN BLOCKS BOUNDED BY
HALL-ATHENS-HARPER-DEVINE.

DETAILS

TOTAL LENGTH OF SEWER SEE SHEET 1. FT. M. OR L.



SECT'S OF M.H.

SHEET 2.

SEWER No. 3505

ROLL No. 8815

PETITION No. 4194-7139

PETITION DATE July 26, 1920

RESOLUTION AUG - 9 1921

BIDS OPENED AUG 18 1921

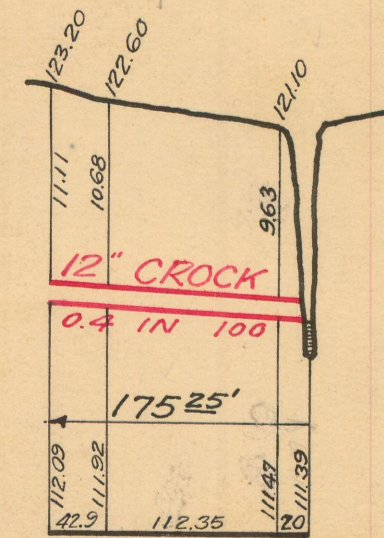
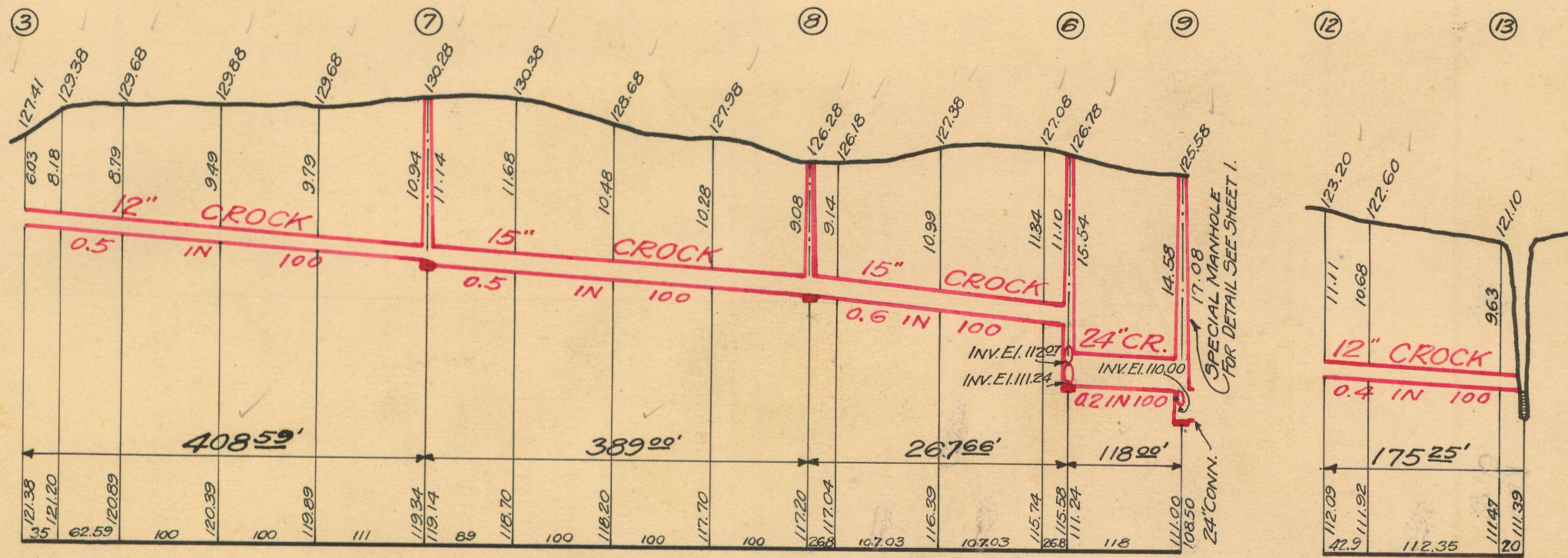
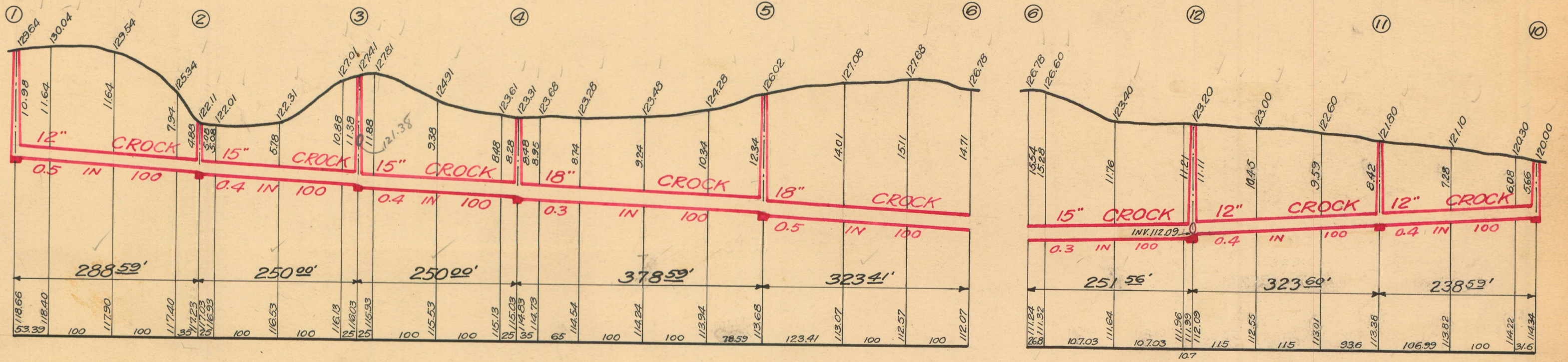
CONTRACT CONF'D Aug 25, 1921

COMPLETED Apr. 25-1922

CONT'R Liberty Const. Co

\$ 7,850

DEPARTMENT OF PUBLIC WORKS
CITY ENGINEER'S OFFICE
DETROIT, MICH.



NOTE--Contractor to furnish and set as markers for all connections 1/2 inch iron rods 2 feet long with 3 inch tile collar 6 inches long.

NOTE:—Each bidder is expected to examine the drawings, to visit the locality of the work, to make his own estimate of the facilities and difficulties attending the execution of the work, including local conditions and all other contingencies, whether surface or underground, to do all his own pumping and provide proper bulk heads when directed by city engineer. Above costs to be borne by contractor.

SCALE	VERTICAL 1"=10'		HORIZONTAL 1"=150'	
DRAWN	CFM	CHECK	R3	
TRACED	CFM	NOTE BOOK	152/70	

20339

DEPARTMENT OF PUBLIC WORKS
CITY ENGINEER'S OFFICE
DETROIT, MICH.

SEWER No. 5311
ROLL No. 10621

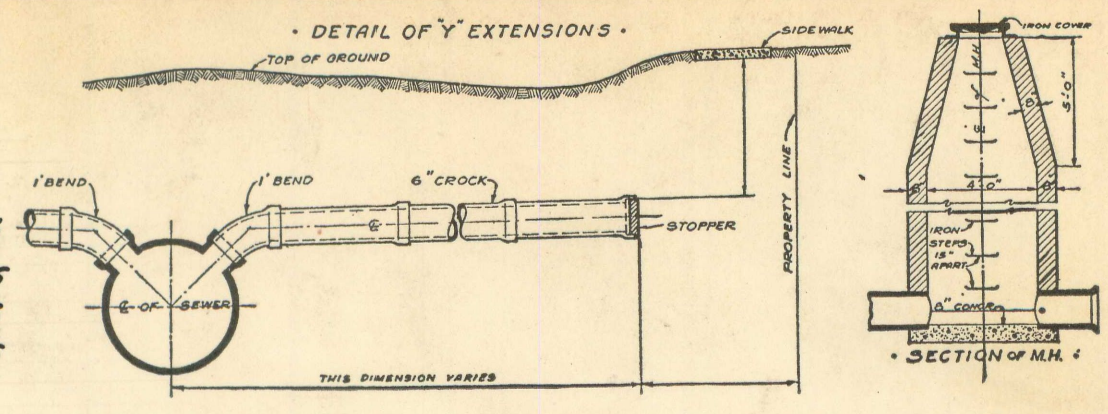
PETITION No. 8901 DATE 5-28-29
RESOLUTION 6-25-29 BIDS OPENED 7-3-29
CONTRACT CONF'D 7-9-29 COMPLETED 9-12-29
TIME LIMIT 8-15-29
CONT'R B. Carnachio PRICE \$ 4959.54

B. M. SPIKE IN 18" Poplar S.W. Cor. Montclair & Shoemaker = 12566
Rim of M.H. S. side of Harper at E. of alley off this Job = 12684

LATERAL SEWER IN ALLEY

IN BLOCKS BOUNDED BY FRENCH ROAD-MONTCLAIR-SOUTH OF HARPER

TOTAL LENGTH OF SEWER	1338.00	FT. M. OR L.	
"	20" PIPE	=	348.00 INC. 19-6" Y'S
"	18" "	=	330.00 " 22-6" Y'S
"	15" "	=	330.00 " 22-6" Y'S
"	12" "	=	330.00 " 22-6" Y'S

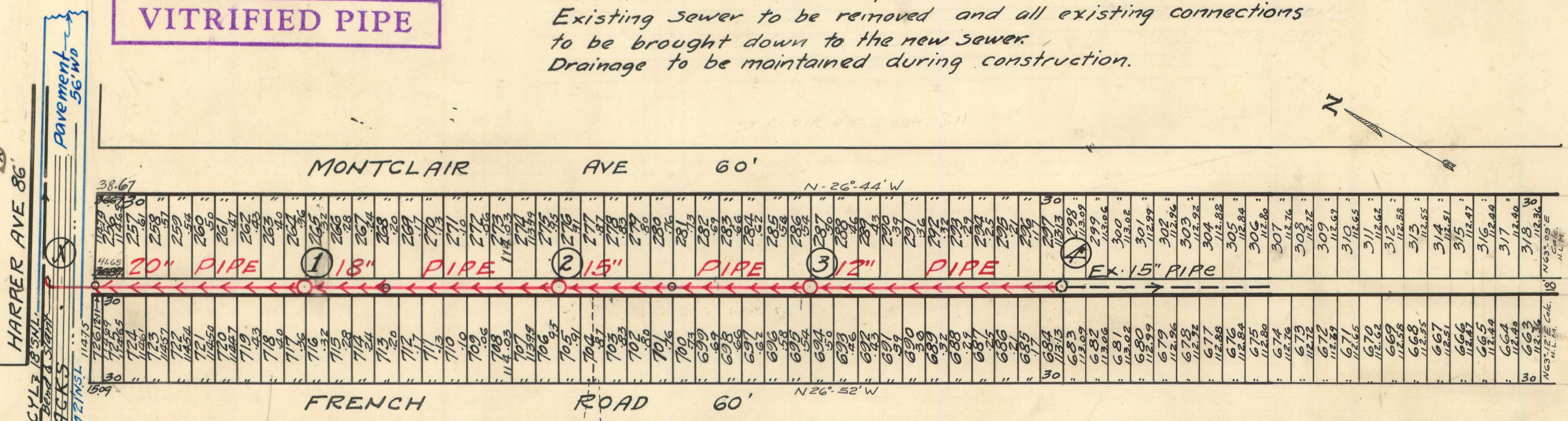


(3) THREE MANHOLES INC. 32 IRON STEPS.

Note:- Sewer to be built in tunnel under pavement in HARPER AVE and backfilled with class "C" concrete. Existing sewer to be removed and all existing connections to be brought down to the new sewer. Drainage to be maintained during construction.

VITRIFIED PIPE

St Clair Heights - Eugene H. Stomaris Subin of that part of P.C. 387 lying North of Center of Mack Ave. 18-78. # 12-73



NOTE: Entire block is assessed on this roll, as per C.C. Res. J.A.S.

C.C. Res. 6-4-29.

WORKS June 4, 1929.

To the Honorable, the Common Council:

Gentlemen—The department is in receipt of a petition No. 8901 for the reconstruction of existing inadequate lateral sewer in the alley in the block bounded by French Road, Montclair, Shoemaker and Harper Avenues.

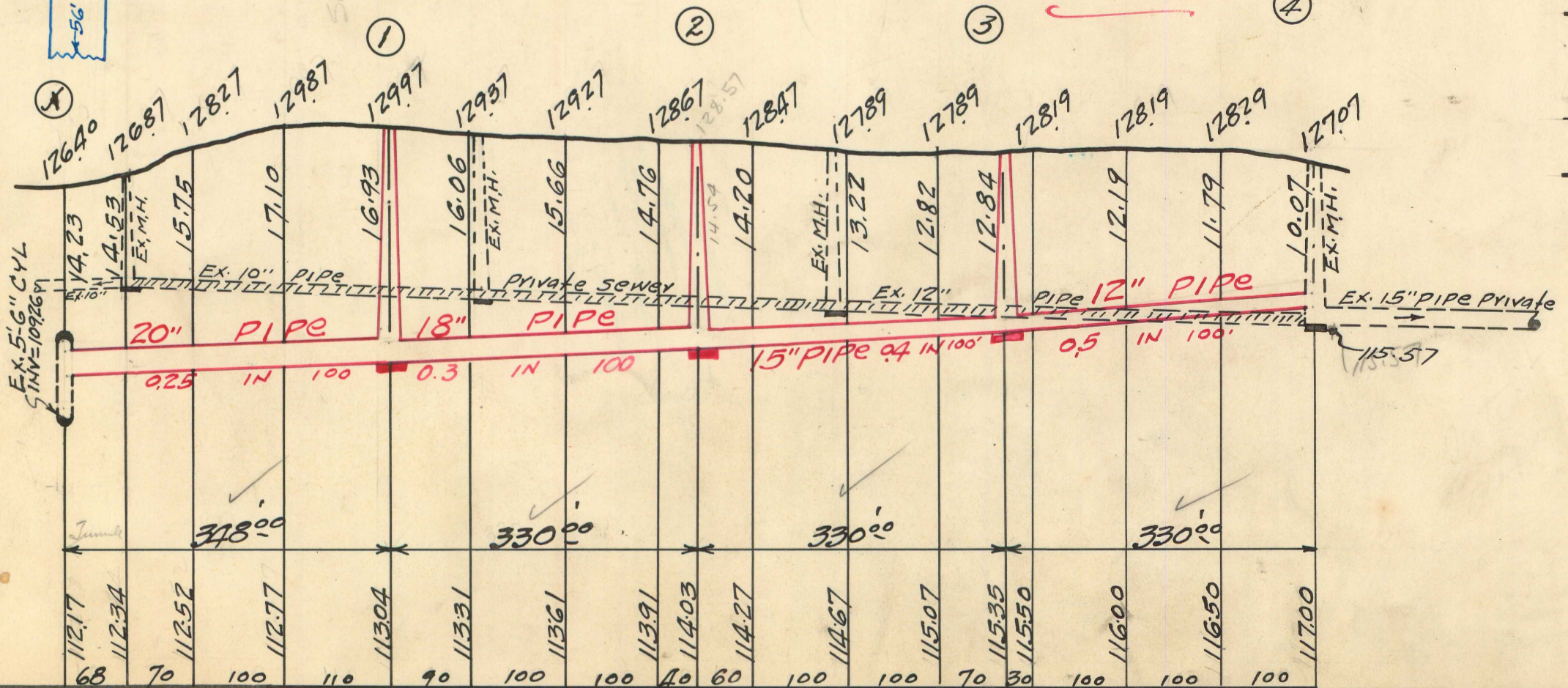
This sewer was constructed by the Village of St. Clair Heights, prior to annexation of this area to the City of Detroit. It is not adequate to serve the drainage district tributary to it. Attached is a sketch showing existing sewer and property of petitioners, requesting reconstruction. Petition represents 51% of the abutting property.

It is respectfully recommended that the existing sewer be rebuilt from the south line of Harper Avenue southerly to lot numbers 297 and 684. The cost of this sewer is to be assessed against all of the lots in the entire block from Harper to Shoemaker Avenues, since the entire block is benefited by the proposed reconstruction.

Respectfully submitted,
JOHN W. REID,
Commissioner.

By Councilman Dingeman:
Resolved, That that portion of the existing lateral sewer from the south line of Harper Avenue southerly to lots 297 and 684 in the block bounded by French Road, Montclair, Shoemaker and Harper Avenues, be and the same is hereby condemned account of being inadequate, and the Department of Public Works be and is hereby directed to advertise for proposals for the reconstruction of this portion of the sewer, assessing the cost of same against all of the lots in the entire block.

Adopted as follows:
Yeas—Councilmen Callahan, Castator, Dingeman, Ewald, Kronk, Littlefield, Walters and the President Pro Tem—8.
Nays—None.



12.36	30	12.36
662	319	12.33
661	320	12.24
660	321	12.26
659	322	12.22
658	323	12.19
657	324	12.15
656	325	12.11
655	326	12.07
654	327	12.03
653	30	13.04

NOTE--Contractor to furnish and set as markers for all connections 1/2 inch iron rods 2 feet long with 3 inch tile collar 6 inches long.

IMPORTANT NOTICE:—The location of all public utilities are taken from best available data: City is not responsible for variations from locations shown. Sidewalks, pavements, and other existing surface and underground public utilities, whether shown on drawings or not, must be adequately protected, and when damaged the contractor must restore them to their original status. Water mains and water service pipes if damaged, are to be repaired in a manner to meet the requirements of the Water Board. Sewer is to be built in tunnel under pavement, and backfilled with Class "C" concrete. Each bidder is expected to make his estimates of the facilities and difficulties attending the execution of the work, to do all necessary pumping and build or remove bulkheads when directed by City Engineer. All above costs to be borne by Contractors.

SCALE	VERTICAL 1"=10'	DRAWN	OK.	CHECK
	HORIZONTAL 1"=50'	TRACED		NOTE BOOK

46214



PVS CHEMICALS, INC.

10900 Harper Avenue • Detroit, Michigan 48213
Phone: 313-921-1200 • Fax: 313-921-1378

January 16, 2018

HAND DELIVERED

The Honorable City Council
Office of the City Clerk, Room 200
200 Coleman A. Young Municipal Center
Detroit, Michigan 48226

Re: **Petition of PVS Chemicals, Inc. ("PVS") to Vacate:**

- (1) **Venice Avenue Between Harper Avenue and Devine Avenue ("Venice");**
- (2) **Athens Avenue Between Harper Avenue and Devine Avenue ("Athens");**
- ~~(3) **Hern Street Between Lemay Avenue and Detroit Terminal Railroad Tracks ("Hern");**~~
- (4) **Montclair Street Between Harper Avenue and Hern Street ("Montclair" and, together with Venice, Athens, and Hern, the "Streets"); and**
- (5) **Alleys in: (a) the Block Bounded by Venice, Athens, Harper Avenue and Devine Avenue; and (b) the Block Bounded by Hern, Montclair, Harper Avenue and French Avenue (collectively, the "Alleys")**

Dear Honorable Members of the Detroit City Council:

PVS is an international manufacturer, distributor and marketer of water-treatment and other chemical products which has proudly maintained its world headquarters in Detroit since its founding in 1945. PVS currently employs more than 1,000 people worldwide in the United States, Canada, Europe and Asia, including approximately 250 in the City of Detroit. Throughout its more than 70 years of existence, PVS has continuously increased its investment in Detroit, including its acquisition and renovation of real property as it becomes available in the area surrounding its headquarters on Harper Avenue.

Through its investment in the City, PVS now owns substantially all of the privately-owned land on both sides of the above-described Streets and Alleys. See the following **Attachments**:

- Attachment 1** – Plat Diagram No. 1: Survey of land surrounding Venice and Athens
- Attachment 2** – Information Report: Property surrounding Venice and Athens
- Attachment 3** – Photographs of Venice
- Attachment 4** – Photographs of Athens
- Attachment 5** – Right-of-Way Map: Shows Hern between Lemay Avenue and Detroit Terminal Railroad Tracks
- Attachment 6** – Title Insurance Policy and Warranty Deed: Confirm PVS's Ownership of all privately held property adjoining the portion of Hern between Lemay Avenue and Detroit Terminal Railroad Tracks
- Attachment 7** – Photographs of Hern
- Attachment 8** – Plat Diagram No. 2: Survey of land surrounding Montclair
- Attachment 9** – Information Report: Property surrounding Montclair

CITY CLERK 16 JAN 2018 4:41 PM

Walter Williams - PVS Petition 140 - Street Vacation to Easement

From: "Taub, Jon" <jtaub@pvschemicals.com>
To: "Walter Williams (City Engineering Division)" <williamswl@detroitmi.gov>
Date: 3/20/2018 1:17 PM
Subject: PVS Petition 140 - Street Vacation to Easement
Cc: "Keith McCrary (City Engineering Division)" <mccraryk@detroitmi.gov>, "T..."

Dear Mr. Williams,

Pursuant to my conversation just now with your Supervisor, Mr. McCrary, I am writing to confirm that PVS's request to vacate the streets that are the subject of our pending petition 140 is being made subject to PVS's grant of easements to all public utilities who have equipment in or about the areas being vacated. To use the Survey Bureau's terminology, I understand from Mr. McCrary that this will convert our petition from an outright "vacation" to a "vacation to easement." I apologize to you and Mr. McCrary for not making this clearer in our petition.

If you have any questions, please let me know.

Thank you again for your assistance.

Best regards,

Jon

Jonathan S. Taub
Executive Vice President & General Counsel
PVS Chemicals, Inc.
10900 Harper Avenue
Detroit, Michigan 48213-3364
USA

Tel (Gen): [\(313\) 921-1200](tel:(313)921-1200)
Tel (Dir): [\(313\) 924-2629](tel:(313)924-2629)
Fax: [\(313\) 921-1378](tel:(313)921-1378)
Cell: [\(313\) 718-0123](tel:(313)718-0123)

Attachment 10 – Photographs of Montclair

Attachment 11 – Legal Description of Streets and Alleys

By this letter (“Petition”), PVS respectfully requests that the Streets and Alleys be vacated and converted into easements for public utilities.

BACKGROUND

In recognition of the decreasing need for public streets and alleys in this increasingly consolidated area, the City has previously vacated other streets and alleys near the Streets and Alleys:

As shown in **Attachment 1**, the land survey surrounding Venice and Athens, PVS currently owns portions of the nearby Anstell Avenue and Hall Street and certain adjoining alleys that the City vacated in response to a petition that PVS submitted in 1983. A copy of the resolutions that this Council adopted to vacate Anstell, Hall and the adjoining alleys in 1983 is contained in **Attachment 12**.

PVS submits that its present Petition is in keeping with the City’s prior determinations to vacate streets and alleys in the area, and, for the reasons stated below, PVS respectfully requests that this Petition be granted.

REASONS FOR PETITION

PVS now uses the property that it owns in this area as follows:

1. **World Headquarters**—PVS’s 225,000 square-foot world headquarters is located south of Harper Avenue and east of the Detroit Terminal Railroad tracks.
2. **Principal Water-Treatment Chemical Manufacturing Facility**—PVS’s principal water-treatment chemical manufacturing facility (owned and operated by PVS’s subsidiary, PVS Technologies) is located east of French Road and west of the Detroit Terminal Railroad tracks.
3. **Principal Transportation Terminal**—PVS’s principal trucking operations terminal (owned and operated by PVS’s subsidiary, PVS Transportation) is located east of French Road and east of the Detroit Terminal Railroad tracks.
4. **Warehouse Facility**—PVS’s chemical distributor subsidiary (PVS-Nolwood Chemicals) operates one of its Detroit warehouse facilities in the area located east of French Road and west of the Detroit Terminal Railroad tracks.
5. **Park**—PVS also has a landscaped park located in the block bounded by Anstell, Venice, Harper Avenue and Devine Avenue.
6. **Area Cleanup/Maintenance**—PVS has cleared and consolidated several lots that PVS acquired from the City and others in the block bounded by Venice, Athens, Harper Avenue and Devine Avenue and in the block bounded by Montclair, Hern, French Avenue and Harper Avenue. PVS continues to maintain the property pending its use either to expand its existing park and facilities or to otherwise support its ongoing business.

PVS submits that the Alleys should be vacated because they are not now and have not for a significant period of time been used as public alleys by PVS or anyone else. PVS further submits that the Streets should be vacated for the following reasons:

1. The only entity that may need to use any of the Streets to access the property is PVS. The Streets are therefore no longer needed to serve the public purpose for which they were originally intended, and they may be vacated without adversely affecting the public.
2. Apparently due to the extremely low traffic volume on Venice and Athens, those streets are now used from time to time as places to conduct illicit activities, including prostitution. Vacating the Streets and permitting PVS to place locked gates across the entrances to Venice and Athens on Harper Avenue would deny further access to this property by those now using the property for such activities.
3. Due to the non-existent traffic volume on the portion of Hern between Lemay Avenue and the Detroit Terminal Railroad Tracks, that area is now used from time to time as a place to conduct illicit activities, including illegal dumping. Vacating this portion of Hern and permitting Petitioner to place a barrier across the entrance to Hern at Lemay Avenue would deny further access to this property by those now using the property for such improper activities.
4. Vacating the Streets and Alleys would permit PVS to further consolidate the property in the area and facilitate PVS's ongoing efforts to improve the cleanliness, safety and appearance of the property for the benefit of the immediate neighborhood and the City.

In consideration for the City's vacation of the Streets and Alleys, PVS is willing to enter into an arrangement with the City and its departments that would be comparable to the arrangements that PVS made in 1983 in connection with the vacation of Anstell Avenue and Hall Street. The Arrangements made in 1983, which are described in more detail in the resolutions contained in **Attachment 12**, included the grant of easements over the vacated streets and alleys for use by public utilities and a continuing agreement to maintain the equipment of certain utilities that remained on or near the vacated property. PVS is also willing to consider any other reasonable arrangements that the City may propose in this regard.

(Signed on Immediately Following Page—Remainder of Page Intentionally Left Blank)

The Honorable City Council
January 16, 2018
Page 4

CONCLUSION


Based upon the foregoing, PVS respectfully requests that the Streets and Alleys be vacated and converted into easements for public utilities.

If you have any questions or require any further documentation, please let me know (*direct*: 313-924-2629; *fax*: 313-921-1378; *e-mail*: jtaub@pvschemicals.com)

Thank you for your consideration.

Yours very truly,

PVS CHEMICALS, INC.

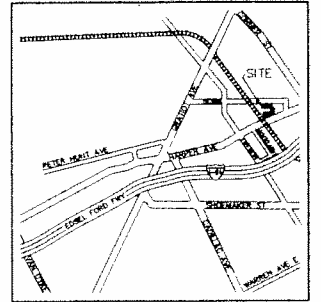
By 
Jonathan S. Taub
Its Executive Vice President & General Counsel

Attachments (12)

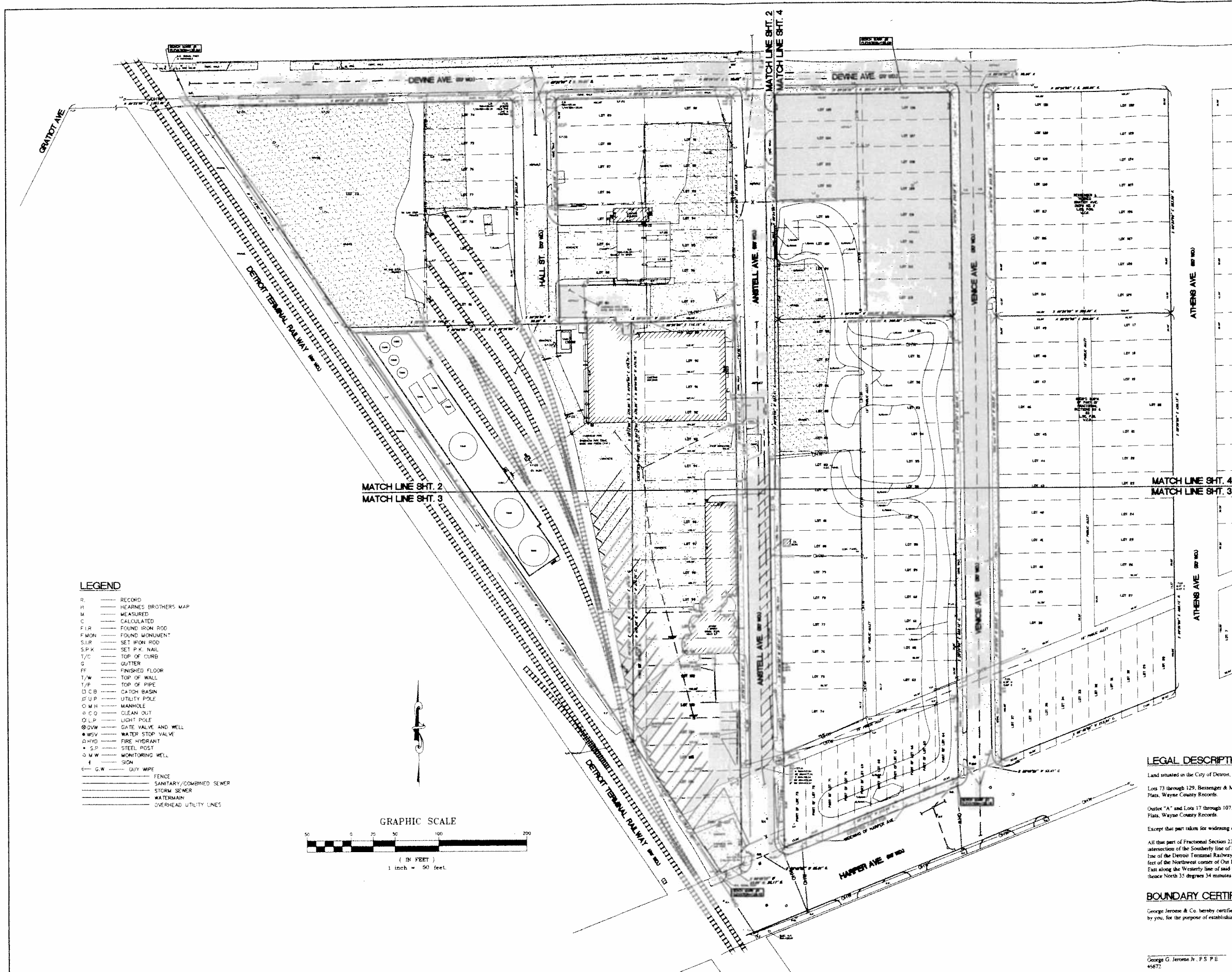
cc (w/ att.): Mr. James B. Nicholson [jnicholson@pvschemicals.com]
Mr. James M. Nicholson [jmnicholson@pvschemicals.com]
Mr. David A. Nicholson [dnicholson@pvschemicals.com]
Mr. Timothy F. Nicholson [tnicholson@pvschemicals.com]
Mr. John S. Nicholson [jsnicholson@pvschemicals.com]

Attachment 1—Plat Diagram No. 1: Survey of Land Surrounding Venice and Athens

[*See immediately following page*]

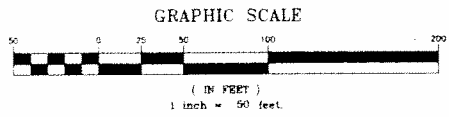


LOCATION MAP
NOT TO SCALE



LEGEND

- R. RECORD
- H. HEADNEE'S BROTHERS MAP
- M. MEASURED
- C. CALCULATED
- F.I.R. FOUND IRON ROD
- F.M.ON. FOUND MONUMENT
- S.I.R. SET IRON ROD
- S.P.K. SET P.K. NAIL
- T/C. TOP OF CURB
- G. GUTTER
- FF. FINISHED FLOOR
- T/W. TOP OF WALL
- T/P. TOP OF PIPE
- C.B. CATCH BASIN
- U.P. UTILITY POLE
- M.H. MANHOLE
- C.O. CLEAN OUT
- L.P. LIGHT POLE
- G.V. GATE VALVE AND WELL
- W.S.V. WATER STOP VALVE
- F.H. FIRE HYDRANT
- S.P. STEEL POST
- M.W. MONITORING WELL
- S. SIGN
- G.W. GUY WIRE
- FENCE
- SANITARY/COMBINED SEWER
- STORM SEWER
- WATERMAIN
- OVERHEAD UTILITY LINES



SITE BENCHMARKS

- REFERENCE BENCHMARK
CITY OF DETROIT (857-253A) BRASS DISC IN HAND HOLE, NE CORNER @ FRENCH & DEWINE RD
ELEV. 132.30 (CITY OF DETROIT DATUM)
- SITE BENCHMARK #1
S.W. BOLT OF R/R SIGNAL POLE @ N.E. CORNER OF DEWINE & R.R.
ELEV. 132.54
- SITE BENCHMARK #2
SET R/R SPIKE IN UTILITY POLE 75' W. OF CL VENICE & 20' S. OF CL DEWINE
ELEV. 126.00
- SITE BENCHMARK #3
P.K. NAIL ON LAMPPOST, 30' W. OF VENICE & 3' N. OF NLY B/C HARPER
ELEV. 126.18
- SITE BENCHMARK #4
N.E. BOLT OF R/R SIGNAL POLE @ N.E. CORNER OF HARPER & R/R
ELEV. 128.45
- SITE BENCHMARK #5
ARROW ON HYDRANT, W. SIDE OF ANSTELL, 25' N. OF OFFICE
ELEV. 132.85

NOTE

Property corners not yet set

LEGAL DESCRIPTION (Greco Title Agency File No: 82-16473533-SGP Dated April 13, 2016)

Land situated in the City of Detroit, County of Wayne, State of Michigan, described as follows:
 Lots 73 through 129, Bessinger & Moore's Gratiot Ave. Subdivision No. 2, according to the plat thereof as recorded in Liber 28, Page 30 of Plans, Wayne County Records.
 Outlot "A" and Lots 17 through 107, both inclusive, Good's Subdivision, according to the plat thereof as recorded in Liber 31, Page 51 of Plans, Wayne County Records.
 Except that part taken for widening of Harper Avenue.
 All that part of Fractional Section 23, Town 12 South, Range 12 East, known as Private Claim 12, described as follows: Beginning at the intersection of the Southerly line of Bessinger & Moore's Gratiot Avenue Subdivision No. 2, recorded in Liber 28, Page 28, and the Easterly line of the Detroit Terminal Railway, 66 feet wide; thence North 86 degrees 8 minutes East along the South line of said subdivision, 321.85 feet to the Northwest corner of Out Lot "A" of Good's Subdivision, as recorded in Liber 31, Page 51; thence South 1 degree 18 minutes East along the Westerly line of said Out Lot "A", 475.50 feet to the Easterly line of the right of way of said Detroit Terminal Railway; thence North 35 degrees 34 minutes West along the Easterly line of said right of way, 573.53 feet, more or less to the point of beginning.

BOUNDARY CERTIFICATION

George Jerome & Co. hereby certifies to PVS Technologies, Inc. that it has surveyed the above described property, description furnished by you, for the purpose of establishing outdoor boundaries, and that the boundaries and corners of said property are as indicated herein.

George G. Jerome Jr., P.S. P.E.
45872

GEORGE JEROME & CO.
 SURVEYORS
 25304 HAYES ROSEVILLE, MI 48068 (988) 774-3000
 www.GeorgeJerome.com

ORDER NO. 25-842
 FIELD BOOK 1436, P. 30-34
 SCALE 1"=50'
 DATE 04-19-16

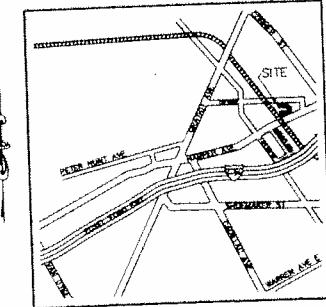
SHR NO. 1
 DRAWING FILE NO.

DATE	BY	REVISIONS	DATE	BY	REVISIONS

BOUNDARY & TOPOGRAPHIC SURVEY
 11001 HARPER AVE., CITY OF DETROIT, WAYNE COUNTY, MICHIGAN

SURVEY BY: T.S.
 DRAWN BY: T.M.M.
 CHECKED BY: G.J.R.
 APPROVED BY: G.J.R.





LOCATION MAP
NOT TO SCALE

LEGEND

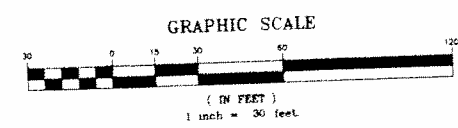
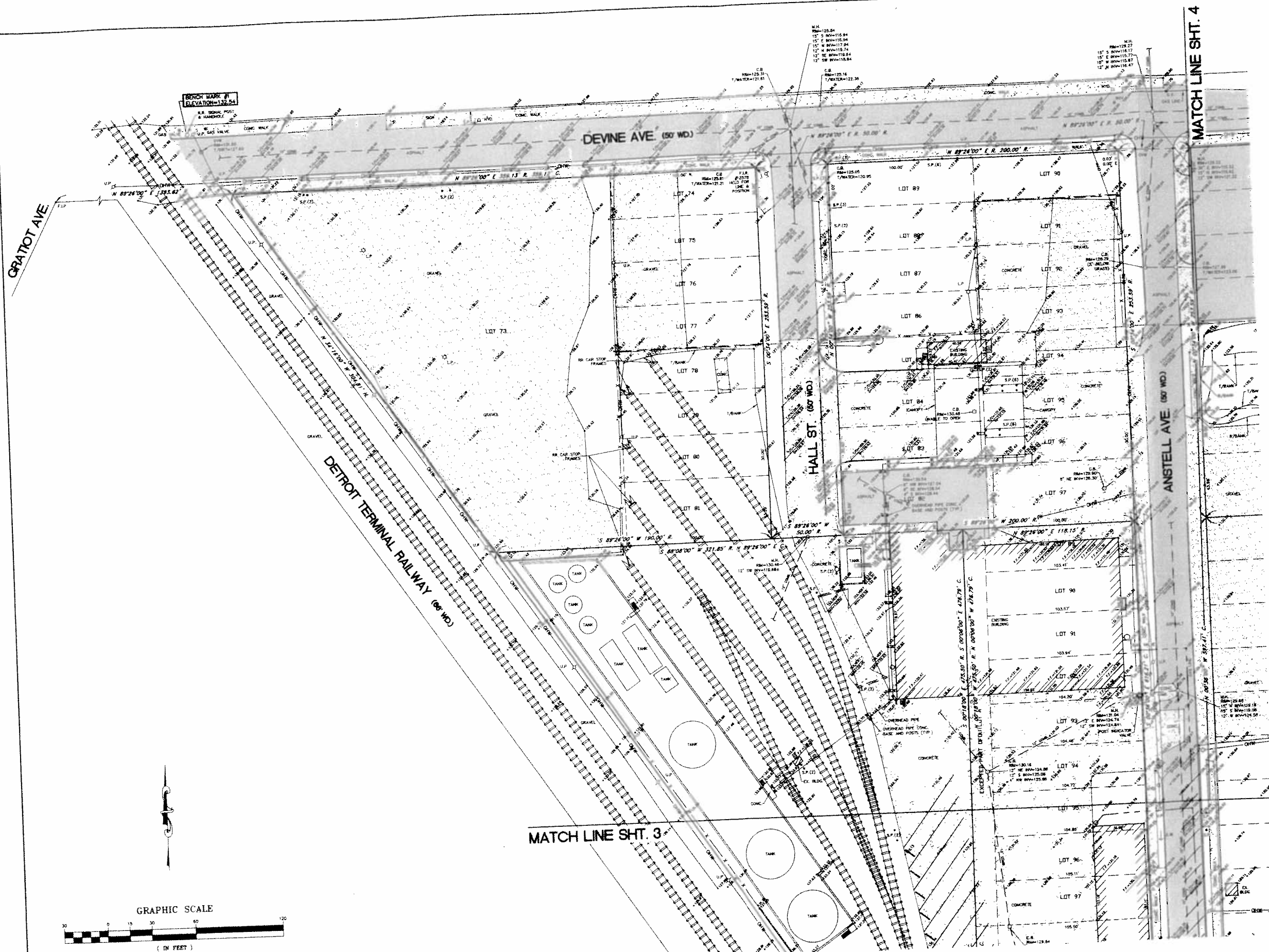
- R. RECORD
- H. HEARNES BROTHERS MAP
- M. MEASURED
- C. CALCULATED
- F.I.R. FOUND IRON ROD
- F.MON. FOUND MONUMENT
- S.I.R. SET IRON ROD
- S.P.K. SET P.K. NAIL
- T/C TOP OF CURB
- G. GUTTER
- FF FINISHED FLOOR
- T/W TOP OF WALL
- T/P TOP OF PIPE
- C.B. CATCH BASIN
- U.P. UTILITY POLE
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- G.W. GUY WIRE
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- SANITARY/COMBINED SEWER
- STORM SEWER
- WATERMAIN
- OVERHEAD UTILITY LINES

SITE BENCHMARKS

- REFERENCE BENCHMARK**
CITY OF DETROIT (657-253A) BRASS DISK IN HAND HOLE, NE CORNER @ FRENCH & DEVINE RD.
ELEV: 132.30 (CITY OF DETROIT DATUM)
- SITE BENCHMARK #1**
S.W. BOLT OF R/R SIGNAL POLE @ N.E. CORNER OF DEVINE & R/R
ELEV: 132.54
- SITE BENCHMARK #2**
SET R/R SPIKE IN UTILITY POLE 75' W. OF CL VENICE & 20' S. OF CL DEVINE
ELEV: 126.00
- SITE BENCHMARK #3**
F.K. NAIL ON LAMPPOST, 30' W. OF VENICE & 3' N. OF NLY B/C HARPER
ELEV: 126.18
- SITE BENCHMARK #4**
N.E. BOLT OF R/R SIGNAL POLE @ N.E. CORNER OF HARPER & R/R
ELEV: 128.45
- SITE BENCHMARK #5**
ARROW ON HYDRANT, W. SIDE OF ANSTELL, 25' N. OF OFFICE
ELEV: 132.85

NOTE:

Property corners not yet set



BOUNDARY & TOPOGRAPHIC SURVEY
11001 HARPER AVE., CITY OF DETROIT, WAYNE COUNTY, MICHIGAN

GEORGE JEROME & CO. CONSULTING MUNICIPAL & CIVIL ENGINEERS • SURVEYORS 28704 HAYES ROSSVILLE, MI 48068 (588) 774-3300 www.georgejerome.com		ORDER NO. 25-842 FIELD BOOK 1405, P. 30-34	SHEET NO. 2
SURVEY BY: J.S. DRAWN BY: T.M.M. CHECKED BY: G.J.R. APPROVED BY: G.J.R.	SCALE: 1"=30' FOR PLS. EDWARDS, INC. DATE: 04-19-16	DRAWING FILE NO.	

DATE	BY	REVISIONS	DATE	BY	REVISIONS

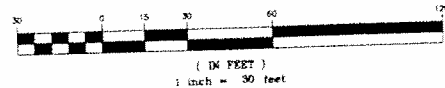
MATCH LINE SHT. 2
MATCH LINE SHT. 3

MATCH LINE SHT. 4
MATCH LINE SHT. 3

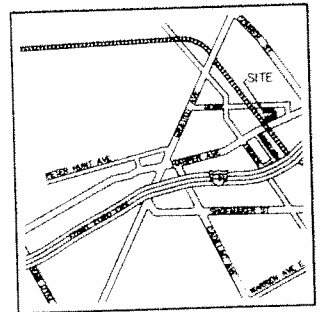
LEGEND

- R. RECORD
- H. HEARNES BROTHERS MAP
- M. MEASURED
- C. CALCULATED
- F.I.R. FOUND IRON ROD
- F.MON. FOUND MONUMENT
- S.I.R. SET IRON ROD
- S.P.K. SET P.I.K. NAIL
- T/C. TOP OF CURB
- G. GUTTER
- F.F. FINISHED FLOOR
- T/W. TOP OF WALL
- T/P. TOP OF PIPE
- C.B. CATCH BASIN
- U.P. UTILITY POLE
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- S.C.S. SANITARY/COMBINED SEWER
- S.S. STORM SEWER
- W. WATERMAIN
- O.U.L. OVERHEAD UTILITY LINES

GRAPHIC SCALE



NOTE:
Property corners not yet set.



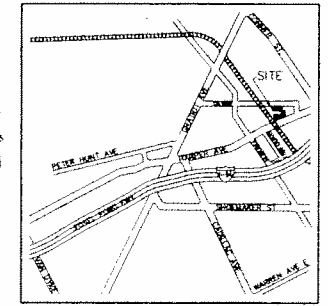
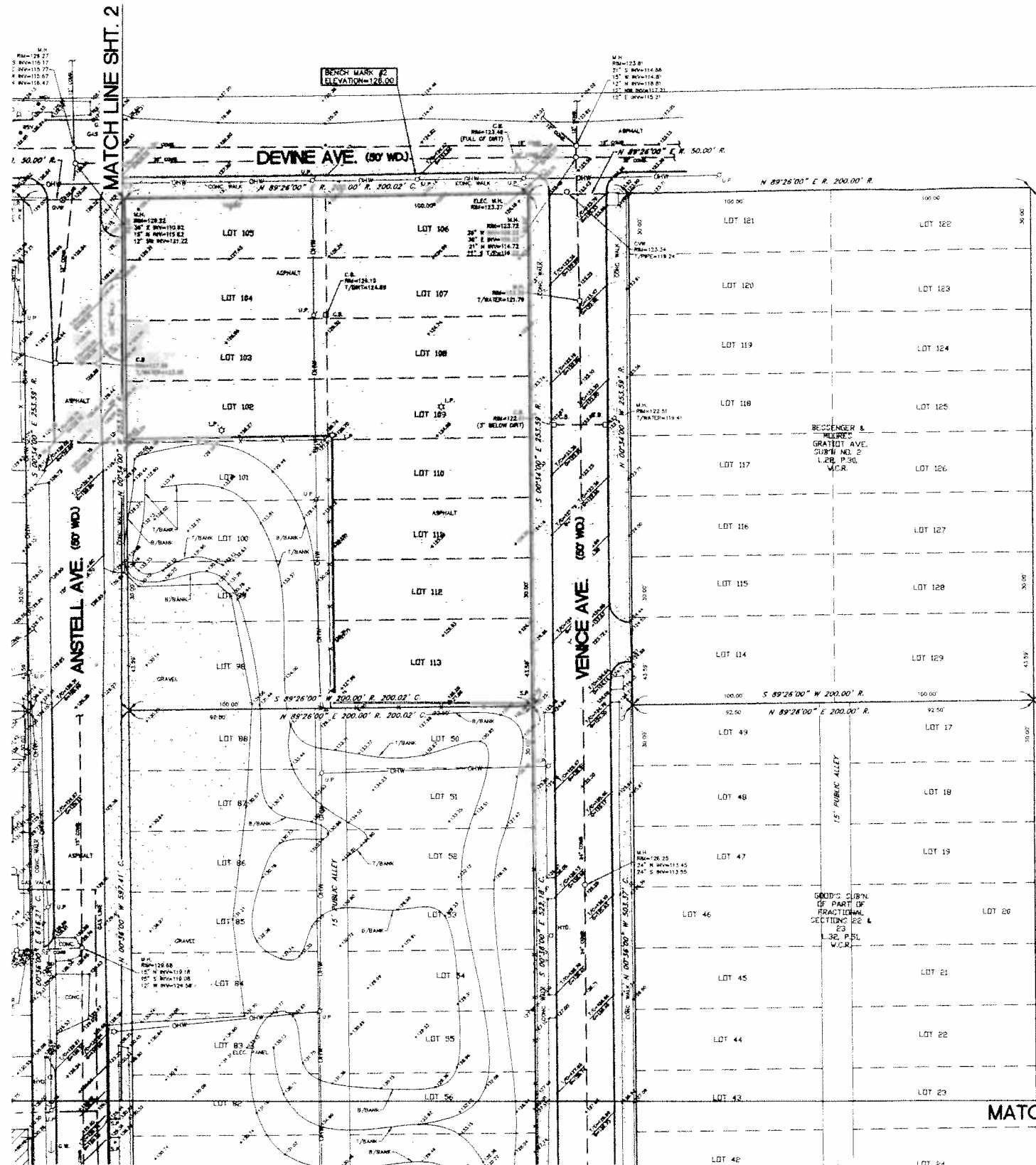
LOCATION MAP
NOT TO SCALE

SITE BENCHMARKS

- REFERENCE BENCHMARK**
CITY OF DETROIT (857-251A) BRASS DISC IN HAND HOLE, NE CORNER @ FRENCH & DEVINE RD.
ELEV: 132.30 (CITY OF DETROIT DATUM)
- SITE BENCHMARK #1**
S.W. BOLT OF R/R SIGNAL POLE @ N.E. CORNER OF DEVINE & R/R.
ELEV: 132.54
- SITE BENCHMARK #2**
SET R/R SPIKE IN UTILITY POLE 75' W. OF CL VENICE & 20' S. OF CL DEVINE.
ELEV: 126.00
- SITE BENCHMARK #3**
P.K. NAIL ON LAMPPOST, 30' W. OF VENICE & 3' N. OF NLY RC HARPER.
ELEV: 126.18
- SITE BENCHMARK #4**
N.E. BOLT OF R/R SIGNAL POLE @ N.E. CORNER OF HARPER & R/R.
ELEV: 128.45
- SITE BENCHMARK #5**
ARROW ON HYDRANT, W. SIDE OF ANSTELL, 25' N. OF OFFICE.
ELEV: 132.85

BOUNDARY & TOPOGRAPHIC SURVEY
11001 HARPER AVE., CITY OF DETROIT, WAYNE COUNTY, MICHIGAN

SURVEY BY: T.S. DRAWN BY: T.M.M. CHECKED BY: G.J.R. APPROVED BY: G.J.R.	GEORGE JEROME & CO. CONSULTING MUNICIPAL & CIVIL ENGINEERS & SURVEYORS 28,324 HAYES ROSEVILLE, MI 48068 (586) 774-3000 WWW.GEORGEJEROME.COM		ORDER NO. 25-842 FIELD BOOK 1405, P. 30-34	SHEET NO. 3
	SCALE 1"=30' FOR PIV ENGINEERS, INC. DATE 04-19-16		DRAWING FILE NO.	
	DATE: BY: REVISIONS: DATE: BY: REVISIONS:			
	DATE: BY: REVISIONS: DATE: BY: REVISIONS:			



LOCATION MAP
NOT TO SCALE

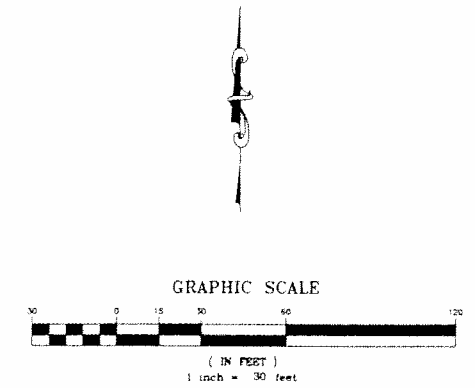
LEGEND

- R RECORD
- H HEARNES BROTHERS MAP
- M MEASURED
- C CALCULATED
- F.I.R. FOUND IRON ROD
- F.W.M. FOUND MONUMENT
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- S SIGN
- G.W. GUY WIRE
- FENCE
- SANITARY/COMBINED SEWER
- STORM SEWER
- WATERMAIN
- OVERHEAD UTILITY LINES

SITE BENCHMARKS

- REFERENCE BENCHMARK**
CITY OF DETROIT (#57-253A) BRASS DISC IN HAND HOLE, NE CORNER @ FRENCH & DEVINE RD
ELEV. 132.30 (CITY OF DETROIT DATUM)
- SITE BENCHMARK #1**
S.W. BOLT OF R/R SIGNAL POLE @ N.E. CORNER OF DEVINE & R.R.
ELEV. 132.54
- SITE BENCHMARK #2**
SET R/R SPIKE IN UTILITY POLE 75' W OF CL VENICE & 20' S OF CL DEVINE
ELEV. 128.00
- SITE BENCHMARK #3**
P.K. NAIL ON LAMPPOST, 30' W OF VENICE & 5' N. OF NLY B/C HARPER
ELEV. 126.18
- SITE BENCHMARK #4**
N.E. BOLT OF R/R SIGNAL POLE @ N.E. CORNER OF HARPER & R/R
ELEV. 128.45
- SITE BENCHMARK #5**
ARROW ON HYDRANT, W. SIDE OF ANSTELL, 25' N OF OFFICE
ELEV. 132.85

NOTE:
Property corners not yet set



MATCH LINE SHT. 3

BOUNDARY & TOPOGRAPHIC SURVEY
11001 HARPER AVE., CITY OF DETROIT, WAYNE COUNTY, MICHIGAN

DATE	BY	REVISIONS	DATE	BY	REVISIONS	SURVEY BY	GEORGE JEROME & CO.	ORDER NO.	25-842	SHT. NO.	4		
						DRAWN BY	CONSULTING MUNICIPAL & CIVIL ENGINEERS & SURVEYORS	FIELD BOOK	1405, P. 30-34				
						CHECKED BY	23004 HAYES ROSKILL, 40 ARDEN (484) 174-3000						
						APPROVED BY	www.GeorgeJerome.com	SCALE	1"=30'	FOR PLS. TECHNOLOGIES, INC.		DATE	04-19-16



Attachment 2—Information Report: Property Surrounding Venice and Athens

[See immediately following page]

GRECO TITLE AGENCY

Revision No. 2

Commitment for Title Insurance
Schedule A

File No : 82-16473533-SGP

Commonly Known As: 11001 Harper, Detroit, MI 48211

1. Effective Date: **May 24, 2016, at 8:00 am**

2. Policy or policies to be issued:

AMOUNT

(a) OWNERS POLICY
Proposed Insured:
INFORMATIONAL

TBD

(b) LOAN POLICY
Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment and covered herein is **Fee Simple** and title thereto is at the effective date hereof vested in:

JST Acquisition Company, L.L.C., as to Lots 73, 74, 75, 76, 77, 86, 87, 88, 89, 90, 102 through 129, both inclusive of Bessenger & Moore's Gratiot Ave., Sub.

and

Pressure Vessel Service, Inc., as to the balance of subject property

4. The land referred to in this commitment is situated in the City of Detroit, County of Wayne, State of Michigan, as follows:

SEE EXHIBIT A

COUNTERSIGNED:
GRECO TITLE AGENCY



Steven M. Greco
AUTHORIZED SIGNATORY

Greco Title Agency
36800 Gratiot Avenue
Clinton Township, MI 48035
Ph:(586) 463-7200 Fax:(586) 463-6114

Agent for: CHICAGO TITLE INSURANCE COMPANY

This commitment valid and binding for a period of 90 days from the date hereof. Thereafter it is void and of no effect.
SCHEDULE A of this commitment--Page 1

EXHIBIT "A"

The land referred to in this commitment is described as follows: City of Detroit, County of Wayne, State of Michigan

Lots 73 through 129, Bessenger & Moore's Gratiot Ave., Subdivision No. 2, according to the plat thereof as recorded in Liber 28, Page 30 of Plats, Wayne County Records.

Outlot "A" and Lots 17 through 107, both inclusive, Good's Subdivision, according to the plat thereof as recorded in Liber 31, Page 51 of Plats, Wayne County Records.

Except that part taken for widening of Harper Avenue

All that part of Fractional Section 23, Town 1 South, Range 12 East, known as Private Claim 12, described as follows: Beginning at the intersection of the Southerly line of Bessenger & Moore's Gratiot Avenue Subdivision No. 2, recorded in Liber 28, Page 20, and the Easterly line of the Detroit Terminal Railway, 66 feet wide; thence North 88 degrees 8 minutes East along the South line of said subdivision, 321.85 feet of the Northwest corner of Out Lot "A" of Good's Subdivision, as recorded in Liber 31, Page 51; thence South 1 degrees 18 minutes East along the Westerly line of said Out Lot "A", 475.50 feet to the Easterly line of the right of way of said Detroit Terminal Railway; thence North 35 degrees 34 minutes West along the Easterly line of said right of way, 573.53 feet, more or less to the point of beginning.

**Schedule B-I
(REQUIREMENTS)**

File No: 82-16473533-SGP

The following requirements to be complied with:

1. Standard requirements as set forth in jacket.

NOTE: In the event the Commitment Jacket is not attached hereto, all of the terms, conditions and provisions contained in said Jacket are incorporated herein. The Commitment Jacket is available for inspection at any Company office.

2. Instruments necessary to create the estate or interest to be insured must be executed by, delivered and duly filed for record.
3. You must tell us in writing the name of anyone not referred to in this commitment who will get an interest in the Land or who will make a loan on the Land. We may make additional requirements or exceptions relating to the interest or the loan.

4. Pay the agreed amounts for the Title and/or the mortgage to be insured.

5. Pay us the premiums, fees and charges for the policy.

6. PAYMENT OF TAXES: Tax Parcel No.: Ward 19, Item No. 002565

2015 County Taxes in the amount of \$457.25 are PAID

2015 City Taxes in the amount of \$3,884.35 are PAID

Special Assessments: NONE

- 2015 State Equalized Value: \$48,200.00

The amounts shown as due do not include collection fees, penalties or interest.

7. PAYMENT OF TAXES: Tax Parcel No.: Ward 19, Item No. 003501-10

2015 County Taxes in the amount of \$226.71 are PAID

2015 City Taxes in the amount of \$1,876.47 are PAID

Special Assessments: NONE

- 2015 State Equalized Value: \$23,900.00

The amounts shown as due do not include collection fees, penalties or interest.

8. PAYMENT OF TAXES: Tax Parcel No.: Ward 19, Item No. 003511-20

2015 County Taxes in the amount of \$41.70 are PAID

Greco Title Agency
36800 Gratiot Avenue
Clinton Township, MI 48035
Ph:(586) 463-7200 Fax:(586) 463-6114

Agent for: CHICAGO TITLE INSURANCE COMPANY

2015 City Taxes in the amount of \$445.43 are PAID

Special Assessments: NONE

- 2015 State Equalized Value: \$4,400.00

The amounts shown as due do not include collection fees, penalties or interest.

9. PAYMENT OF TAXES: Tax Parcel No.: Ward 19, Item No. 001923-8

2015 County Taxes in the amount of \$185.17 are PAID

2015 City Taxes in the amount of \$1,632.72 are PAID

Special Assessments: NONE

- 2015 State Equalized Value: \$22,000.00

The amounts shown as due do not include collection fees, penalties or interest.

10. PAYMENT OF TAXES: Tax Parcel No.: Ward 19, Item No. 001920-2

2015 County Taxes in the amount of \$28.28 are PAID

2015 City Taxes in the amount of \$234.39 are PAID

Special Assessments: NONE

- 2015 State Equalized Value: \$3,500.00

The amounts shown as due do not include collection fees, penalties or interest.

11. PAYMENT OF TAXES: Tax Parcel No.: Ward 19, Item No. 003521-92

2015 County Taxes in the amount of \$42.66 are PAID

2015 City Taxes in the amount of \$353.27 are PAID

Special Assessments: NONE

- 2015 State Equalized Value: \$4,500.00

The amounts shown as due do not include collection fees, penalties or interest.

12. PAYMENT OF TAXES: Tax Parcel No.: Ward 19, Item No. 001908-18

2015 County Taxes in the amount of \$1,893.64 are PAID

2015 City Taxes in the amount of \$15,771.49 are PAID

Special Assessments: NONE

- 2015 State Equalized Value: \$199,600.00

The amounts shown as due do not include collection fees, penalties or interest.

13. PAYMENT OF TAXES: Tax Parcel No.: Ward 19, Item No. 003593

2015 County Taxes in the amount of \$1,446.77 are PAID

2015 City Taxes in the amount of \$12,073.46 are PAID

Special Assessments: NONE

- 2015 State Equalized Value: \$152,500.00

The amounts shown as due do not include collection fees, penalties or interest.

Schedule B-II
(EXCEPTIONS)

File No.: 82-16473533-SGP

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

1. Rights or claims of parties in possession not shown by the Public Records.
2. Any facts, rights, interests or claims not shown by the Public Records but that could be ascertained by an accurate survey inspection of the Land or by making inquiry of persons in possession thereof of the Land.
3. Easements, claim of easements or encumbrances that are not shown in the Public Records and existing water, mineral, oil and exploration rights.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.
5. Any lien or right to lien for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the Public Records.
6. The lien, if any, of real estate taxes, assessments, and/or water and sewer charges, not yet due and payable or that are not shown as existing liens in the records of any taxing authority that levies taxes or assessments on real property or in the Public Records; including the lien for taxes, assessments, and/or water and sewer charges, which may be added to the tax rolls or tax bill after the effective date. The Company assumes no liability for the tax increases occasioned by the retroactive revaluation or changes in the Land usage or loss of any homestead exemption status for the insured premises.
7. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
8. Terms, conditions and provisions which are recited in Avigation Easement recorded in Liber 15381, Page 670, Wayne County Records.
9. Terms, conditions and provisions which are recited in Mutual Driveway Agreement recorded in Liber 17228, Page 849, Wayne County Records.
10. Terms, conditions and provisions which are recited in Easement Agreement recorded in Liber 17625, Page 390, Wayne County Records.
11. Terms, conditions and provisions which are recited in Zoning Appeals recorded in Liber 17738, Page 41, in Liber 17678, Page 904, in Liber 17891, Page 260 and in Liber 17975, Page 414, Wayne County Records.
12. Reservations in the vacated alleys and streets, as set forth in instruments recorded in Liber 21168, Page 563, in Liber 21689, Page 269 and in Liber 22567, Page 715, Wayne County Records.
13. Restrictions in deeds recorded in Liber 20040, Page 151 and in Liber 20040, Page 152, Wayne County Records.
14. Covenants, conditions and restrictions in Deed recorded in Liber 25128, Page 652, Wayne County Records.

Greco Title Agency
36800 Gratiot Avenue
Clinton Township, MI 48035
Ph:(586) 463-7200 Fax:(586) 463-6114

Agent for: CHICAGO TITLE INSURANCE COMPANY

This commitment is invalid unless the insuring Provisions and Schedules A and B-II are attached.
SCHEDULE B-II of this commitment--Page 6

NOTE: This commitment is issued for informational purposes only. Compliance with the requirements set forth herein will not result in the issuance of a final policy. Accordingly, said information is furnished at a reduced rate, and the Company's liability shall in no event exceed the amount paid for said information.

Greco Title Agency
36800 Gratiot Avenue
Clinton Township, MI 48035
Ph:(586) 463-7200 Fax:(586) 463-6114

Agent for: CHICAGO TITLE INSURANCE COMPANY

This commitment is invalid unless the insuring Provisions and Schedules A and B-II are attached.
SCHEDULE B-II of this commitment--Page 7



PRIVACY POLICY NOTICE

Greco Title Agency and its family of affiliated companies, respect the privacy of our customers' personal information. This Notice explains the ways in which we may collect and use personal information under the Greco Title Agency Privacy Policy.

Greco Title Agency as an agent for Chicago Title Insurance Company provides title insurance products and other settlement and escrow services to customers. The Greco Title Agency Privacy Policy applies to all Greco Title Agency customers, former customers and applicants.

What kinds of information we collect: Depending on the services you use, the types of information we may collect from you, your lender, attorney, real estate broker, public records or from other sources include:

- information from forms and applications for services, such as your name, address and telephone number
- information about your transaction, including information about the real property you bought, sold or financed such as address, cost, existing liens, easements, other title information and deeds
- with closing, escrow, settlement or mortgage lending services or mortgage loan servicing, we may also collect your social security number as well as information from third parties including property appraisals, credit reports, loan applications, land surveys, real estate tax information, escrow account balances, and sometimes bank account numbers or credit card account numbers to facilitate the transaction, and
- information about your transactions and experiences as a customer of ours or our affiliated companies, such as products or services purchased and payments made.

How we use and disclose this information: We use your information to provide you with the services, products and insurance that you, your lender, attorney, or real estate brokers have requested. We disclose information to our affiliates and unrelated companies as needed to carry out and service your transaction, to protect against fraud or unauthorized transactions, for institutional risk control, to provide information to government and law enforcement agencies and as otherwise permitted by law. As required to facilitate a transaction, our title affiliates record documents that are part of your transaction in the public records as a legal requirement for real property notice purposes.

We do not share any nonpublic personal information we collect from you with unrelated companies for their own use.

We do not share any information regarding your transaction that we obtain from third parties (including credit report information) except as needed to enable your transaction as permitted by law.

We may also disclose your name, address and property information to other companies who perform marketing services such as letter production and mailing on our behalf, or to other financial service companies (such as insurance companies, banks, mortgage brokers, credit companies) with whom we have joint marketing arrangements.

How we protect your information: We maintain administrative, physical, electronic and procedural safeguards to guard your nonpublic personal information. We reinforce our privacy policy with our employees and our contractors. Joint marketers and third parties service providers who have access to nonpublic personal information to provide marketing or services on our behalf are required by contract to follow appropriate standards of security and confidentiality.

If you have any questions about this privacy statement or our practices at Greco Title Agency, please write us at: **Greco Title Agency c/o 31440 Northwestern Highway, Ste. 100, Farmington Hills, Michigan 48334. Attn: Legal Resources.**



Chicago Title Insurance Company

Commitment No. 82-16473533-SGP

COMMITMENT FOR TITLE INSURANCE

**Issued by
Chicago Title Insurance Company**

Chicago Title Insurance Company, a Nebraska corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate 90 days after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, Chicago Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

COUNTERSIGNED:

GRECO TITLE AGENCY

36800 Gratiot Avenue

Clinton Township, MI 48035

Ph:(586) 463-7200 Fax:(586) 463-6114

By: Steven M. Greco
Authorized Signature

CHICAGO TITLE INSURANCE COMPANY

By:



[Signature]
ATTEST President

[Signature]
Secretary

CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. *The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <<http://www.alta.org/>>.*



The current underwriter associated with this transaction is **Chicago Title Insurance Company**. Please confirm that any previously obtained premium quotes were generated with this underwriter. If a discrepancy is discovered, contact your branch office at the number below for an updated quote.

FEE SHEET & WIRE INSTRUCTIONS

SERVICE:	FEE:	RESPONSIBLE PARTY:
Title - Certified Check Fee	\$25.00	Seller
Title - Construction Disbursement Fee	\$400.00	Buyer/Borrower
Title - Courier Fee (Per Item)	\$25.00	Buyer and/or Seller (as applicable)
Title - Courtesy Closing Fee	\$150.00	Buyer/Borrower
Title - Electronic Filing Fee (Per Document)	\$3.50	Seller (as applicable)
Title - Escrow Fee - Deed	\$250.00	Buyer/Borrower
Title - Settlement / Closing Fee (Bank Owned / Cash)	\$300.00	Buyer/Borrower
Title - Settlement / Closing Fee (Bank Owned / Mortgage)	\$575.00	Buyer/Borrower
Title - Settlement / Closing Fee (Construction Loan / Purchase)	\$575.00	Buyer/Borrower
Title - Settlement / Closing Fee (Construction Loan Only / No Purchase)	\$250.00	Buyer/Borrower
Title - Settlement / Closing Fee (For Sale By Owner)	\$500.00	Seller
Title - Settlement / Closing Fee (Purchase / Cash)	\$250.00	Buyer/Borrower
Title - Settlement / Closing Fee (Purchase / Land Contract)	\$250.00	Buyer/Borrower
Title - Settlement / Closing Fee (Purchase / Land Contract)	\$250.00	Seller
Title - Settlement / Closing Fee (Purchase / Mortgage)	\$575.00	Buyer/Borrower
Title - Settlement / Closing Fee (Refinance)	\$250.00	Buyer/Borrower
Title - Settlement / Closing Fee (Second Mortgage/HELOC)	\$250.00	Buyer/Borrower
Title - Settlement / Closing Fee (Short Sale)	\$600.00	Seller
Title - Settlement / Closing Fee (Split Closing / Loan Policy Only)	\$575.00	Buyer/Borrower
Title - Settlement / Closing Fee (VA Loan)	\$575.00	Seller
Title - Wire Fee (Per Wire)	\$25.00	Seller

SETTLEMENT AGENT CONTACT INFORMATION

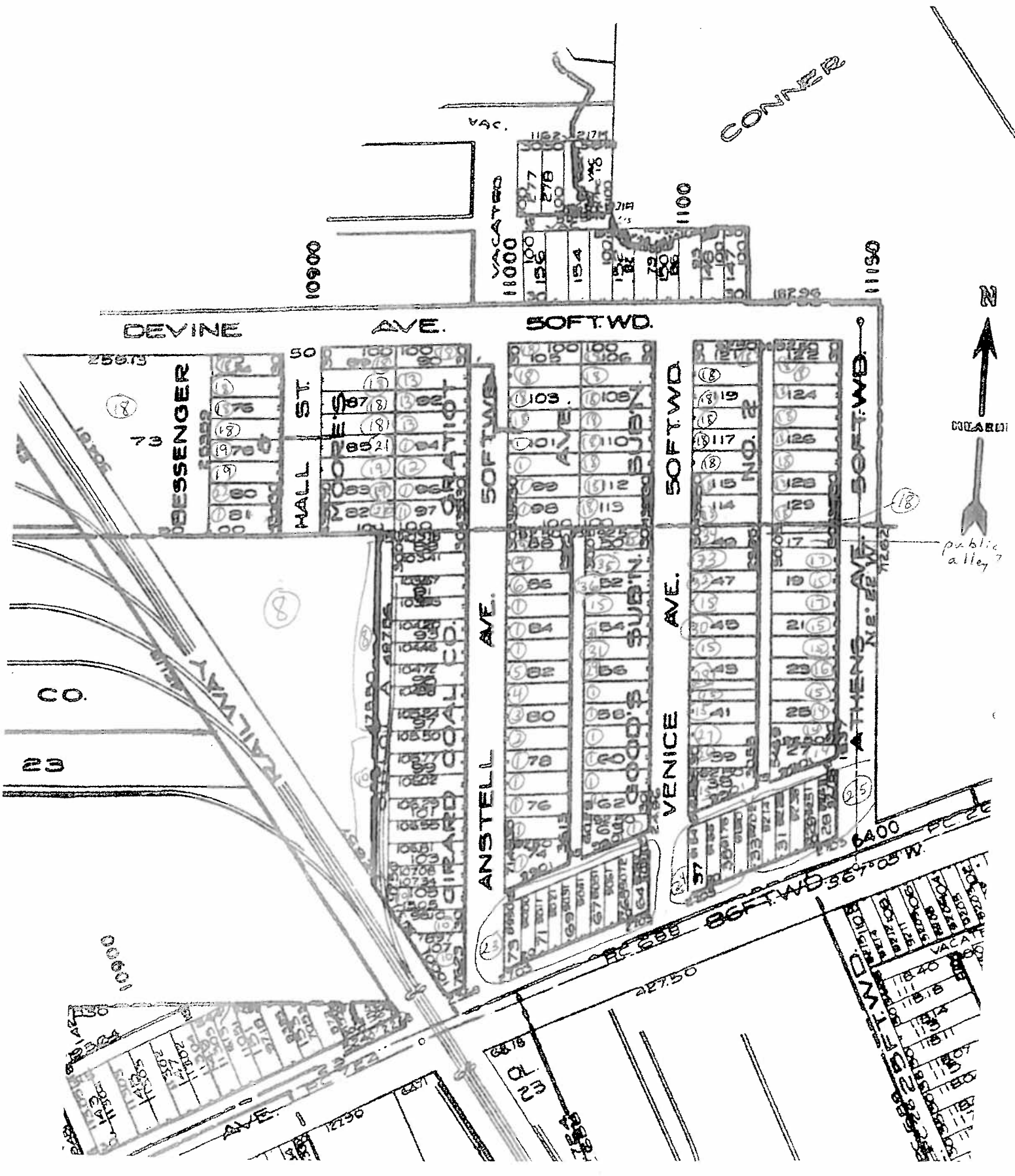
Name: Greco Title Agency
Address: 36800 Gratiot Avenue Clinton Township, MI 48043
ST License ID: MI 0074785
Contact: Debbie Dekiere
Contact ST License ID: MI 367702470
Email: mtclemens@grecotitle.com
Phone: 586-463-7200

INCOMING WIRE INSTRUCTIONS

PLEASE WIRE FUNDS TO:

Greco Title Agency
36800 Gratiot Avenue
Clinton Township, MI 48035

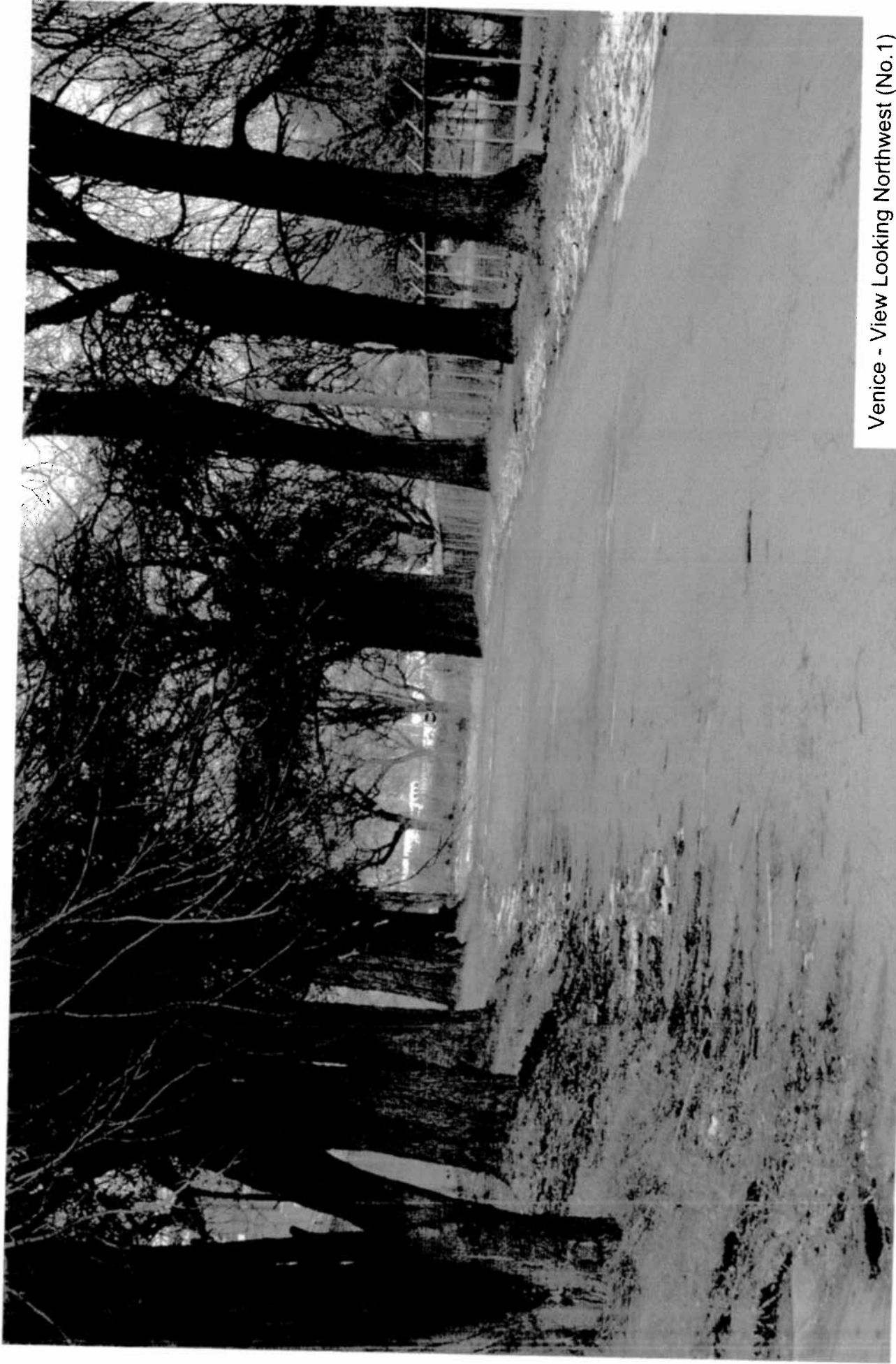
Bank Name: Flagstar Bank
Bank Address: 5151 Corporate Dr.
 Troy, MI 48098
ABA No.: 272471852
Account Name: Greco Title Agency
Account No.: 443882867



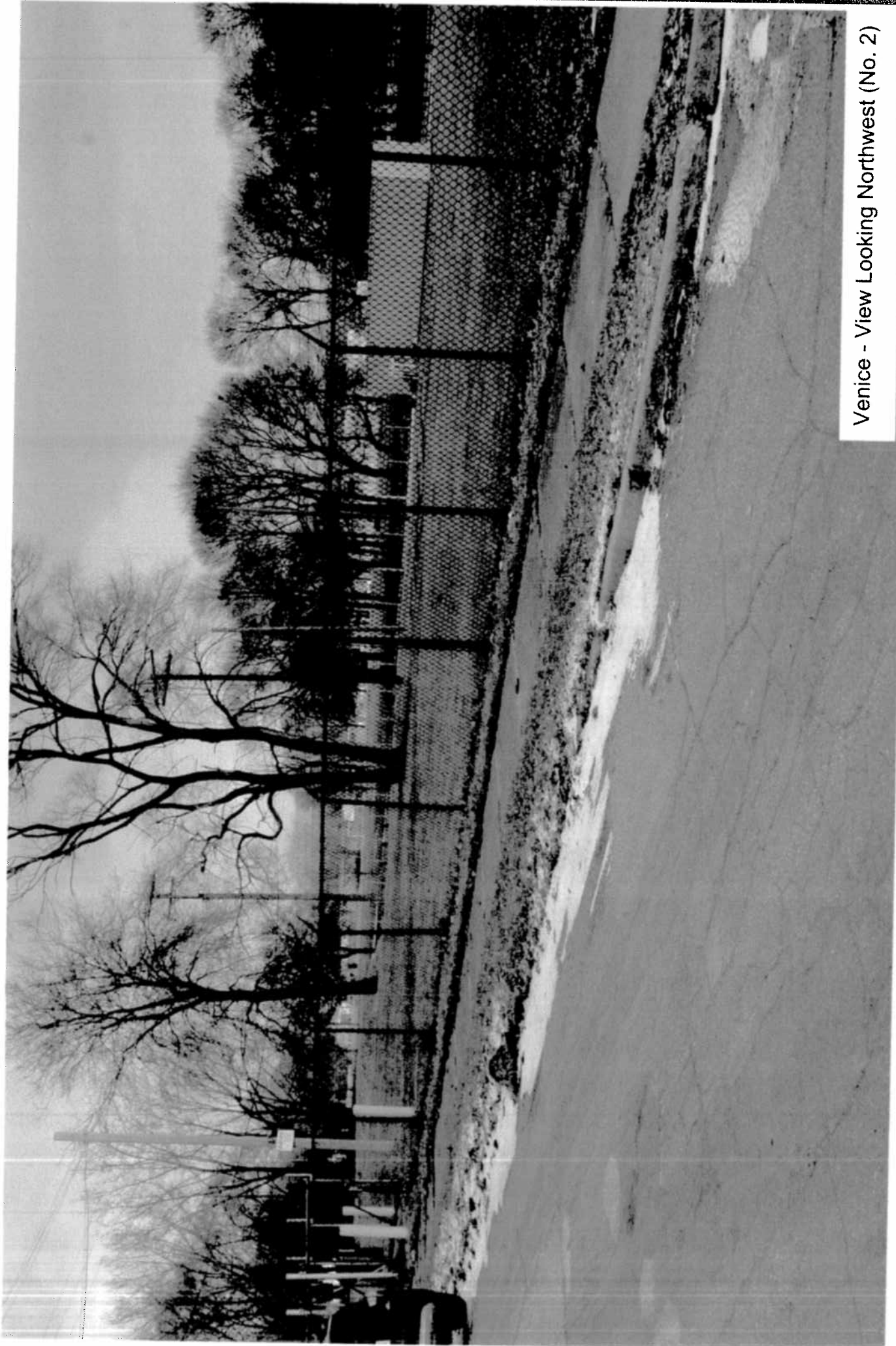


Attachment 3—Photographs of Venice

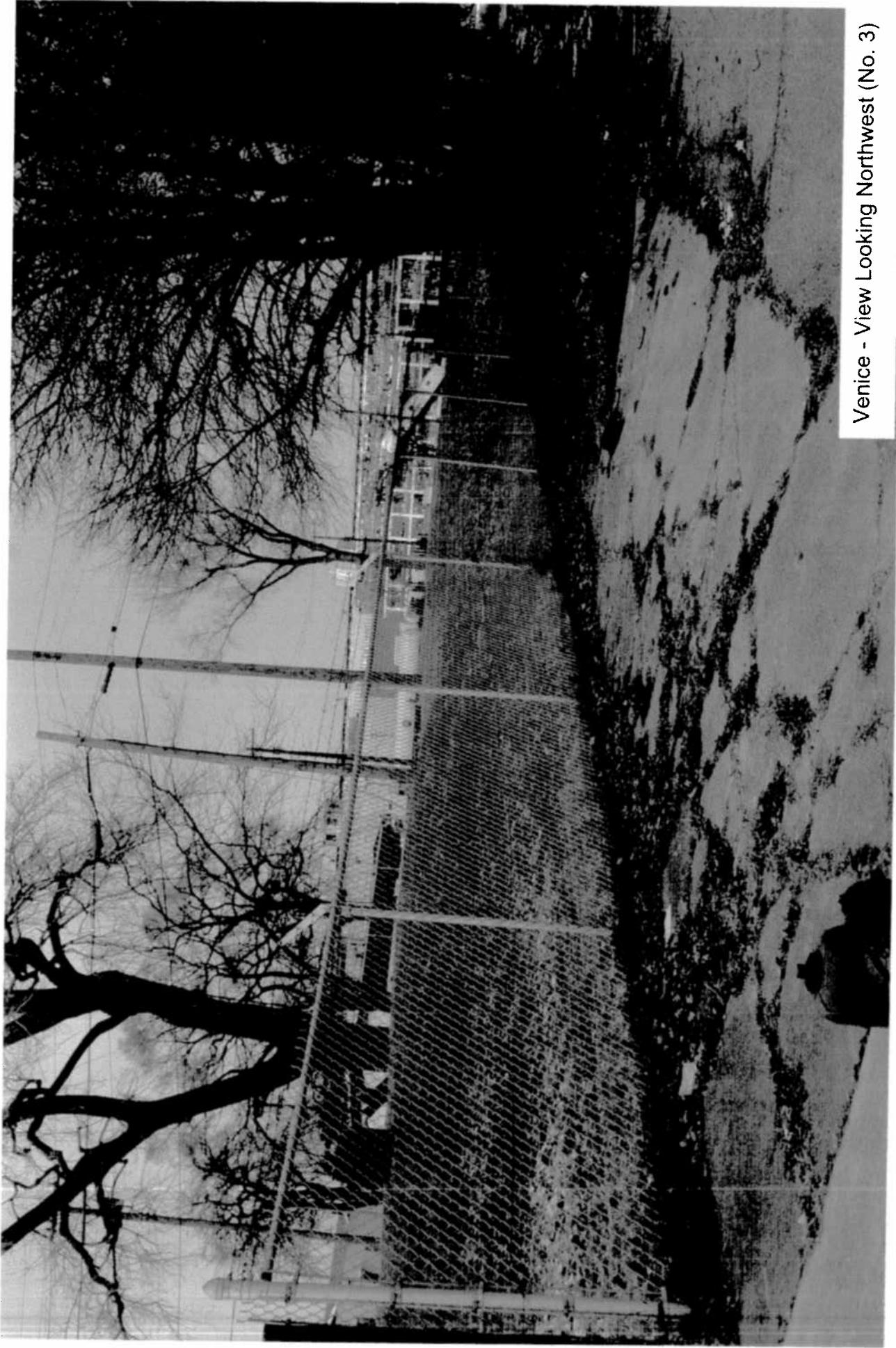
[See immediately following page]



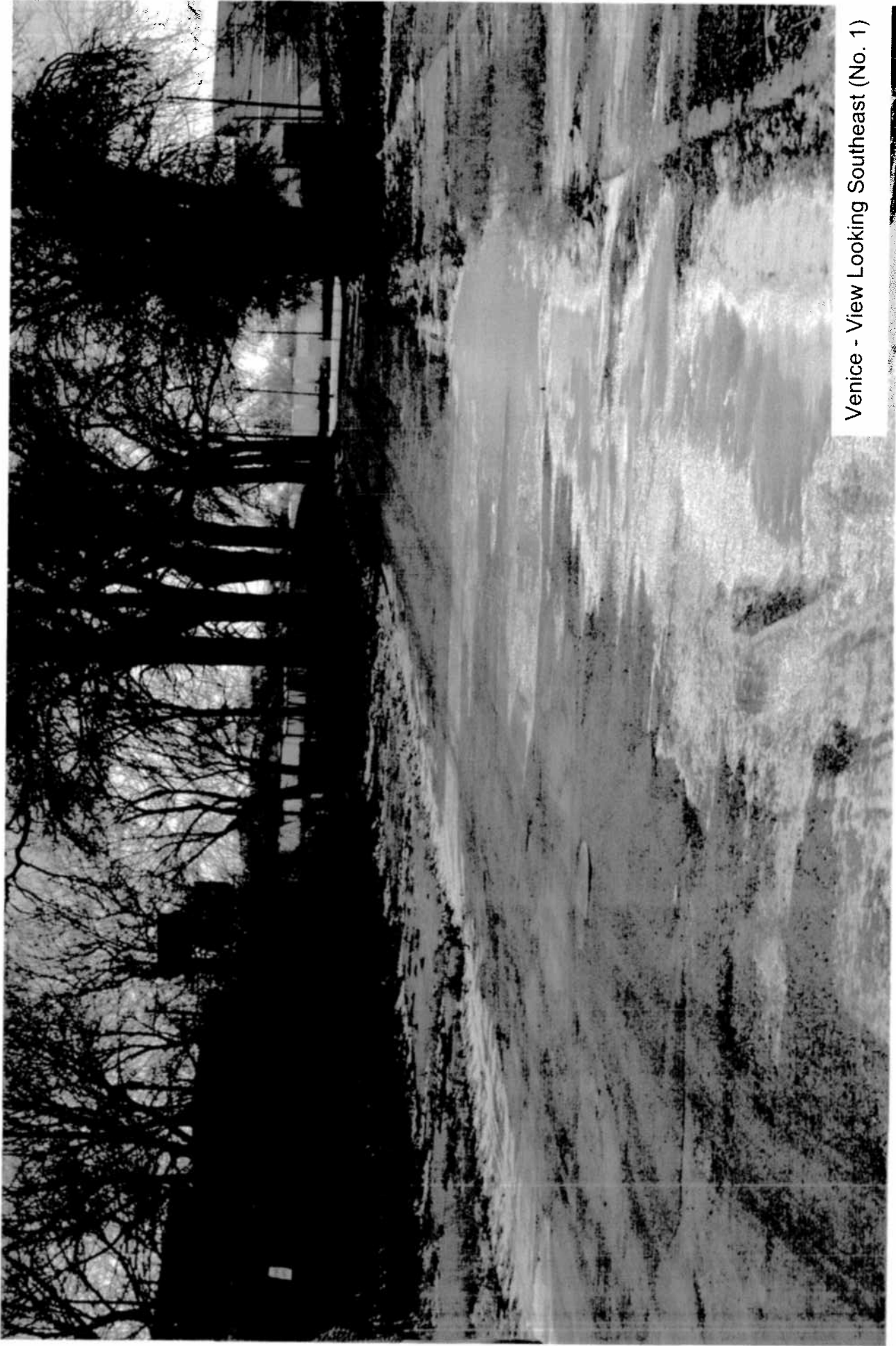
Venice - View Looking Northwest (No.1)



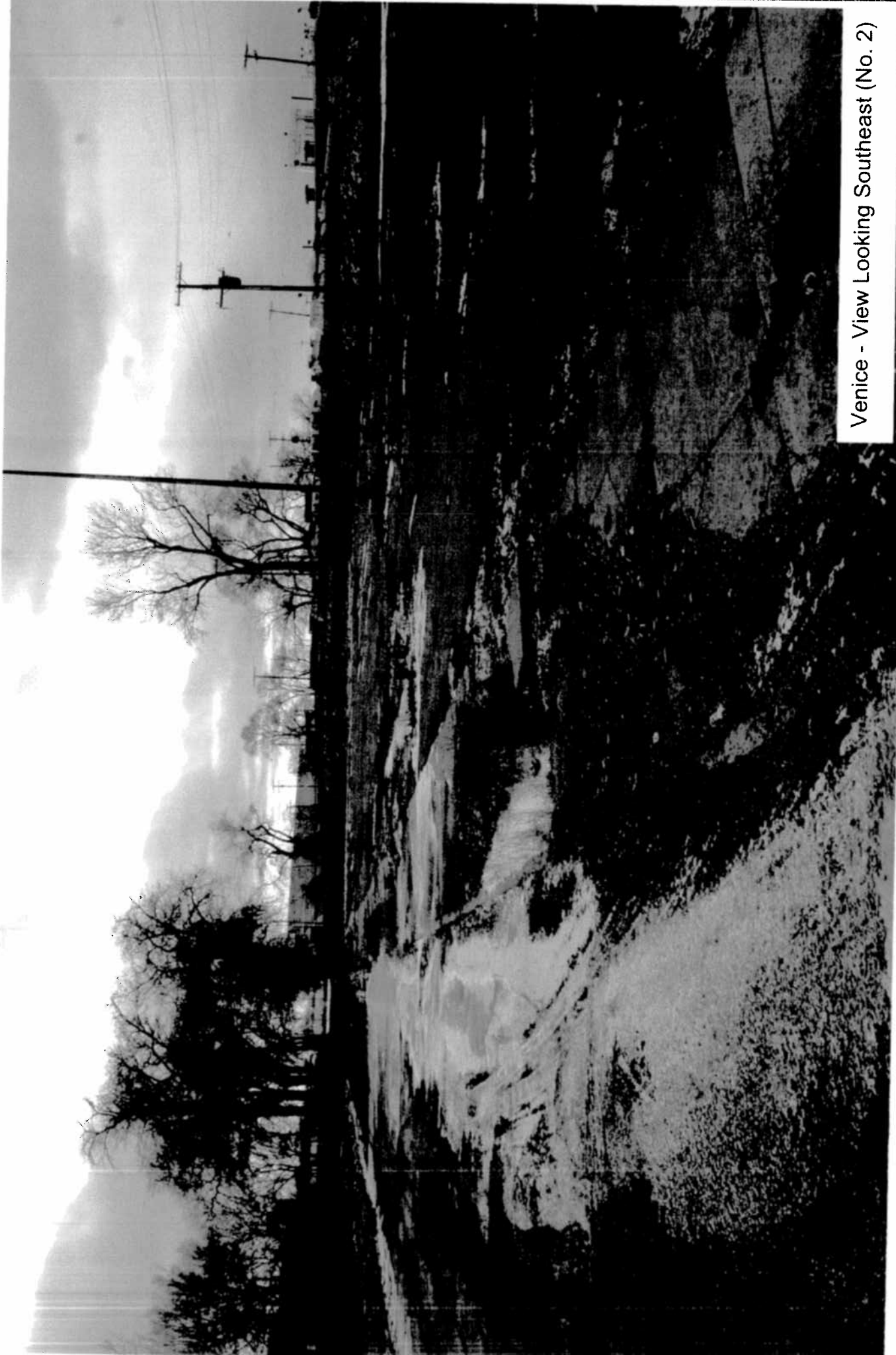
Venice - View Looking Northwest (No. 2)



Venice - View Looking Northwest (No. 3)



Venice - View Looking Southeast (No. 1)

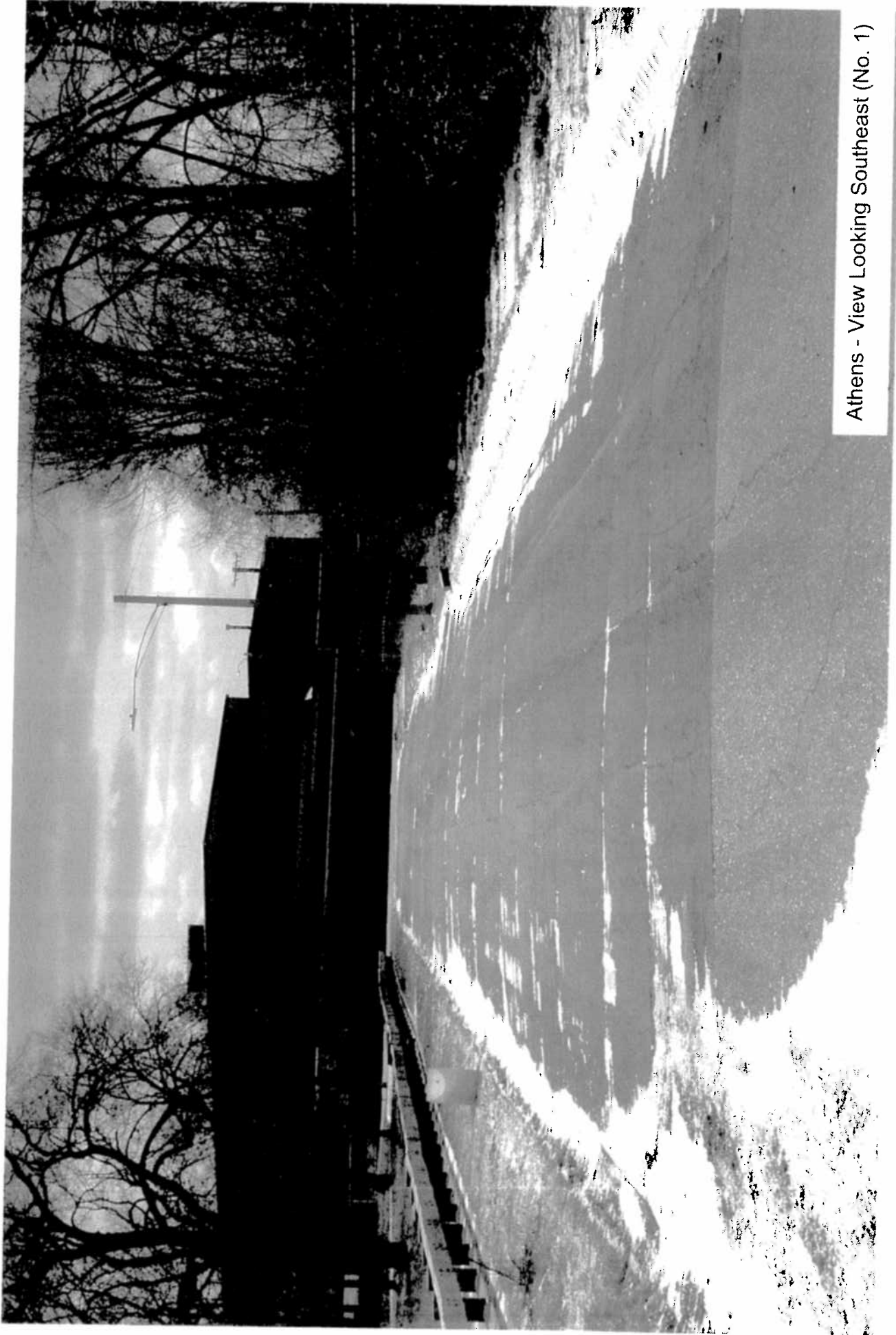


Venice - View Looking Southeast (No. 2)

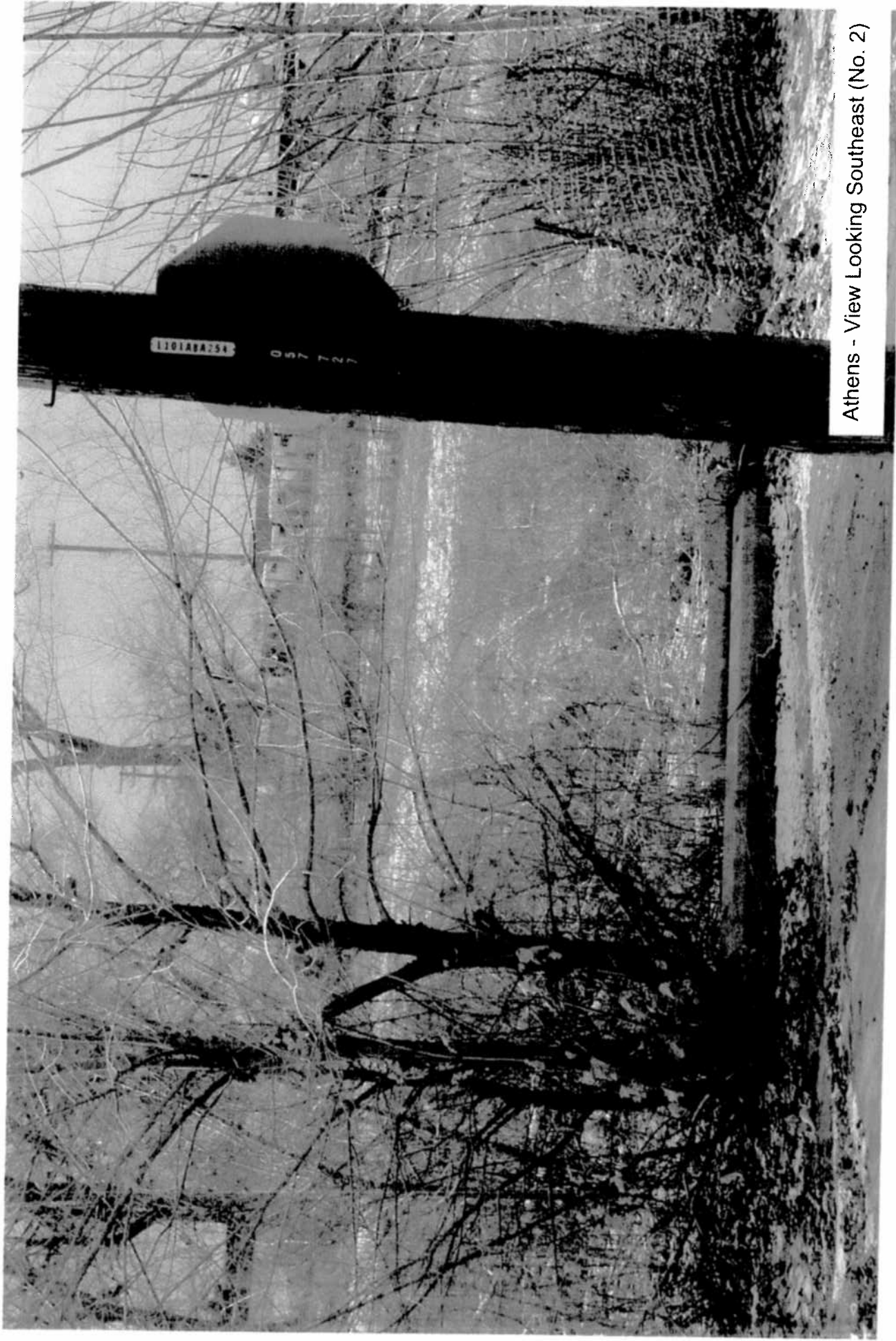


Attachment 4—Photographs of Athens

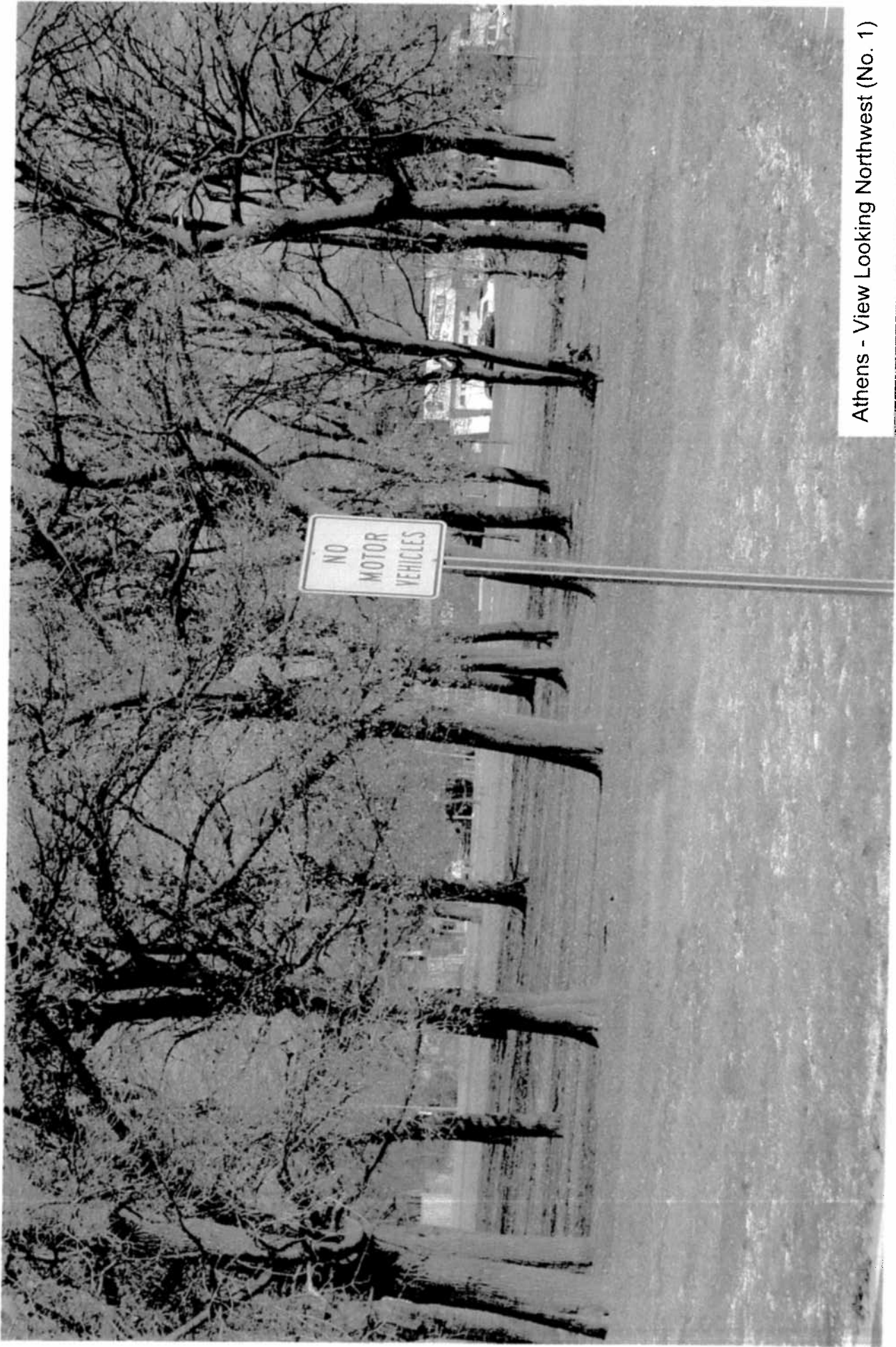
[See immediately following page]



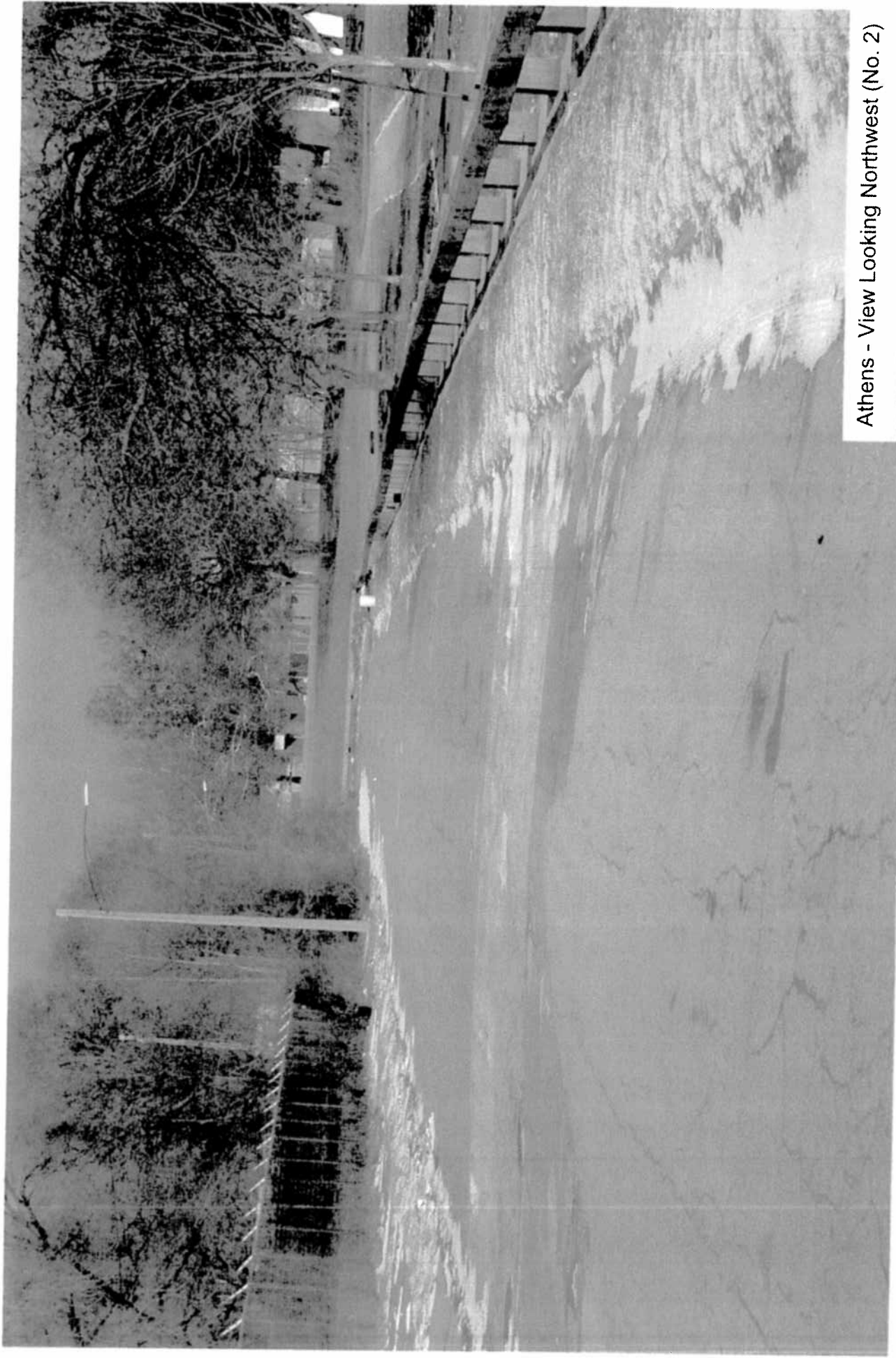
Athens - View Looking Southeast (No. 1)



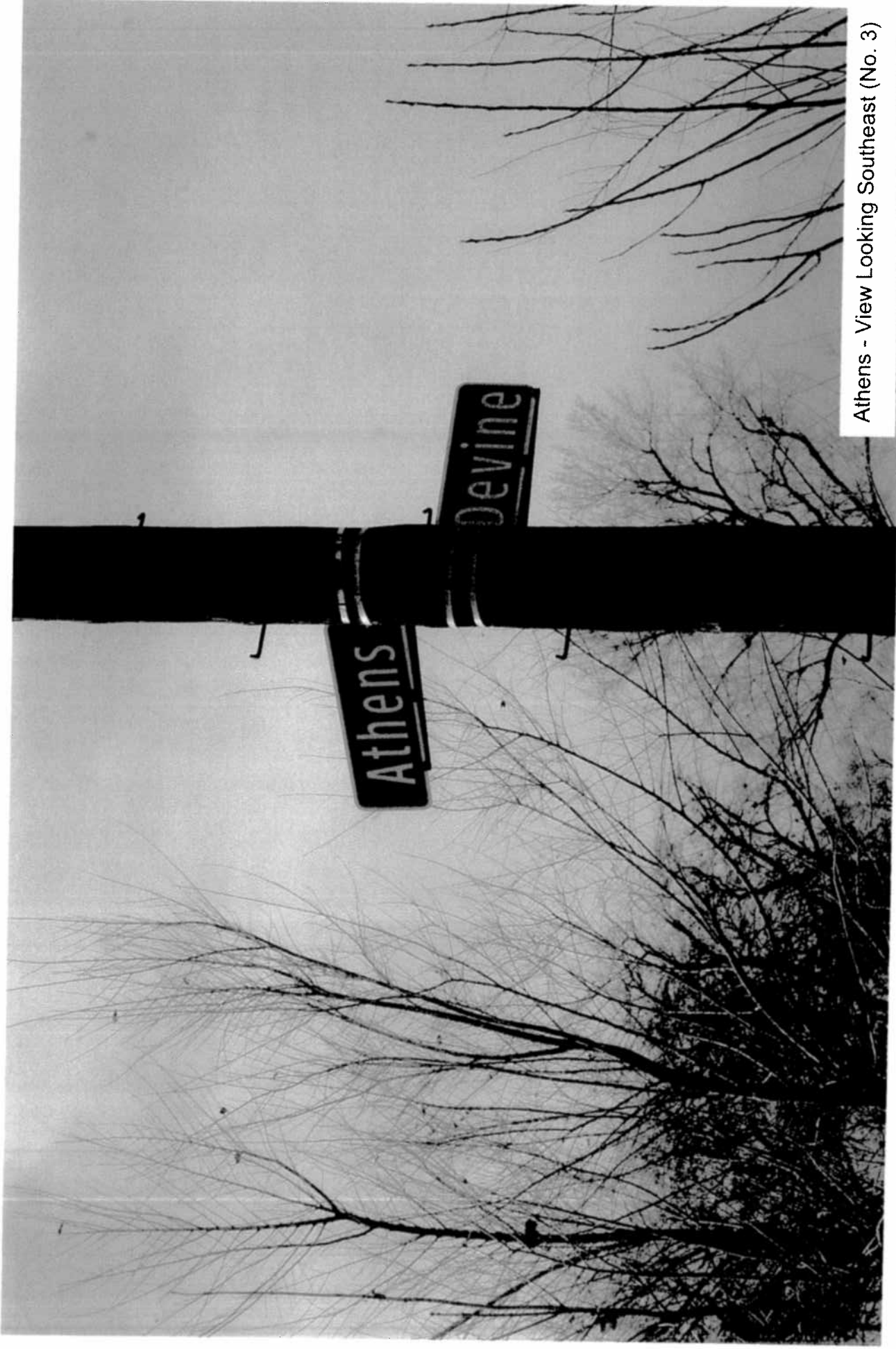
Athens - View Looking Southeast (No. 2)



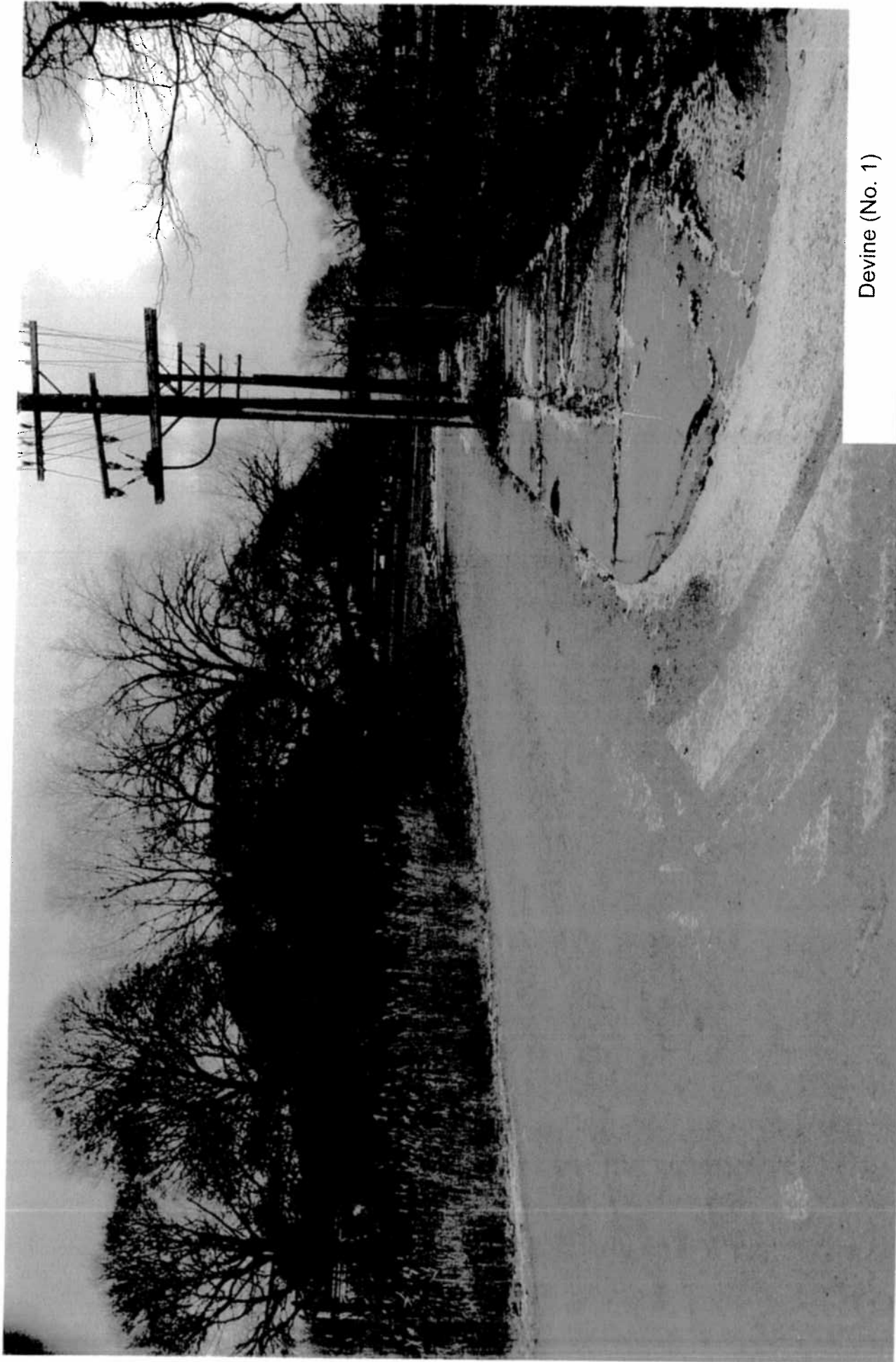
Athens - View Looking Northwest (No. 1)



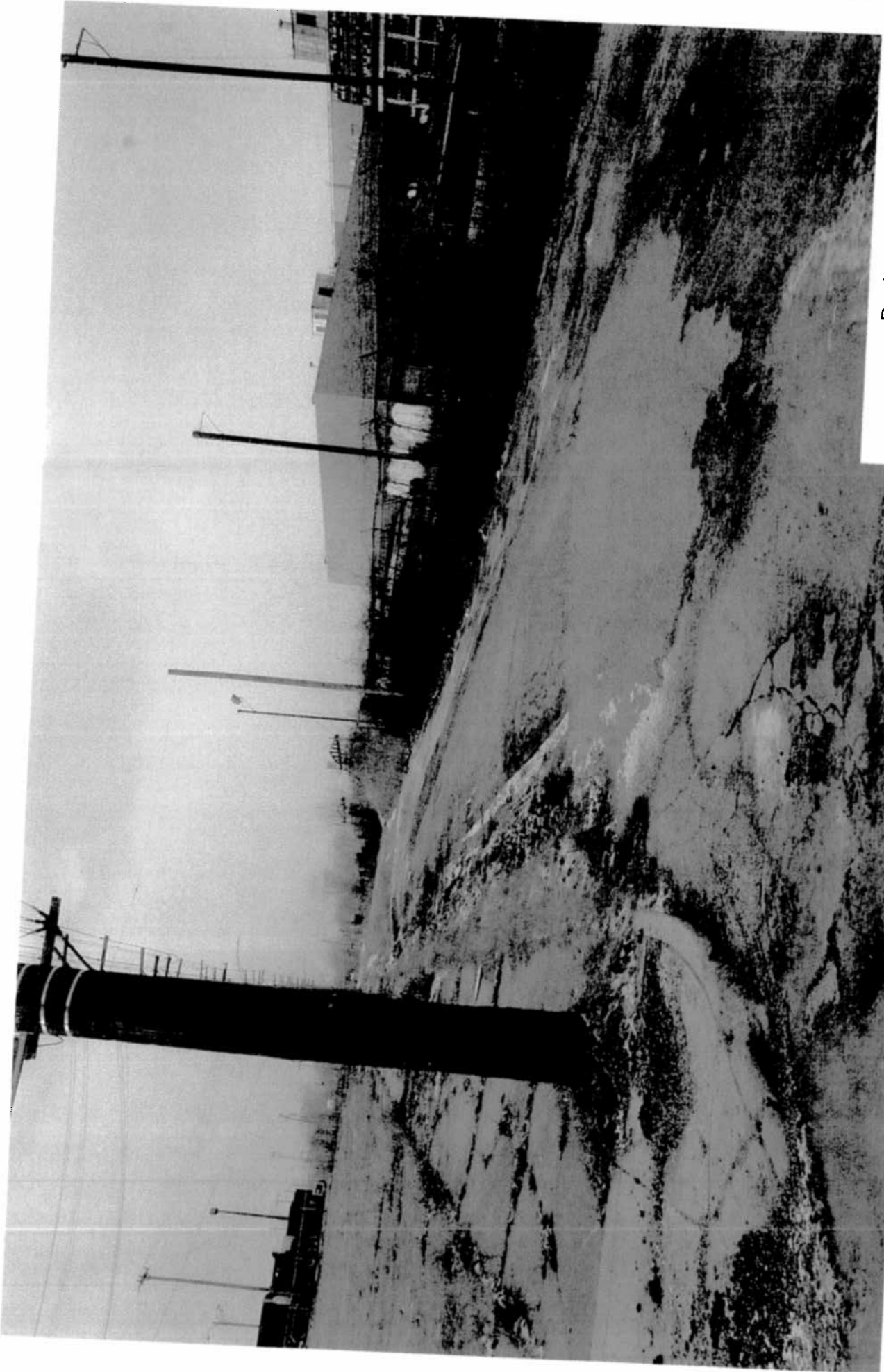
Athens - View Looking Northwest (No. 2)



Athens - View Looking Southeast (No. 3)



Devine (No. 1)



Devine (No. 2)



**Attachment 5—Right-of-Way Map:
Shows Portion of Hern Between Lemay Avenue and Detroit Railroad Tracks**

[See immediately following page]

