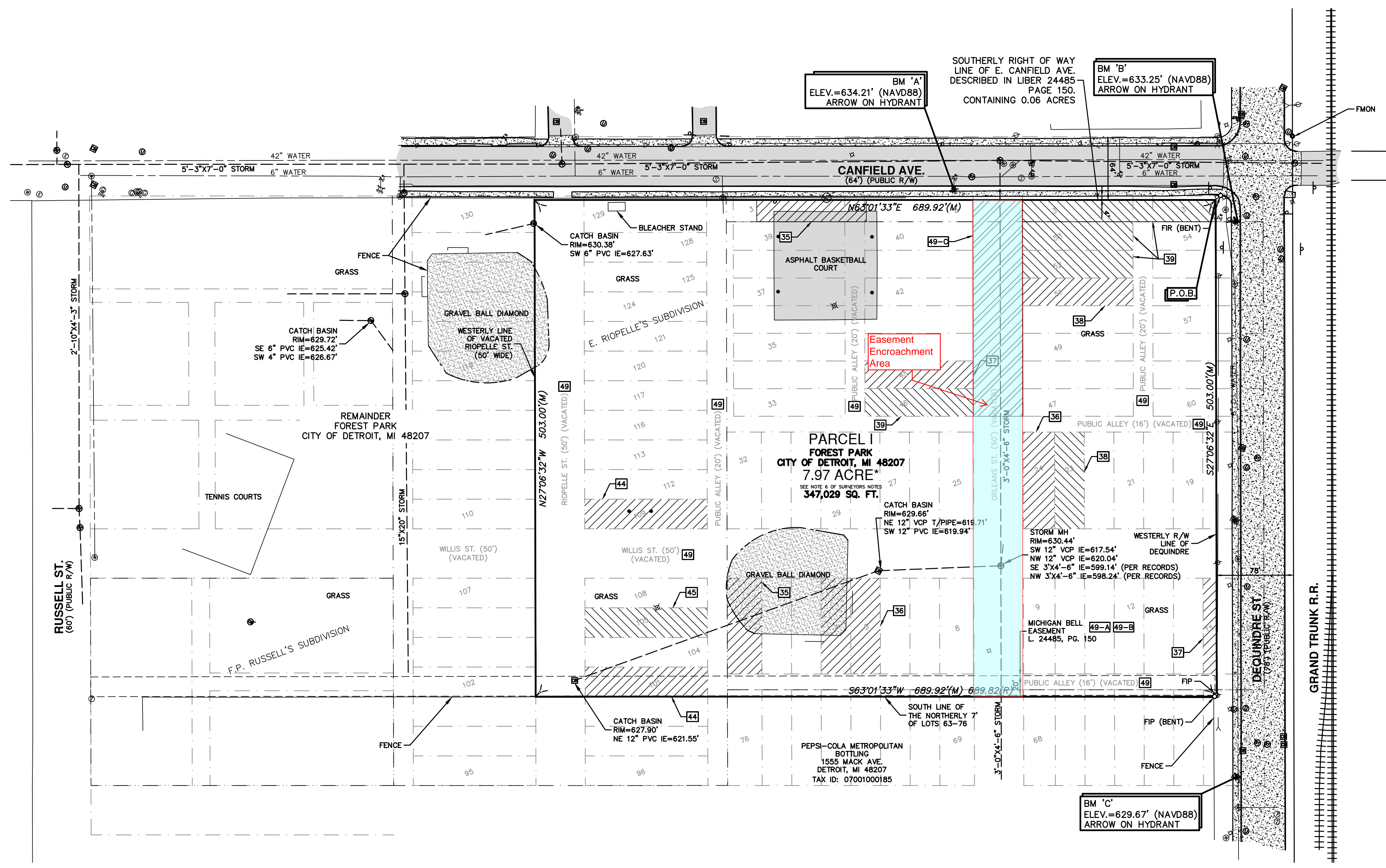
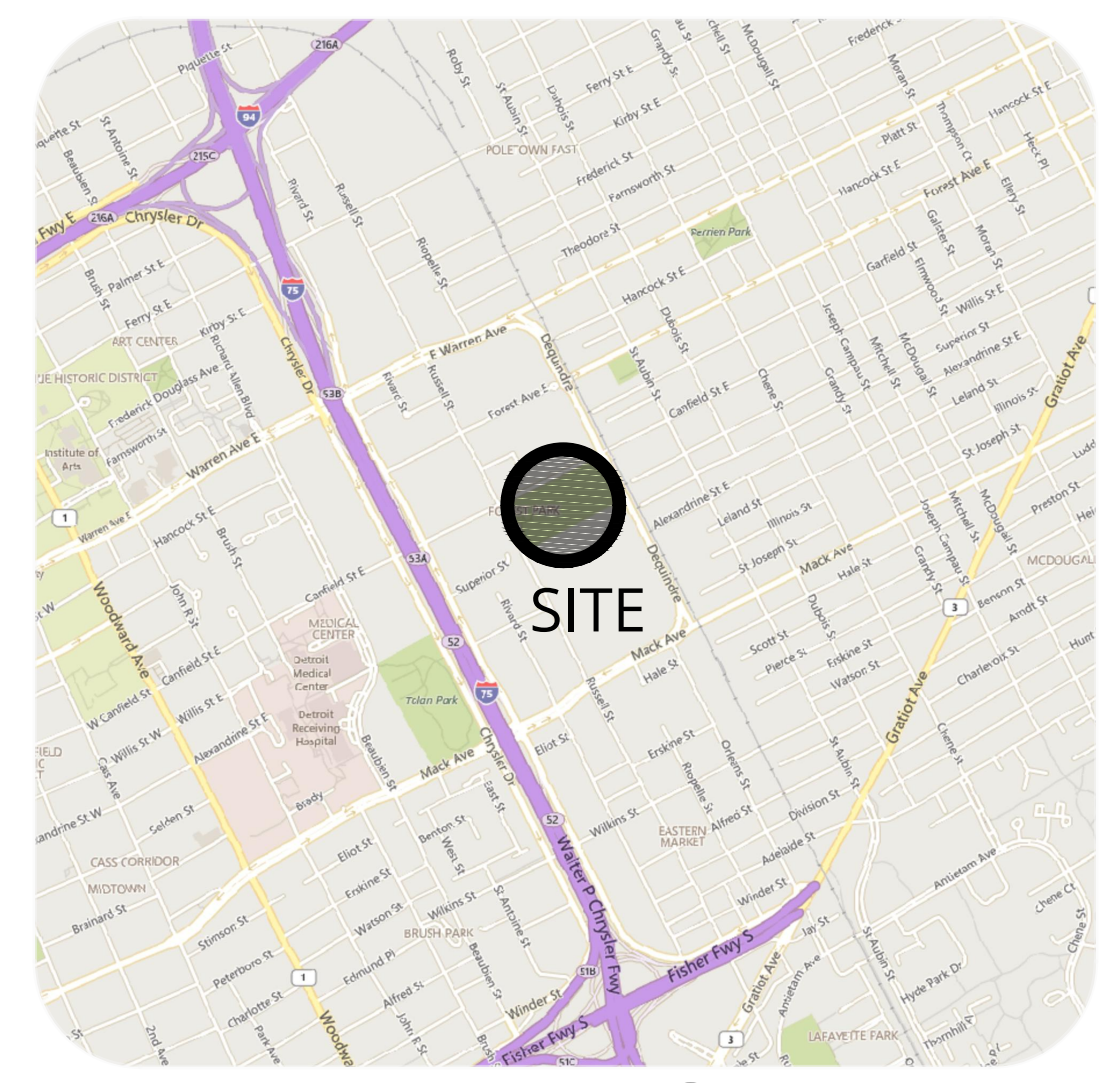


ALTA/NSPS LAND TITLE SURVEY

CITY OF DETROIT, WAYNE COUNTY, MICHIGAN



SCHEDULE B II EXCEPTIONS:
 (PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FILE NO. 776428, WITH AN EFFECTIVE DATE OF MARCH 15, 2017 AT 8:00 AM)

- 1-34 (NOT A SURVEY MATTER)
- 35 COVENANTS, CONDITIONS, RESTRICTIONS, AND OTHER PROVISIONS BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN AS CONTAINED IN INSTRUMENT RECORDED IN LIBER 19135, PAGE 536, REGISTER #G12982, AS TO LOT 1 AND PART OF OUTLOT 3. (AFFECTS PART OF OUTLOT THREE AND LOT 1 - PLOTTED) (DOCUMENT STATES THAT "AND ASSIGNS, FOR PUBLIC PURPOSES, ALL THE RIGHT")
- 36 COVENANTS, CONDITIONS, RESTRICTIONS, AND OTHER PROVISIONS BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN AS CONTAINED IN INSTRUMENT RECORDED IN LIBER 17833, PAGE 528, REGISTER #F635064, AS TO LOTS 4, 5, 24, AND 66. (AFFECTS LOTS 4, 5, AND 24 - PLOTTED) (DOCUMENT STATES THAT "AND ASSIGNS, FOR PUBLIC PURPOSES, ALL THE RIGHT")
- 37 COVENANTS, CONDITIONS, RESTRICTIONS, AND OTHER PROVISIONS BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN AS CONTAINED IN INSTRUMENT RECORDED IN LIBER 18367, PAGE 802, REGISTER #F797156, AS TO LOTS 23 AND 51. (AFFECTS LOTS 23 AND 51 - PLOTTED) (DOCUMENT STATES THAT "AND ASSIGNS, FOR PUBLIC PURPOSES, ALL THE RIGHT")
- 38 COVENANTS, CONDITIONS, RESTRICTIONS, AND OTHER PROVISIONS BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN AS CONTAINED IN INSTRUMENT RECORDED IN LIBER 18019, PAGE 188, REGISTER #F692425, AS TO LOTS 15 AND 45. (AFFECTS LOTS 15 AND 45 - PLOTTED) (DOCUMENT STATES THAT "AND ASSIGNS, FOR PUBLIC PURPOSES, ALL THE RIGHT")
- 39 COVENANTS, CONDITIONS, RESTRICTIONS, AND OTHER PROVISIONS BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN AS CONTAINED IN INSTRUMENT RECORDED IN LIBER 18110, PAGE 663, REGISTER #F721056, AS TO LOTS 46, 52, AND 53. AND PART OF OUTLOT 3. (AFFECTS PART OF OUTLOT THREE, LOTS 46, 52, AND 53 - PLOTTED) (DOCUMENT STATES THAT "AND ASSIGNS, FOR PUBLIC PURPOSES, ALL THE RIGHT")
- 40 (NOT A SURVEY MATTER)
- 41 (NOT A SURVEY MATTER)
- 42 COVENANTS, CONDITIONS, RESTRICTIONS, AND OTHER PROVISIONS BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN AS CONTAINED IN INSTRUMENT RECORDED IN LIBER 16699, PAGE 370, REGISTER #F294357, AND AS AMENDED IN LIBER 29281, PAGE 769, AS TO LOT 60. LIBER 16699, PAGE 370 (REVERT TO THE STATE OF MICHIGAN WAS RELEASED BY LIBER 29281, PAGE 769.) LIBER 29281, PAGE 769 (RELEASE OF REVERTER RESTRICTION BY LIBER 16699, PAGE 370.)
- 43 (NOT A SURVEY MATTER)
- 44 COVENANTS, CONDITIONS, RESTRICTIONS, AND OTHER PROVISIONS BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN AS CONTAINED IN INSTRUMENT RECORDED IN LIBER 16300, PAGE 154, REGISTER #F82647, WHICH CONTAINS A RIGHT OF REVERTER, AS TO LOTS 101 AND 109. (AFFECTS LOTS 101 AND 109, E. RIOPELLE - PLOTTED) (DOCUMENT STATES THAT "THE LANDS HEREIN DESCRIBED SHALL BE USED SOLELY FOR PUBLIC PURPOSES, AND, WHEN SAME CEASES TO BE USED FOR SUCH PURPOSES, IT SHALL REVERT TO THE STATE OF MICHIGAN.")
- 45 COVENANTS, CONDITIONS, RESTRICTIONS, AND OTHER PROVISIONS BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN AS CONTAINED IN INSTRUMENT RECORDED IN LIBER 18759, PAGE 462, REGISTER #F897704, AS TO LOT 105. (AFFECTS LOT 105, E. RIOPELLE - PLOTTED) (DOCUMENT STATES THAT "AND ASSIGNS, FOR PUBLIC PURPOSES, ALL THE RIGHT")
- 46 (NOT A SURVEY MATTER)

LEGAL DESCRIPTION:

WOLVERINE PARCEL
 LAND IN THE CITY OF DETROIT, COUNTY OF WAYNE AND THE STATE OF MICHIGAN BEING LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, THE WEST 63.84 FEET OF LOTS 54 THROUGH 60, BOTH INCLUSIVE, LOT 15 AND LOT 18 EXCEPT THAT PART TAKEN FOR THE WIDENING OF DEQUINDRE STREET, "STOPEL'S SUBDIVISION OF THE SOUTH 1/4 OF OUT LOT 3 AND PART OF LOT 8 OF THE SUBDIVISION OUT LOT 4, DEQUINDRE FARM" AS RECORDED IN LIBER 8, PAGE 77 OF PLATS, W.C.R., ALSO, THE NORTH 7 FEET OF LOTS OF 63 THROUGH 76, BOTH INCLUSIVE, AND THE NORTH 7 FEET OF LOT 62 EXCEPT THAT PART TAKEN FOR THE WIDENING OF DEQUINDRE STREET, "STOPEL'S SUBDIVISION OF PART OF LOTS 7 AND 8, OUT LOT 4, DEQUINDRE FARM" AS RECORDED IN LIBER 12, PAGE 14 OF PLATS, W.C.R., ALSO LOTS 101, 104, 105, 108, 109, 112, 113, 116, 117, 120, 121, 124, 125, 128, 129 OF "E. RIOPELLE'S SUBDIVISION OF PART OF THE RIOPELLE FARM NORTH OF SUPERIOR STREET" AS RECORDED IN LIBER 1, PAGE 314 OF PLATS, W.C.R., ALSO, ALL THAT PART OF OUT LOT 3 THAT LIES NORTH OF A LINE DRAWN 26.10 FEET SOUTH OF THE SOUTH LINE OF CANFIELD AVENUE, WEST OF THE WEST LINE OF DEQUINDRE STREET, AS WIDENED AND EAST OF A LINE DRAWN 495.68 FEET WEST OF THE WEST LINE OF DEQUINDRE STREET, AS WIDENED, OF "SUBDIVISION OF THE REAR OF THE ANTOINE DEQUINDRE FARM FOR THE ADMINISTRATION OF THE ESTATE OF ANTOINE RIVARD", AS RECORDED IN LIBER 15, PAGES 348-349 CITY RECORDS, W.C.R., TOGETHER WITH ALL OF THE VACATED ALLEYS AND STREETS ADJACENT TO THE SAME.

ALSO DESCRIBED AS:
 BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF CANFIELD AVENUE AND WEST LINE OF DEQUINDRE STREET, AS WIDENED, THENCE SOUTHERLY 503 FEET ALONG THE SAID WEST LINE OF DEQUINDRE STREET, AS WIDENED; THENCE WESTERLY 689.92 FEET ALONG THE NORTH LINE OF BOTTLING GROUP LLC PROPERTY, AS DESCRIBED IN QUIT CLAIM DEED, RECORDED IN LIBER 30186, PAGE 5129, W.C.R.; THENCE NORTHERLY 503 FEET ALONG THE WEST LINE OF VACATED RIOPELLE STREET, THENCE EAST 689.92 FEET ALONG THE SOUTH LINE OF CANFIELD AVENUE TO THE POINT OF BEGINNING, CONTAINING 8.03 (SEE NOTE 6 OF SURVEYORS NOTES) ACRES OF LAND, MORE OR LESS.

SURVEYORS CERTIFICATE:
 TO: (i) WOLVERINE PACKING CO., A MICHIGAN CORPORATION; (ii) FIRST AMERICAN TITLE INSURANCE COMPANY; AND (iii) CITY OF DETROIT, A MUNICIPAL CORPORATION:
 THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELDWORK AS COMPLETED ON 04/27/2017.

Fredd Ziorbon
 FREDD ZIORBON, PS
 PROFESSIONAL SURVEYOR NO. 49352
 ZIORBON@SME-USA.COM
 Dated: 01/08/18



LEGEND

—	EX. PROPERTY LINE	⊙	EX. TELEPHONE MANHOLE
---	EX. EASEMENT LINE	⊗	EX. UTILITY MANHOLE
---	EX. CURB/PAVEMENT	⊕	EX. UTILITY POLE
---	EX. METAL FENCE	⊖	EX. GUY WIRE
---	EX. SIGN	⊗	EX. LIGHT POLE
---	FOUND MONUMENTATION AS NOTED	⊕	EX. UNDERGROUND TELEPHONE
---	SET 1/2" CAPPED IRON ROD	⊖	EX. UNDERGROUND WATER
---	EX. WATER MAIN	⊕	EX. UNDERGROUND GAS SOIL BORING LOCATION
---	EX. HYDRANT	⊖	EX. CONCRETE
---	EX. WATER VALVE	⊕	EX. ASPHALT
---	EX. WATER MANHOLE	⊖	TITLE EXCEPTION
---	EX. SANITARY SEWER	⊕	(T)
---	EX. SANITARY MANHOLE	⊖	(M)
---	EX. STORM INLET/CATCH BASIN, EX. STORM MANHOLE	⊕	
---	EX. STORM SEWER	⊖	
---	EX. OVERHEAD ELECTRIC	⊕	
---	EX. UNDERGROUND GAS	⊖	

SURVEYORS NOTES:

- THE BEARING BASIS FOR THE SITE IS NAD83 MICHIGAN STATE PLANE, SOUTH ZONE, INTERNATIONAL FEET.
- DATE OF SURVEY: APRIL 27, 2017.
- SOME FEATURES SHOWN ON SURVEY MAY BE OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS SURVEY ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
- NO BUILDINGS EXISTING ON THE SURVEYED PROPERTY.
- ACTUAL PROPERTY ACREAGE EQUALS 7.97 ACRES.

Orientation: North arrow pointing up.
 Scale: 0' 60' 120'
 GRAPHIC SCALE: 1" = 60'

Project: FOREST PARK

Project Location: CITY OF DETROIT, WAYNE COUNTY, MICHIGAN

Sheet Name: ALTA/NSPS LAND TITLE SURVEY

Engineer's Seal: [Blank]

Revisions

REV	ISSUED FOR	DATE	BY
04	CITY REVIEW	02-28-2018	KMA

Date	05-24-17
SME Project No.	076589.00
Project Manager:	FRZ
Designer:	FRZ
CADD:	FRZ
Checked By:	FRZ
Sheet No.	1

Revisions

REV	ISSUED FOR	DATE	BY
01	REV. PER ESDS AND CLIENT	01/30/2018	KMA
02	APPROACH REVISION PER CLIENT	02/09/2018	KMA
03	ROW PERMIT SUBMITTAL	02/14/2018	KMA
04	REV. PER CLIENT AND DWS	03/05/18	KMA
05	REV. PER DWP AND DWS/4'S BLD. MOVE	03/20/18	KMA
06	ROW PERMIT SUBMITTAL	04/12/18	KMA
07	ROW PERMIT RE-SUBMITTAL	04/18/18	KMA
08	Changes Per Tippmann	04/25/18	KMA

Date
 01-23-18

SME Project No.
 076589.00

Project Manager:
 KMA

Designer:
 KA

CADD:
 HJC

Checked By:
 BH

Sheet No.
C-108

EXISTING LEGEND

- - - - - EX. PROPERTY LINE
- - - - - EX. EASEMENT LINE
- - - - - EX. STORM SEWER (ABANDONED)
- - - - - EX. CURB/PAVEMENT
- - - - - EX. METAL FENCE
- - - - - EX. SIGN
- EX. FOUND MONUMENTATION AS NOTED SET 1/2" CAPPED IRON ROD
- EX. WATER MAIN
- EX. HYDRANT
- EX. WATER VALVE
- EX. WATER MANHOLE
- EX. SANITARY SEWER
- EX. SANITARY MANHOLE
- EX. STORM INLET/CATCH BASIN
- EX. STORM MANHOLE
- EX. STORM SEWER
- EX. OVERHEAD ELECTRIC
- EX. UNDERGROUND GAS
- EX. TELEPHONE MANHOLE
- EX. UTILITY MANHOLE
- EX. UTILITY POLE
- EX. GUY WIRE
- EX. LIGHT POLE
- EX. UNDERGROUND TELEPHONE
- EX. UNDERGROUND WATER
- EX. UNDERGROUND GAS
- EX. SOIL BORING LOCATION

UTILITY LEGEND

- - - - - INSTALL UNDERDRAIN/ROOF CONDUCTOR, TAP STRUCTURE AT ONE LOCATION
- - - - - INSTALL STORM SEWER PIPE
- INSTALL CATCH BASIN
- INSTALL STORM MAHOLE
- INSTALL SANITARY MANHOLE
- INSTALL SANITARY SEWER
- - - - - INSTALL WATER MAIN

NOTE
 OTHER PRIVATE UTILITY LOCATIONS ARE NOT SHOWN ON THIS PLAN SET. UTILITIES TO BE SHOWN IN APPROXIMATE MANNER IN FUTURE PLAN SET.

NOTE
 ALL CATCH BASINS TO HAVE 2.5' SUMP.

NOTE
 STRUCTURES S48, S8 AND S9 ARE TO BE LOWHEAD STRUCTURES.

NOTE
 ALL STORM SEWER PIPE THAT IS LOCATED UNDERNEATH ANY PAVEMENT SECTION SHALL BE CLASS 4 REINFORCED CONCRETE PIPE OR APPROVED EQUAL.

NOTE
 ALL STORM SEWER PIPE LOCATED IN GREEN BELT AREAS SHALL BE HIGH DENSITY POLYETHYLENE OR APPROVED EQUAL.

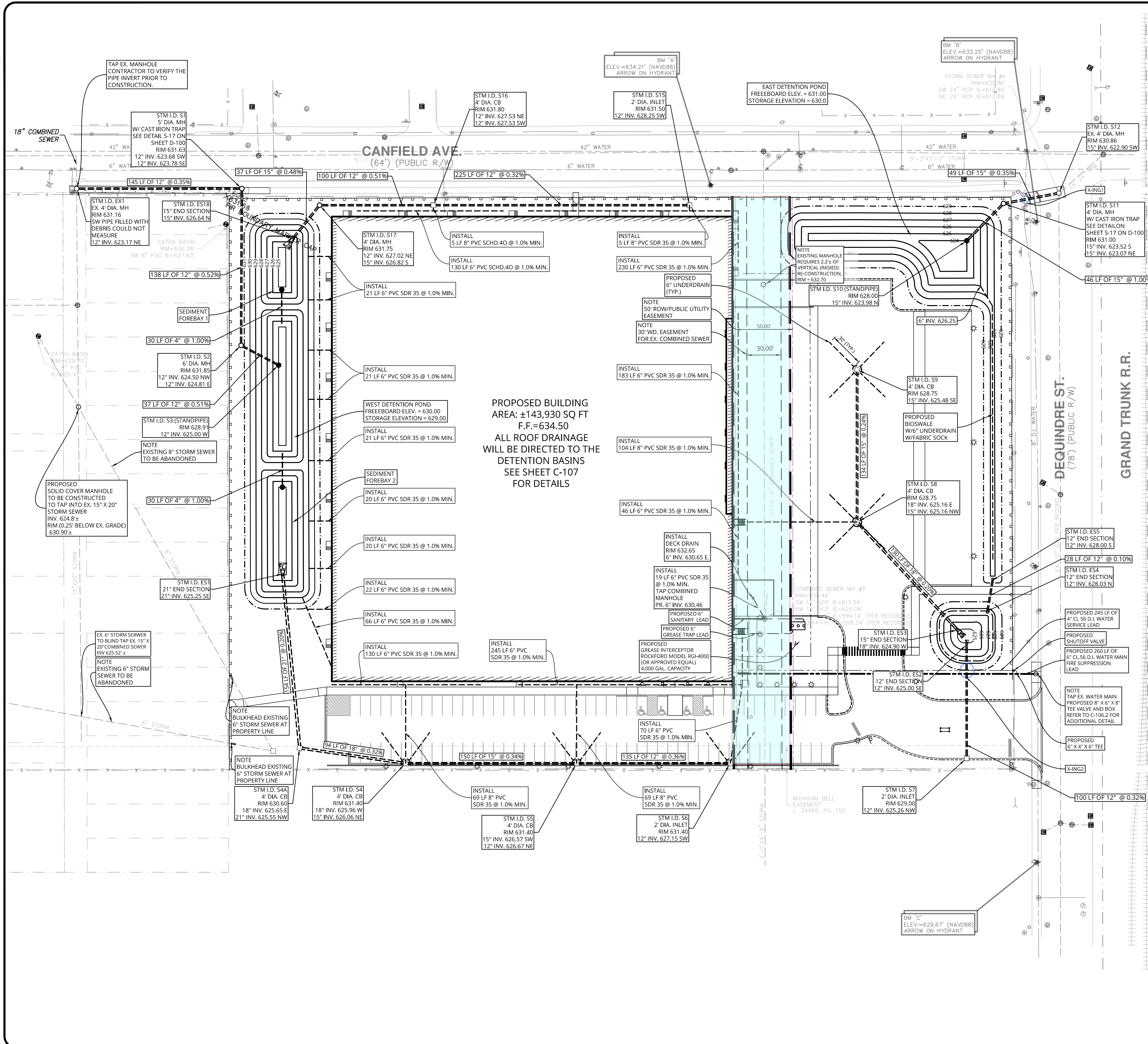
IMPORTANT

URBAN FILL IS PRESENT ON THE SITE EXTENDING TO DEPTHS RANGING FROM 4 FEET TO 12 FEET BELOW GRADE; THE FILL CONTAINED DEBRIS INCLUDING SLAG, BRICK, CONCRETE, GLASS, WOOD, METAL, PORCELAIN, COAL, ASPHALT, AND ROOF SHINGLES, DEPENDING ON LOCATION. VOLATILE ORGANIC COMPOUNDS, POLYNUCLEAR AROMATIC HYDROCARBONS, AND/OR METALS WERE MEASURED IN MULTIPLE SOIL SAMPLES AT CONCENTRATIONS ABOVE PART 201 GENERIC RESIDENTIAL CLEANUP CRITERIA. THE ENVIRONMENTAL IMPACT WAS IDENTIFIED AT VARIOUS DEPTHS IN THE FILL MATERIALS. CONTRACTORS PERFORMING SUBSURFACE WORK ON THE SITE SHALL FOLLOW THE REQUIREMENTS OF THE OWNER'S DUE CARE PLAN.

NOTE

THE ENTIRE STORM SEWER SYSTEM MUST BE WATER TIGHT, INCLUDING NITRILE RUBBER (OR APPROVED EQUAL) GASKETS, BOOTS, AND SEALS AT ALL JOINTS AND CONNECTIONS, AS APPLICABLE. SHOP DRAWINGS MUST BE PROVIDED TO SME FOR REVIEW AND APPROVAL PRIOR TO THEIR DELIVERY TO/INSTALLATION AT THE SITE.

NOT FOR CONSTRUCTION

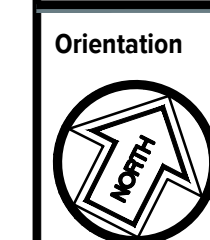


FILE LOCATION: I:\sme-usa\wip\076589.00\CADD\DWG\Eng\Rev\076589.00\Utility.dwg

PLOT DATE: Apr 27, 2018 - 8:42am - mcrnes



www.sme-usa.com



Orientation Scale
GRAPHIC SCALE: 1" = 40'

Project
WOLVERINE COLD STORAGE FACILITY

Project Location
**4225 E. DEQUINDRE STREET
DETROIT, MI 48207**

Sheet Name
UTILITY PLAN

Engineer's Seal

REV	ISSUED FOR	DATE	BY
01	REV. PER ESDS AND CLIENT	01/30/2018	KMA
02	APPROACH REVISION PER CLIENT	02/09/2018	KMA
03	ROW PERMIT SUBMITTAL	02/14/2018	KMA
04	REV. PER CLIENT AND DWS	03/05/18	KMA
05	REV. PER DWP AND DWS/4-S' BLD. MOVE	03/20/18	KMA
06	ROW PERMIT SUBMITTAL	04/12/18	KMA
07	ROW PERMIT RE-SUBMITTAL	04/18/18	KMA
08	Changes Per Tippmann	04/25/18	KMA

Date
01-23-18

SME Project No.
076589.00

Project Manager:
KMA

Designer:
KA

CADD:
HJC

Checked By:
BH

Sheet No.
C-108

EXISTING LEGEND

- EX. PROPERTY LINE
- EX. EASEMENT LINE
- EX. STORM SEWER (ABANDONED)
- EX. CURB/PAVEMENT
- EX. METAL FENCE
- EX. SIGN
- FOUND MONUMENTATION AS NOTED SET 1/2" CAPPED IRON ROD
- EX. WATER MAIN
- EX. HYDRANT
- EX. WATER VALVE
- EX. WATER MANHOLE
- EX. SANITARY SEWER
- EX. SANITARY MANHOLE
- EX. STORM INLET/CATCH BASIN
- EX. STORM MANHOLE
- EX. STORM SEWER
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- EX. TELEPHONE MANHOLE
- EX. UTILITY MANHOLE
- EX. UTILITY POLE
- EX. GUY WIRE
- EX. LIGHT POLE
- EX. UNDERGROUND TELEPHONE
- EX. UNDERGROUND WATER
- EX. UNDERGROUND GAS
- EX. SOIL BORING LOCATION

UTILITY LEGEND

- INSTALL UNDERDRAIN/ROOF CONDUCTOR, TAP STRUCTURE AT ONE LOCATION
- INSTALL STORM SEWER PIPE
- INSTALL CATCH BASIN
- INSTALL STORM MAHOLE
- INSTALL SANITARY MANHOLE
- INSTALL SANITARY SEWER
- INSTALL WATER MAIN

NOTE
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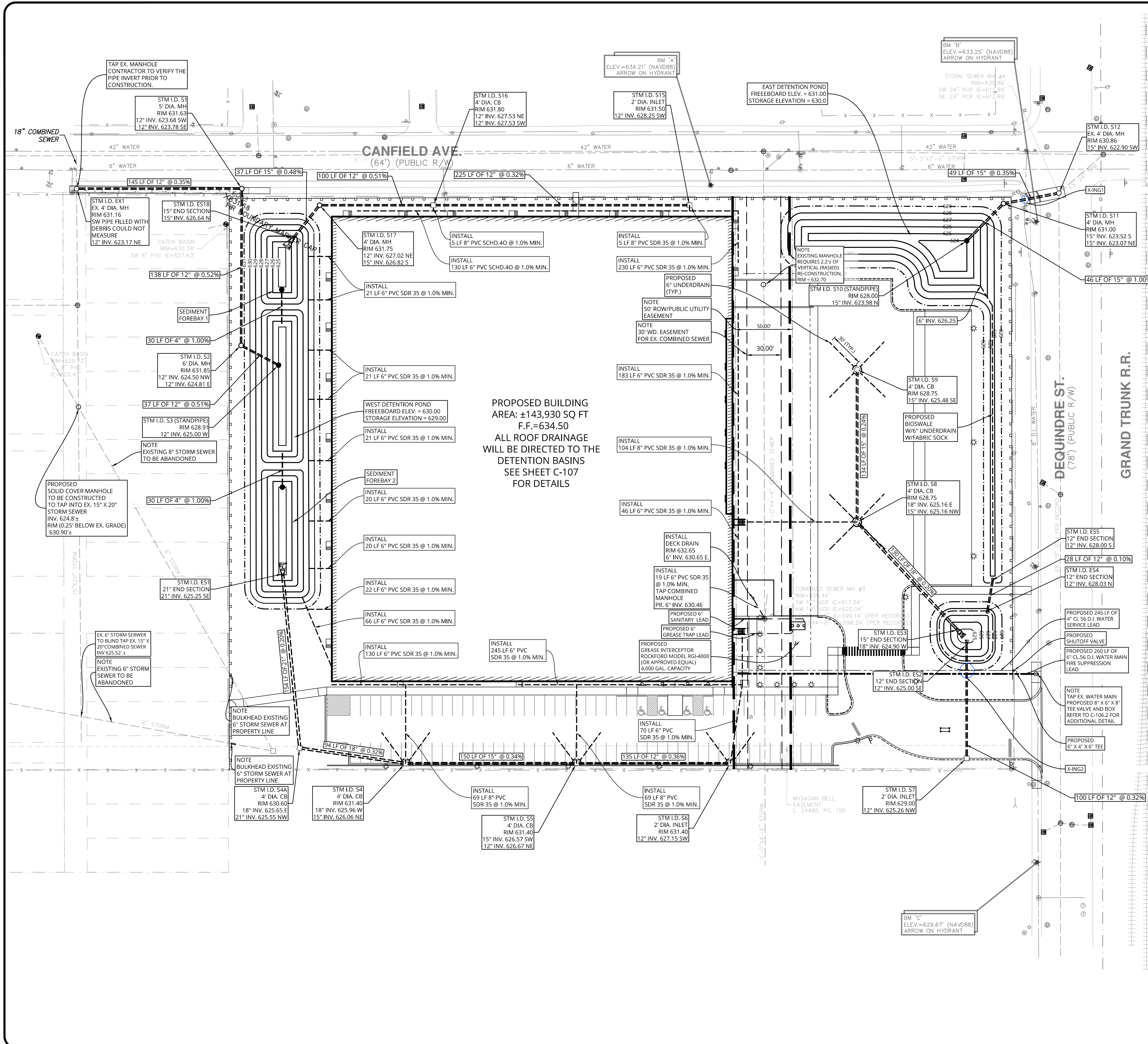
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NOT FOR CONSTRUCTION



FILE LOCATION: I:\sme-projects\WP\076589.00\CADD\DWG\Eng\Rev\076589.00\Utility.dwg

PLOT DATE: Apr 25, 2018 - 10:44 am - inches

REV	ISSUED FOR	DATE	BY
01	REV. PER ESSED AND CLIENT	01/30/2018	KMA
02	APPROACH REVISION PER CLIENT	02/09/2018	KMA
03	ROW PERMIT SUBMITTAL	02/14/2018	KMA
04	REV. PER CLIENT AND DWSD	03/05/18	KMA
05	REV. PER DPW AND DWSD 4.5' BLD. MOVE	03/29/18	KMA
06	ROW Permit Submittal	04/12/18	KMA
07	ROW PERMIT RE-SUBMITTAL	04/18/18	KMA
08	Changes Per Tippmann	04/25/18	KMA

Date **01-23-18**

SME Project No. **076589.00**

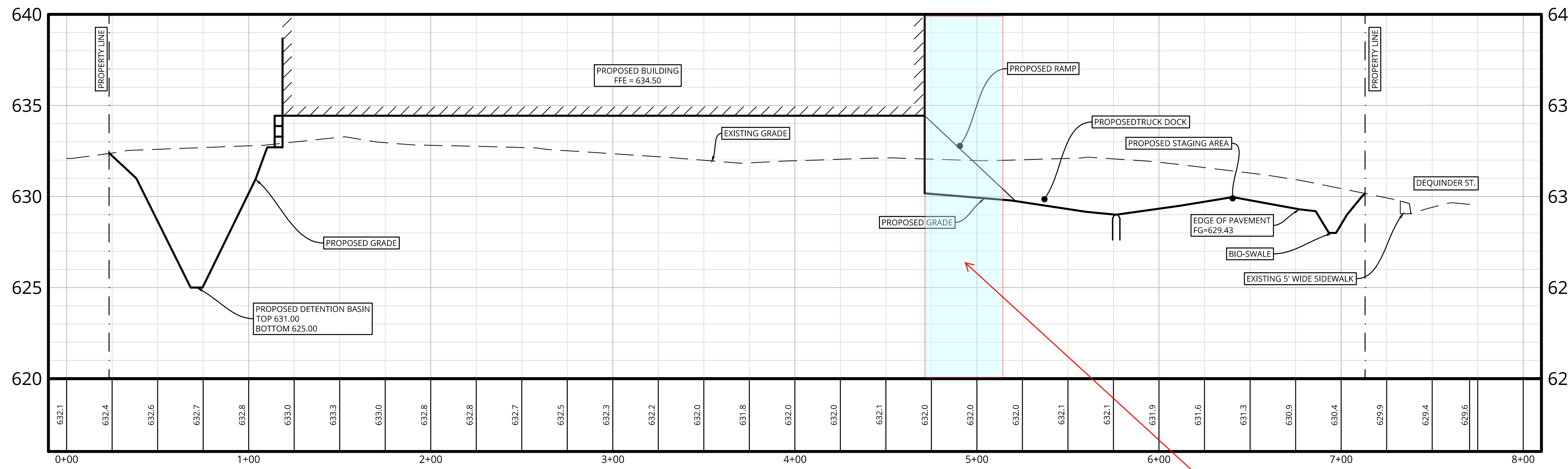
Project Manager: **KMA**

Designer: **KA**

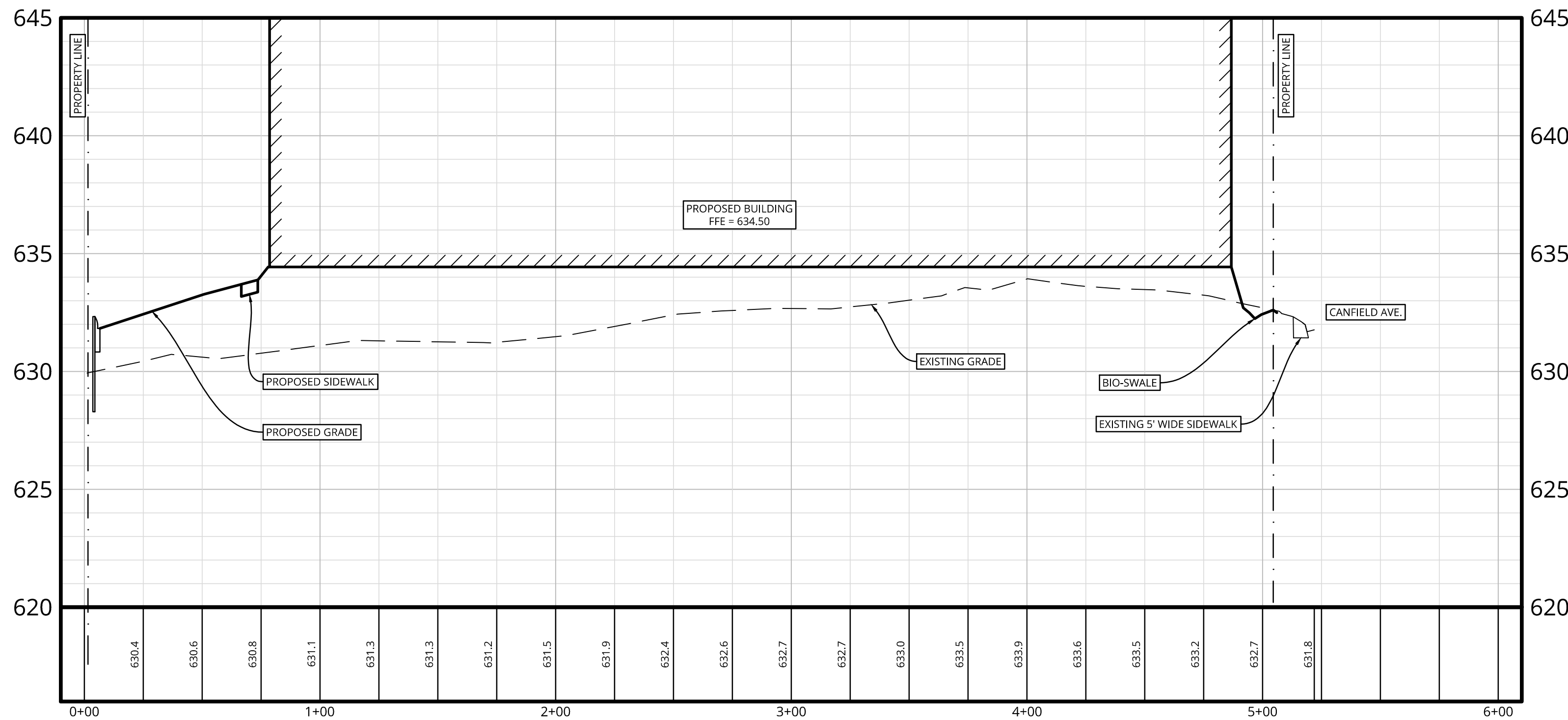
CADD: **HJC**

Checked By: **BH**

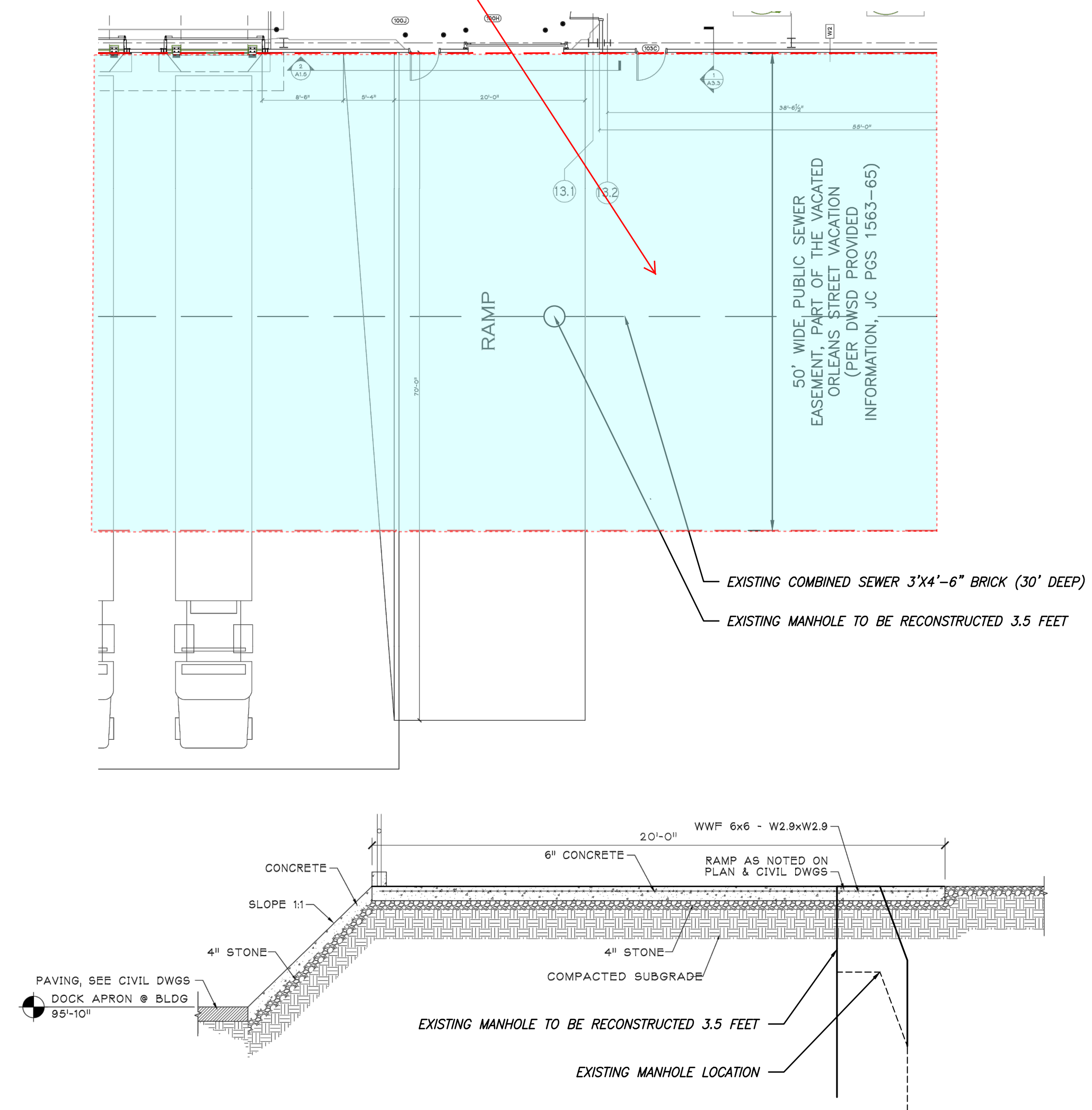
Sheet No. **C-106.1**



PROPOSED SITE CROSS SECTION - A-A
SCALE: 1" = 40' H; 4' V



PROPOSED SITE CROSS SECTION - B-B
SCALE: 1" = 40' H; 4' V



PROPOSED SITE CROSS SECTION - C-C
SCALE: NOT TO SCALE

NOTES
IMAGES PROVIDED FROM TIPPANN, THE DRAWING NAME IS ENLARGED MACHINE ROOM FLOOR PLAN, DRAWING DATED 12/29/17, WITH A REVISION DATE OF 03/23/18, SHEET NUMBER A1.5.

NOT FOR CONSTRUCTION