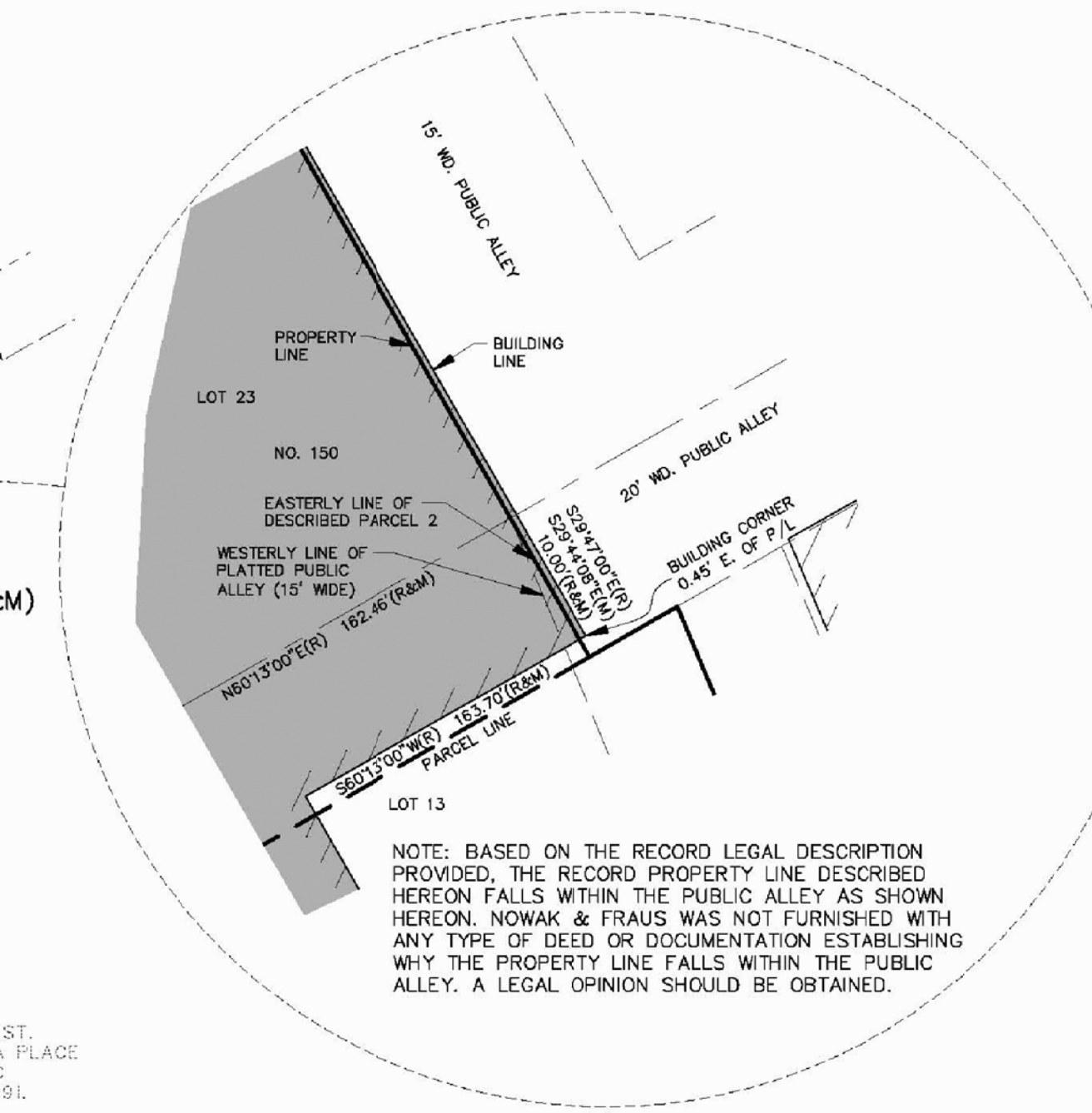
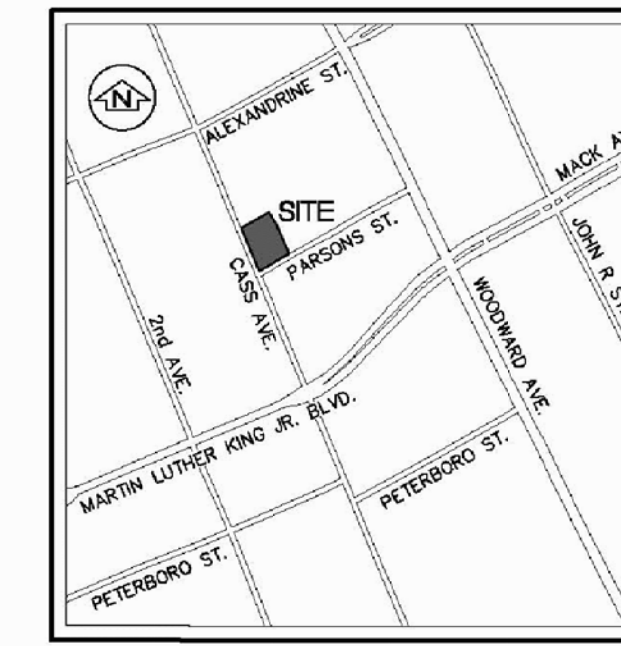


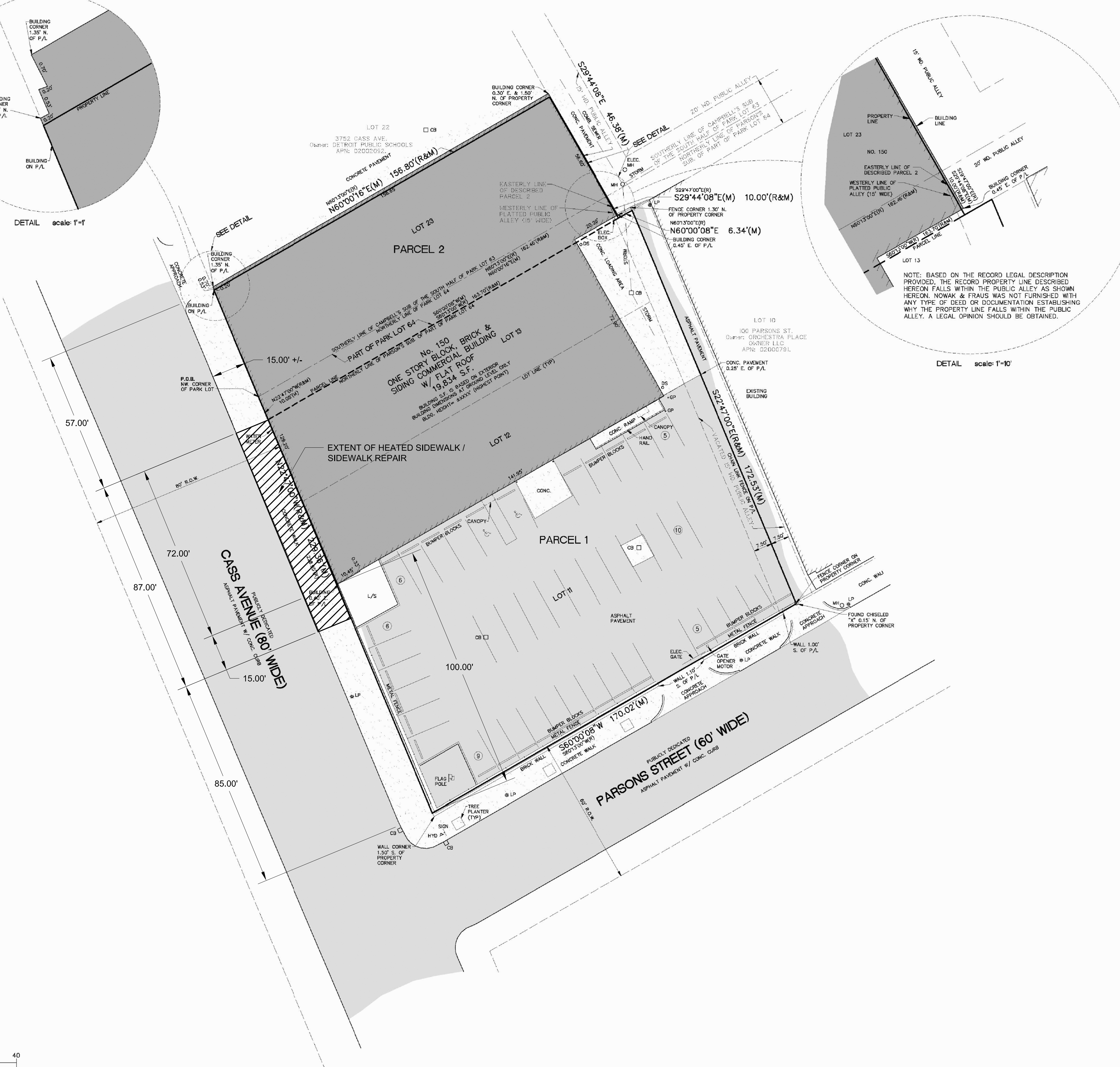
DETAIL scale: 1"=1'



DETAIL scale: 1"=10'



LOCATION MAP



- LEGEND**
- ASPH = Asphalt
  - C = Cable
  - CATV = Cable TV/Box/Riser
  - CB = Catch Basin
  - CO = Clean Out
  - CONC = Concrete
  - E = Electric
  - EM = Electric Meter
  - EC = Electric Conduit/Riser
  - F.I. = Found Iron
  - G = Gas
  - GL = Ground Light
  - GP = Guard Post
  - GV = Gate Valve
  - HYD = Hydrant
  - LP = Light Pole
  - L/S = Landscape
  - MH = Manhole
  - MON. = Monument
  - MW = Monitor Well
  - OH LINES = Overhead Lines
  - P = Phone/Box/Riser
  - PH = Physically Handicapped
  - PIV = Post Indicator Valve
  - P/L = Property Line
  - PM = Parking Meter
  - ROW = Right of Way
  - SAN = Sanitary Sewer
  - SB = Stop Box (Water)
  - S.I. = Set Iron
  - SO = Shutoff (Water)
  - STM = Storm Sewer
  - TRANS = Transformer
  - UP = Utility Pole
  - WM = Water Main
  - (R) = Record Measurement
  - (M) = Surveyed Measurement
  - (C) = Calculated



**NOWAK & FRAUS ENGINEERS**  
 4677 WOODWARD AVENUE  
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 TEL. (248) 332-7931  
 FAX. (248) 332-8257

**LEGAL DESCRIPTION**  
 Land situated in the City of Detroit in the County of Wayne in the State of Michigan, described as:

Parcel 1:  
 Lots 11 through 13, including the West 7.5 feet of the adjacent alley, Parson's Subdivision of Part of Park Lot 64, according to the recorded plat thereof, as recorded in Liber 15 of Plats, Page 93.

Parcel 2:  
 Lot 23, Campbell Subdivision of the South 1/2 of Park Lot 63, also all that part of Park Lot 64, described as commencing at the Northwest corner of Park Lot 64; thence North 50 degrees 13 minutes East along North line of said Park Lot 162.46 feet; thence South 29 degrees 47 minutes East 10 feet; thence South 60 degrees 13 minutes West 163.70 feet to the East line of Cass Avenue; thence North 22 degrees 47 minutes West along the East line of Cass Avenue to Northwest corner of Park Lot 64 to beginning, as recorded in Liber 1, Page 215 of Plats.

150 Parsons St.  
 Tax ID: Ward 02; Item No. 002090-1

**BASIS OF BEARING NOTE**  
 The basis of bearing for this survey was established by the East line of Cass Avenue as described in Parson's Subdivision of Part of Park Lot 64, as recorded in Liber 15 of Plats, Page 93. Record bearing: N.22°47'00"W.

**TITLE NOTES**  
 Subject to:  
 3. Rights or claims of parties in possession not shown by the Public Records.  
 4. Easements or claims of easements not shown by the Public Records.  
 7. Terms and Conditions contained in Ordinance for establishment of Historic districts as disclosed by instrument recorded in Liber 19640, Page 215. [SAID DOCUMENT DOES NOT DESCRIBE ANY PLOTTABLE EASEMENTS OR PLOTTABLE RESTRICTIONS].  
 8. Terms and Conditions contained in Use Restrictions and covenants as disclosed by instrument recorded in Liber 24853, Page 68 as to Parcel 1. [SAID DOCUMENT DOES NOT DESCRIBE ANY PLOTTABLE EASEMENTS OR PLOTTABLE RESTRICTIONS].  
 9. Rights of tenants now in possession of the land under unrecorded leases or otherwise.

All exceptions shown or noted on this survey were obtained from Title Commitment No. S9755142, with an effective date of 10-08-2014, Revision No. 2, dated 12-17-2014, issued by Title Source, Inc.

**SITE DATA**  
 Gross Land Area: 38,135 Square Feet or 0.875 Acres.  
 Zoned: B4 (General Business District)  
 Building Setbacks:  
 Front= N/A  
 Sides= N/A  
 Rear= N/A

Max. Building Height permitted: N/A stories/35'  
 Total Parking: 41 spaces including 2 barrier free spaces.

The above setback & height requirements were obtained from the City of Detroit Zoning Ordinance. Note: The building setback lines are not plotted hereon. The surveyor cannot make a certification based on an interpretation of the Detroit Zoning Ordinance. The building could be legally non-conforming because the site was developed prior to the current zoning ordinance or variance(s) were obtained. A zoning endorsement letter should be obtained from the City of Detroit to insure conformity.

**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 02-02-2012.

**CEMETERY NOTE**  
 There was no observable evidence of cemeteries or burial grounds within the subject property.

**UTILITY NOTE**  
 All utilities are underground unless otherwise noted.

The utilities shown on this survey were determined by field observation. All locations are approximate. The location of any other underground services which may exist can only be depicted if a Utility Plan is furnished to the surveyor.

**SURVEY NOTES**  
 There was no observable evidence of current earth moving work, building construction or building additions.

There are no known proposed changes in street right-of-way lines available from the controlling jurisdiction.

There was no observable evidence of recent street or sidewalk construction or repairs.

There was no observable evidence of site use as a solid waste dump, sump or sanitary landfill.

**SURVEYOR'S CERTIFICATION**  
 To:

Allied Building Service Company of Detroit, Inc., a Michigan corporation  
 Title Source, Inc.  
 First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 11(c), 13, 14, 16, 17 & 18 of Table A thereof.

The field work was completed on 01-19-2015.

*Kevin Navaroli*  
 Kevin Navaroli, P.S.  
 No. 53503  
 Dated: 01-21-2015



**PROJECT**  
 COMMERCIAL BLDG.

**PROJECT LOCATION**  
 No. 150  
 Parsons Street  
 Lot 11-13 & W. 7.5' of alley  
 of Parson's Sub. &  
 Lot 23 of Campbell Sub.  
 also part of Park Lot 64  
 City of Detroit,  
 Wayne County, MI

**SHEET**  
 ALTA/ACSM  
 Land Title Survey

**REVISIONS**

NO.	DESCRIPTION	DATE
1	HEATED SIDEWALK	JUN 6, 2018

**DRAWN BY:**  
 A.G.  
**APPROVED BY:**  
 K.N./R.FRAUS  
 EMAIL:  
 rfraus@nowakfraus.com  
 DATE ISSUED:  
 01-21-2015  
 SCALE:  
 1"=20'  
 NFE JOB NO. SHEET NO.  
 I428 1