

# EXHIBIT A

## EASEMENT VACATION

### LEGAL DESCRIPTION - PROPERTY

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LAND SITUATED IN THE STATE OF MICHIGAN, COUNTY OF WAYNE, CITY OF DETROIT, DESCRIBED AS:  
LOTS 8 THROUGH 13 AND ALL OF VACATED ALLEY ADJACENT THEREOF, BLOCK 13 "BRUSH SUBDIVISION OF PART OF PARK LOTS 17, 18, 19, 20, 21" AS RECORDED IN LIBER 1 OF PLATS, ON PAGE 286, WAYNE COUNTY RECORDS AND PART OF LOTS 4, 16, AND 17, ALL OF LOTS 5, 6, 7, 14, AND 15, AND ALL OF VACATED ALLEY ADJACENT THEREOF, BLOCK 13, "BRUSH SUBDIVISION OF PART OF PARK LOTS 17, 18, 19, 20, 21 AND PART OF BRUSH FARM ADJOINING" AS RECORDED IN LIBER 8 OF PLATS, ON PAGE 12, WAYNE COUNTY RECORDS ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 13, BLOCK 13, "BRUSH SUBDIVISION OF PART OF PARK LOTS 17, 18, 19, 20, 21"; THENCE NORTH 60 DEGREES 17 MINUTES 00 SECONDS EAST ALONG THE SOUTHERLY LINE OF MACK AVENUE (120 FEET WIDE), 184.36 FEET; THENCE SOUTH 26 DEGREES 13 MINUTES 00 SECONDS EAST, 300.08 FEET TO A POINT ON THE NORTHERLY LINE OF VACATED ELIOT STREET (60 FEET WIDE); THENCE SOUTH 60 DEGREES 17 MINUTES 00 SECONDS WEST ALONG SAID NORTHERLY LINE OF VACATED ELIOT STREET, 343.28 FEET TO A POINT ON THE EASTERLY LINE OF WOODWARD AVENUE (120 FEET WIDE); THENCE NORTH 26 DEGREES 10 MINUTES 19 SECONDS WEST ALONG SAID EASTERLY LINE OF WOODWARD AVENUE, 300.09 FEET; THENCE NORTH 60 DEGREES 17 MINUTES 00 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID MACK AVENUE, 158.68 FEET TO THE POINT OF BEGINNING.

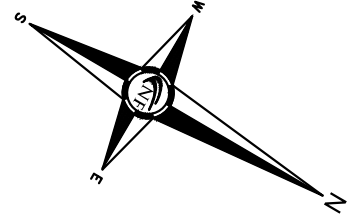
### LEGAL DESCRIPTION - EASEMENT VACATION

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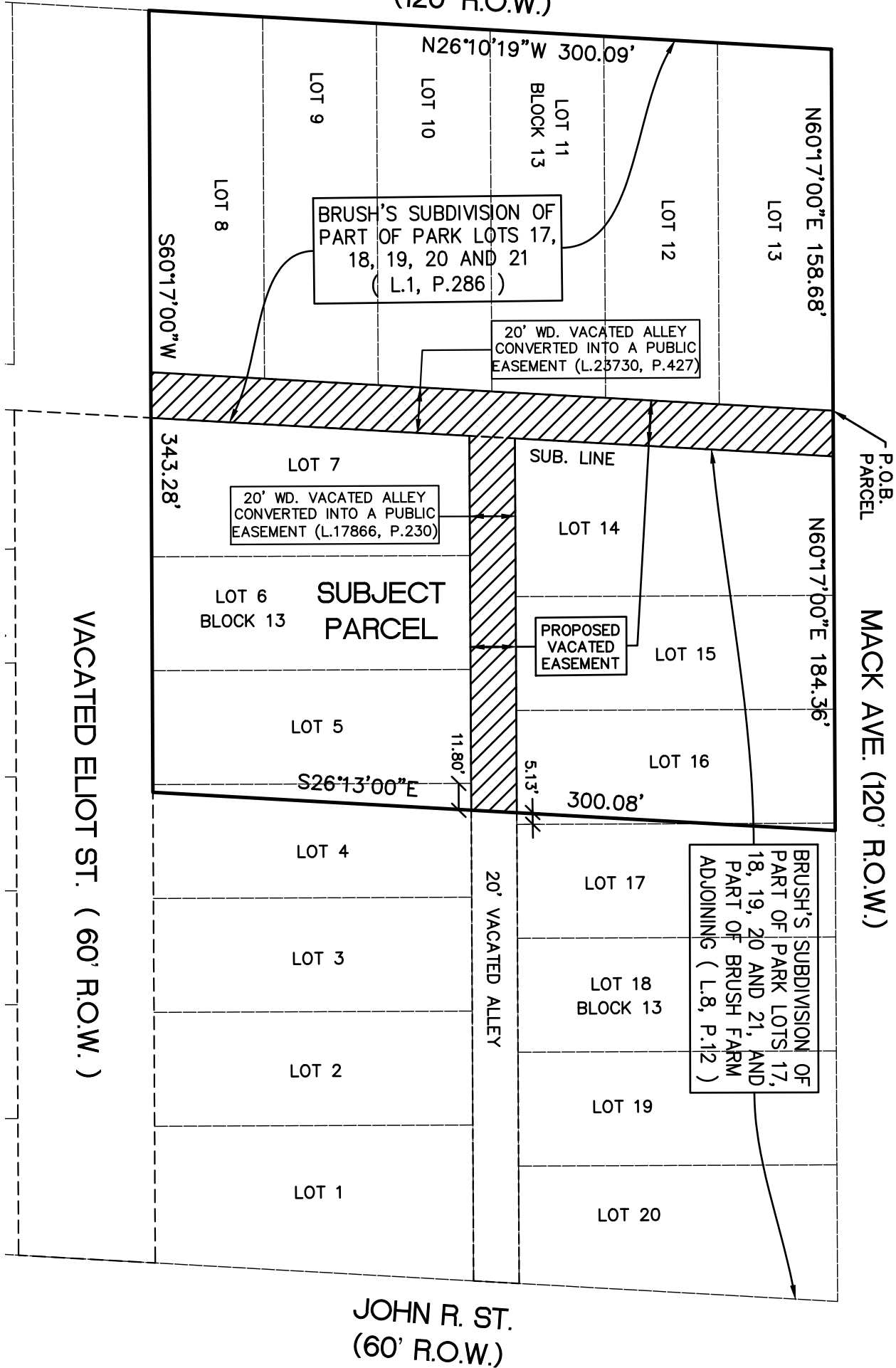
THE VACATION OF TWENTY (20.00) FOOT WIDE EASEMENTS BEING DESCRIBED AS: ALL OF VACATED 20' ALLEY LYING ADJACENT TO LOTS 8 THROUGH 13, INCLUSIVE, BLOCK 13, "BRUSH SUBDIVISION OF PART OF PARK LOTS 17, 18, 19, 20, 21" AS RECORDED IN LIBER 1 OF PLATS, ON PAGE 286, WAYNE COUNTY RECORDS AND ALL OF VACATED 20' ALLEY LYING ADJACENT TO LOTS 5, 6, 7, 14, 15 AND PART OF LOTS 4 AND 16, BLOCK 13, "BRUSH SUBDIVISION OF PART OF PARK LOTS 17, 18, 19, 20, 21 AND PART OF BRUSH FARM ADJOINING" AS RECORDED IN LIBER 8 OF PLATS, ON PAGE 12, WAYNE COUNTY RECORDS LYING WEST OF A LINE DESCRIBED AS BEING 11.80 FEET EASTERLY OF THE NORTHWEST CORNER OF LOT 4 AND 5.13 FEET WESTERLY OF THE SOUTHEAST CORNER OF LOT 16.

# EXHIBIT A

## EASEMENT VACATION



WOODWARD AVE. (M-1)  
(120' R.O.W.)







PROJECT  
CCA Midtown -  
Mack Ave. / Elliot St.  
(Parcels 4, 8, 9, 11 & 12)  
Detroit, MI

CLIENT  
CCA Midtown Detroit, LLC  
c/o City Club  
328 S. Jefferson St. Suite 570  
Chicago, IL 60661

Contact: Jonathan Weiss, VP  
Phone: 312.971.6610  
Email:  
jweiss@cityclubapts.com

PROJECT LOCATION  
City of Detroit,  
Wayne County,  
Michigan

SHEET  
ALTA/NSPS Land Title /  
Topographic Survey



Know what's below  
Call before you dig.

DATE	ISSUED/REVISED
04-02-20	SURVEY ISSUED
04-08-20	REVISED PER ATTORNEY
04-16-20	UPDATED TITLE COMMITMENT
04-22-20	UPDATED TITLE COMMITMENT
05-21-20	REVISED PER ATTORNEY

DRAWN BY:  
**M. Carnaghi**

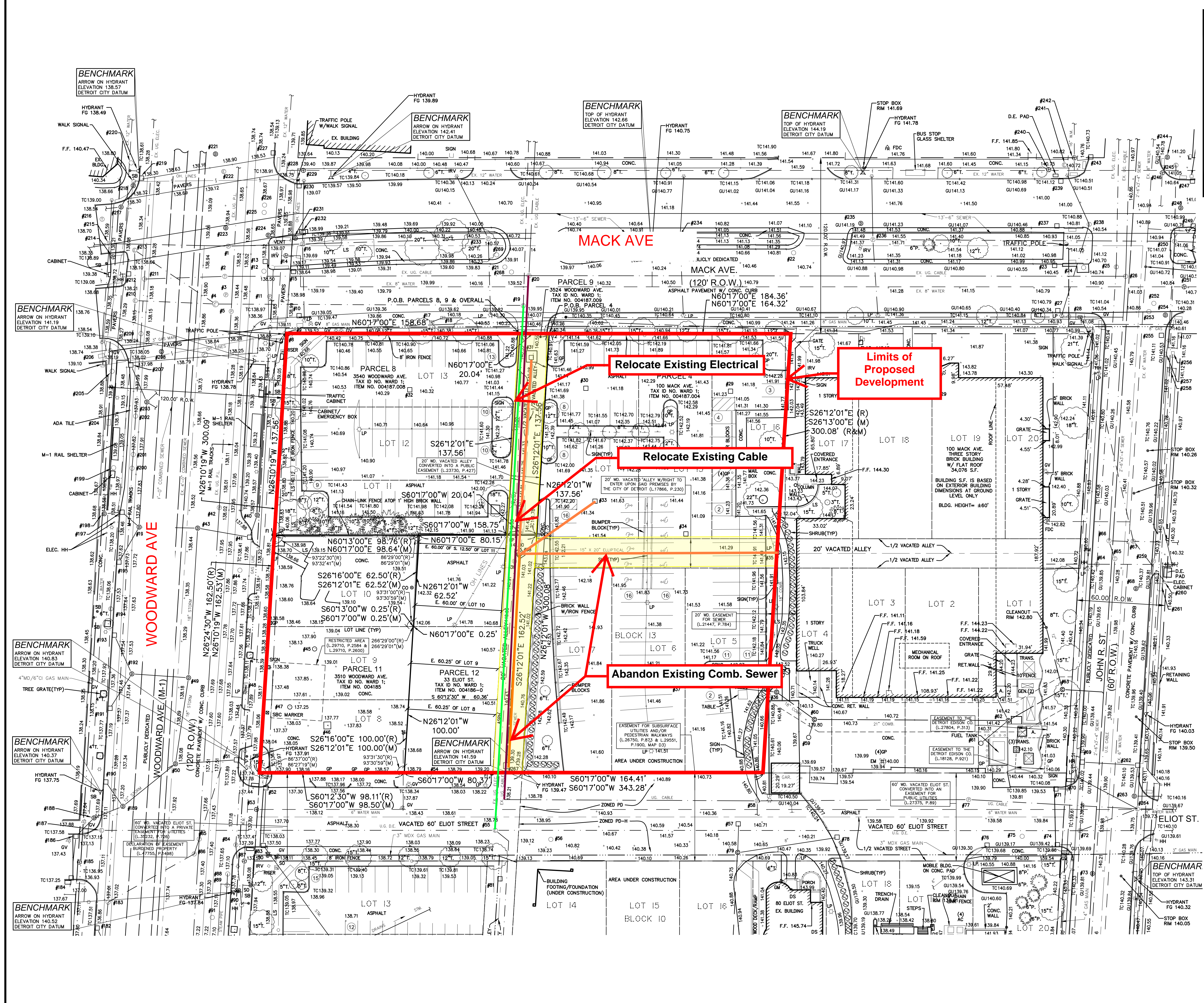
DESIGNED BY:  
**K. Navaroli**

APPROVED BY:  
**K. Navaroli**

DATE:  
**April 2, 2020**

SCALE: 1" = 30'  
0 15 0 15 30 45

NFE JOB NO. **1903-04** SHEET NO. **1 of 2**



**LEGEND**

MANHOLE(MH)	EX. SANITARY SEWER (SAN.)
HYDRANT(HYD)	EXISTING CLEAN OUT
SO, SB	EXISTING WATER MAIN (W.M.)
MANHOLE(MH) CATCH BASIN(CB)	EXISTING STOP BOX/SHUT OFF
CBB	EX. STORM SEWER (STM.)
UTILITY POLE GUY POLE	EX. R.Y. CATCH BASIN
LP	EXISTING BURIED CABLES
	OVERHEAD LINES (OH.)
	LIGHT POLE
	SIGN
	EXISTING GAS MAIN
A. / ASPH.	ASPHALT PAVEMENT
C. / CONC.	CONCRETE PAVEMENT
(M)	MEASURED
(R)	RECORD
FI	FOUND IRON
SI	SET IRON
IRV	IRRIGATION VALVE
DS	DOWNSPOUT
GP	GUARD POST
HH	HANDHOLE
AC	AIR CONDITIONER UNIT
EM	ELECTRIC CABINET
EC	ELECTRIC METER
SB	STOP BOX
SO	SHUT OFF
GM	GAS METER
UG.	UNDERGROUND
F.F.	FINISH FLOOR ELEVATION
TRANS.	TRANSFORMER
RET. WALL	RETAINING WALL
12" T.	12" TRAVEE
GV	GAS VALVE
EX.	EXISTING
CAB.	UTILITY CABINET
GEN.	GENERATOR





**NOWAK & FRAUS ENGINEERS**  
CIVIL ENGINEERS  
LAND SURVEYORS  
LAND PLANNERS

NOWAK & FRAUS ENGINEERS  
4677 WOODWARD AVE.  
PONTIAC, MI 48342-5032  
TEL. (248) 332-7931  
FAX. (248) 332-8257  
WWW.NOWAKFRAUS.COM



Location Map  
N.T.S.

SEAL

PROJECT

CCA Midtown -  
Mack Ave. / Elliot St.  
(Parcels 4, 8, 9, 11 & 12)  
Detroit, MI

CLIENT

CCA Midtown Detroit, LLC  
c/o City Club  
328 S. Jefferson St. Suite 570  
Chicago, IL 60661

Contact: Jonathan Weiss, VP  
Phone: 312.971.6610

Email:  
jweiss@cityclubapts.com

PROJECT LOCATION

City of Detroit,  
Wayne County,  
Michigan

SHEET

Paving & Grading Plan



Know what's below  
Call before you dig.

DATE ISSUED/REVISED

04-02-20 SURVEY ISSUED  
04-08-20 REVISED PER ATTORNEY  
04-16-20 UPDATED TITLE COMMITMENT  
04-22-20 UPDATED TITLE COMMITMENT  
05-21-20 REVISED PER ATTORNEY

DRAWN BY:  
R. Johnson

DESIGNED BY:  
B. Brickel

APPROVED BY:  
B. Brickel

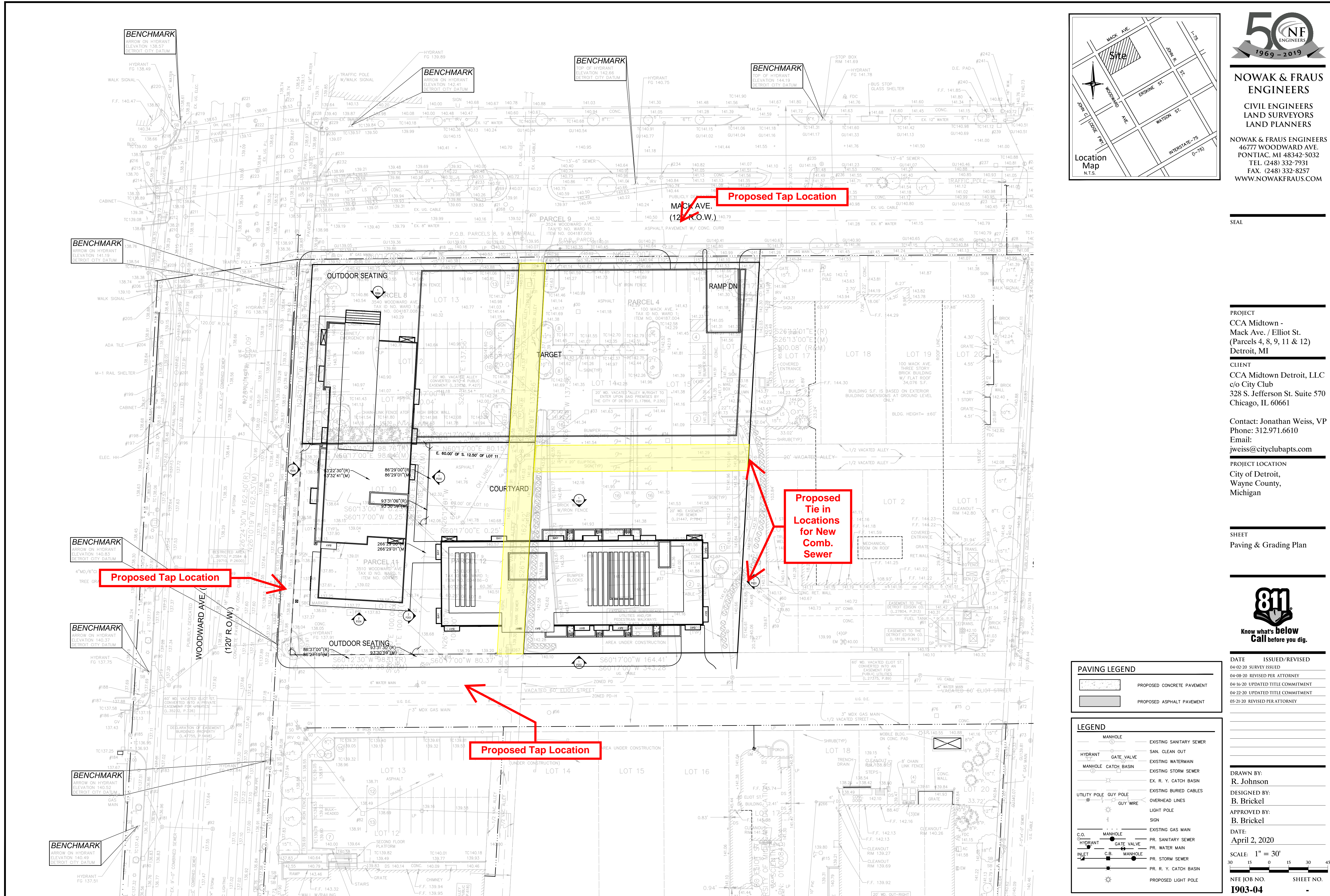
DATE:  
April 2, 2020

SCALE: 1" = 30'

30 15 0 15 30 45

NFE JOB NO.  
1903-04

SHEET NO.  
-



**PAVING LEGEND**

	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT

**LEGEND**

	MANHOLE		EXISTING SANITARY SEWER
	HYDRANT		SAN. CLEAN OUT
	MANHOLE CATCH BASIN		EXISTING WATERMAIN
	UTILITY POLE		EXISTING STORM SEWER
	GUY WIRE		EX. R. Y. CATCH BASIN
	OVERHEAD LINES		EXISTING BURIED CABLES
	PROPOSED LIGHT POLE		SIGN
	C.O. MANHOLE		SIGN
	HYDRANT		SIGN
	INLET		SIGN
	C.B. MANHOLE		SIGN
	PR. R. Y. CATCH BASIN		SIGN
	PR. SANITARY SEWER		SIGN
	PR. WATER MAIN		SIGN
	PR. STORM SEWER		SIGN