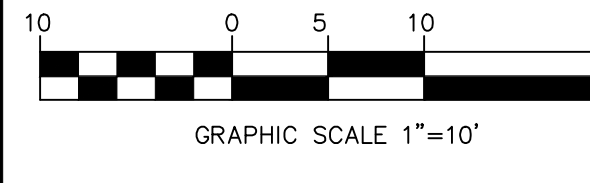


- LEGEND**
- ASPH = Asphalt
 - C = Cable Service/Box/Riser
 - CATV = Cable Television/Box/Riser
 - CB = Catch Basin
 - CO = Clean Out
 - CONC = Concrete
 - E = Electric Service
 - EM = Electric Meter
 - EC = Electric Conduit/Riser
 - FI = Found Iron
 - FIP = Found Iron Pipe
 - FMON = Found Monument
 - G = Gas Service/Gas Main
 - GL = Ground Light
 - GM = Gas Meter
 - 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
 - PH = Physically Handicapped
 - PV = Post Indicator Valve
 - P/L = Property Line
 - PM = Parking Meter
 - ROW = Right of Way
 - SAN = Sanitary Sewer
 - SB = Step Box (Water)
 - SI = Set Iron
 - SO = ShutOff (Water)
 - SS = Storm Sewer
 - SIM = Storm Sewer
 - TRANS = Transformer
 - UG = Underground
 - UP = Utility Pole
 - WM = Water Main
 - RS = Record Measurement
 - (M) = Surveyed Measurement
 - (C) = Calculated



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

East 8.95 feet of Lot 2, 3 & 4 and North 10 feet of vacated McNichols Road adjacent, and all of Lot 5, of STAFFORD'S INTER-COLLEGE SUBDIVISION, according to the plat thereof as recorded in Liber 46 of Plats, page 82, Wayne County Records.

Tax Item No. 008267/Ward 16

BASIS OF BEARING NOTE
The basis of bearing for this survey was established by the South line of Section 9 (N89°43'00"W) as recorded in STAFFORD'S INTER-COLLEGE SUBDIVISION, according to the plat thereof as recorded in Liber 46 of Plats, page 82, Wayne County Records.

SITE DATA
Gross Land Area: 8,441 Square Feet or 0.194 Acres.
Zoned: B2 (Local Business and Residential District)
Building Setbacks:
Front= None
Sides= None
Rear= None

Max. Building Height permitted: 35'

Total Parking: 0 spaces including 0 barrier free spaces.

The above setback & height requirements were obtained from the City of Detroit Zoning Ordinance.

A surveyor cannot make a certification on the basis of an interpretation or opinion of another party. A zoning endorsement letter should be obtained from the City of Detroit to insure conformity as well as make a final determination 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. 26163C0100E 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.

TABLE A NOTES
6(b) No zoning report or letter has been provided to the surveyor. The setback information as shown hereon within the "Site Data" table is based on the City of Detroit Zoning Ordinance. The Surveyor is not able to interpret the Zoning Ordinance to graphically plot the building setback requirements on the face of the survey.

11. A Miss Dig Ticket number B090670317, pursuant to Michigan Public Act 174 was entered for the surveyed property. Due to the extended reporting period for underground facility owners to provide their records, the survey may not reflect all the utilities at the time the survey was issued on March 8, 2019. The survey only reflects those utilities which could be observed by the surveyor in the field or as depicted by the utility company records furnish prior to the date this survey was issued. The Client and/or their authorized agent shall verify with the Facility Owners and/or their authorized agents, the completeness and exactness of the utilities location.

16: There was no observable evidence of current earth moving work, building construction or building additions observed in the process of conducting the fieldwork.

18: There were no observed wetlands or delineated wetland markers within the subject property.

SURVEYOR'S CERTIFICATION
To:

ID CODE 15, LLC, a Michigan limited liability company
Invest Detroit Foundation, a Michigan non-profit corporation
Economic Growth Corporation of the City of Detroit
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 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 10(a), 11, 13, 14, 16, 18, 19 and 20 of Table A thereof.

The field work was completed on 02-28-2019.

Kevin Navaroli
Kevin Navaroli, P.S.
No. 53503
Dated: 03-08-2019
Revised: 05-24-2021



- TITLE NOTES**
Subject to:
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession of the Land.
 3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
 7. Terms and Conditions contained in Affidavit of Jurisdiction Transfer of Land from The Michigan Department of Natural Resources to the Michigan Land Bank Fast Track Authority Pursuant to 2003 PA 258 as disclosed by instrument recorded in Liber 45204, page 976. [SAID DOCUMENT DOES NOT DESCRIBE ANY PLOTTABLE EASEMENTS OR PLOTTABLE RESTRICTIONS]
 8. 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 5686, page 279, Register #C490490, as to Lot 5. [SAID DOCUMENTS DO NOT DESCRIBE ANY PLOTTABLE EASEMENTS OR PLOTTABLE RESTRICTIONS].
 9. Terms and Conditions contained in Journal of Common Council Proceedings as disclosed by instrument recorded in year 1936, page 717 [PERMISSION TO USE 10' OF MCNICHOLS IS SHOWN HEREON; VACATED PORTION OF MCNICHOLS IS SHOWN HEREON] and Easement for Public Utilities as evidenced by instrument recorded in Liber 20899, page 105, Register No. G515209. [EXCEPT AN EASEMENT OVER AN UNKNOWN VACATED ALLEY. THE ASSUMED LOCATION OF SAID ALLEY IS NOTED HEREON].
 10. The rights of the lot owners of Stafford's Inter-College Subdivision, in and to the use of the vacated portion of McNichols Road.
 11. Interest, if any, of the United States, State of Michigan, or any political subdivision thereof, in the oil, gas and minerals in and under and that may be produced from the captioned land.
 12. Rights, title, and interests of the other owners of portions of the building partly located on the insured land and partly located on other land in the party walls, roof, chimneys, fixtures, and other appurtenances to the building susceptible to common use, whether or not they are located in whole or in part on the insured land or other land.
- All exceptions shown or noted on this survey were obtained from Title Commitment No. 839520, with an effective date of December 20, 2018, issued by First American Title Insurance Company.

PROJECT
Commercial Building

PROJECT LOCATION
No. 7400
McNichols Road
Part of the NE. 1/4 of the
NE. 1/4 of Section 16,
T.1S., R.11E.,
City of Detroit,
Wayne County, MI

SHEET
ALTA/ NSPS
Land Title Survey

REVISIONS
11-21-2019 Rev. per Client
04-19-2021 Rev. Certification only
05-24-2021 Rev. Certification only

DRAWN BY:
D. MCCONKEY

APPROVED BY:
K.N./R.FRAUS

EMAIL:
rfraus@nfe-engr.com

DATE:
March 08, 2019

SCALE:
1"=10'

NFE JOB NO. SHEET NO.
J754 **1 of 1**