

LEGAL DESCRIPTION (AS PROVIDED)

(PER TITLE AGENCY: ATA NATIONAL TITLE GROUP, LLC; ISSUED BY CHICAGO TITLE COMPANY, TITLE COMMITMENT NO: 82-21775879-SCM, EFFECTIVE DATE: APRIL 16, 2021)

SCHEDULE A DESCRIPTION:

The land referred to in this commitment is situated in the City of Detroit, County of Wayne, State of Michigan, as follows:
 The North 10 feet of Lot 217, all of Lots 218 through 223, inclusive, the North 10 feet of Lot 30, and all of Lots 224 through 229, including the vacated alley between and at the rear thereof, excepting that part of Lots 223 and 224 taken for the widening of Eight Mile Road, Fox and O'Connors Subdivision, according to the plat thereof recorded in Liber 35 of Plats, Page 47, Wayne County Records.

BEARING REFERENCE

BEARINGS ARE BASED ON PROJECT COORDINATE SYSTEM: MICHIGAN STATE PLANE COORDINATE SYSTEM, NAD83 (CONUS) (MOL) (GRS80), SOUTH ZONE 2113, INTERNATIONAL FEET, GROUND (LAT: 42°26'47.76"N, LON: 83°4'43.40"W, ELEV: 631, SCALE FACTOR: 1.0000941383).

TABLE A ITEM NOTES

(FOR TABLE "A" ITEMS NOT LISTED BELOW, SEE PLAN VIEW FOR MORE INFORMATION)

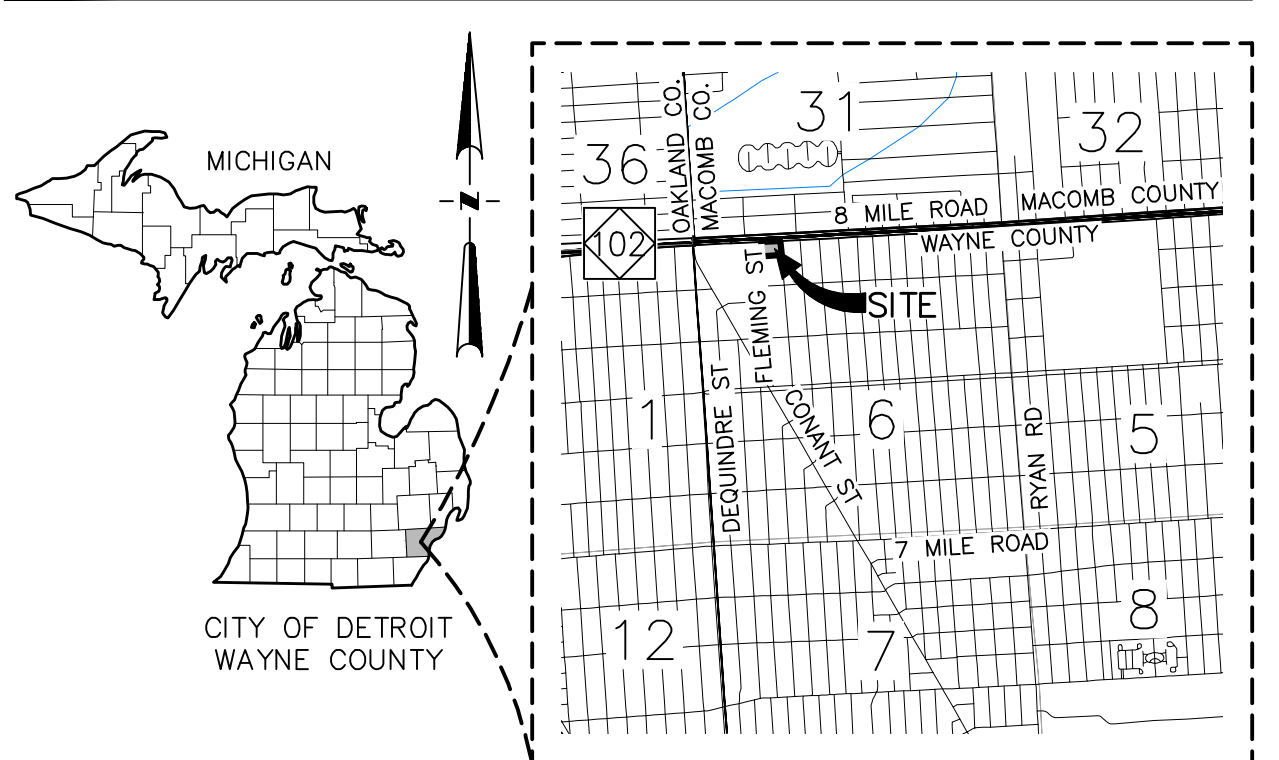
- ITEM 2: THE POSTED ADDRESS ON SITE IS 2300 8 MILE ROAD.
- ITEM 3: FLOOD ZONE
 FEMA MAP SCALES DO NOT SUPPLY SUFFICIENT LEVEL OF DETAIL TO PLOT ACCURATELY. ZONES IF PLOTTED HEREIN ARE APPROXIMATE.
 BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE COUNTY OF WAYNE, COMMUNITY PANEL NO. (NOT PRINTED) EXPORT DATE 4/22/2021.
- ITEM 9: EXISTING PARKING
 NUMBER AND TYPE (E.G., DISABLED, MOTORCYCLE, REGULAR, AND OTHER MARKED SPECIALIZED TYPES) OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS, AND IN PARKING STRUCTURES. STRIPING OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS AND LOTS.
 50 REGULAR SPACES
 3 BARRIER FREE SPACES
 53 TOTAL PARKING SPACES
- ITEM 16: AT THE TIME OF THIS SURVEY "EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK" WAS NOT OBSERVED.
- ITEM 17: AT THE TIME OF THIS SURVEY, INFORMATION REGARDING PROPOSED CHANGES TO RIGHT OF WAY LINES WAS NOT MADE AVAILABLE BY THEN CONTROLLING JURISDICTION. EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS NOT OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- ITEM 19: CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST, BUT THIS ITEM SHALL NOT BE ADDRESSED ON THE FACE OF THE PLAT OR MAP.

STRUCTURE SCHEDULE

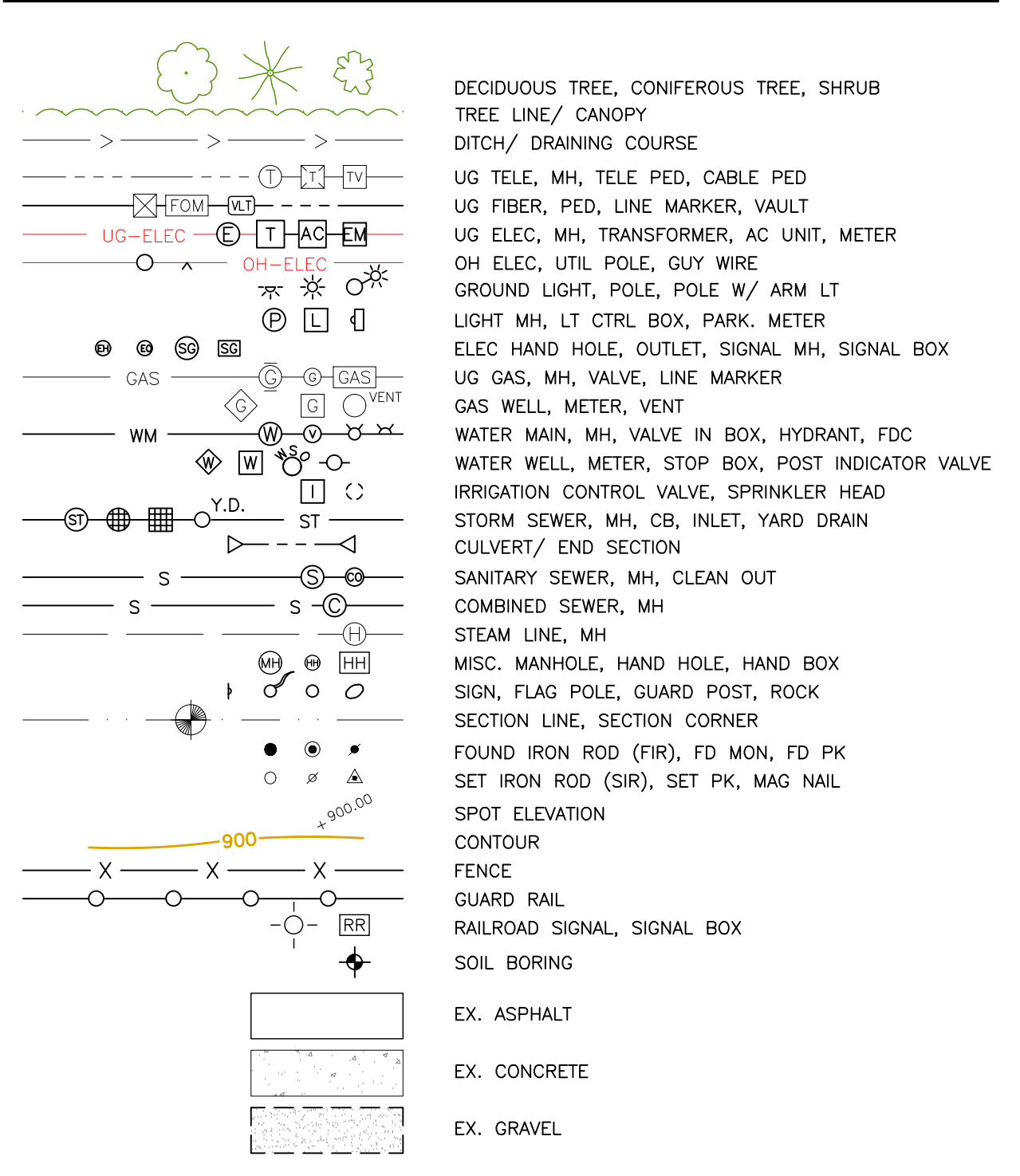
EX. STORM SEWER		
STRUCTURE	RIM ELEV.	PIPES
25064	148.28	12" W IE= 146.12
25065	148.53	12" E IE= 144.99 12" N IE= 144.99
25173	147.95	4" E IE= 146.15
25198	149.32	12" N IE= 146.63
25309	148.15	12" E IE= 144.67
25314	147.98	12" W IE= 144.50 12" N IE= 144.50
25335	148.88	12" NW IE= 144.63 12" SE IE= 144.63
25425	148.68	4" W IE= 146.26 4" E IE= 146.56
25532	149.68	12" W IE= 144.48 12" E IE= 144.48
25541	149.80	12" E IE= 144.35

EX. COMBINED SEWER		
STRUCTURE	RIM ELEV.	PIPES
25182	148.99	12" S IE= 141.78
25646	151.87	12" N IE= 140.47 18" S IE= 140.47

LOCATION MAP



EXISTING LEGEND



BENCHMARKS

DATUM: CITY OF DETROIT DATUM
 TO ACHIEVE NAVD88 ELEVATIONS ADD 479.34
 CITY BM NO.: 91-251A
 ELEV = 150.24
 BM D:
 TOP NE HYD FLANGE BOLT, ±31' EAST OF CENTERLINE OF FLEMING STREET AND ±14' SOUTH OF SOUTH CURB OF 8 MILE ROAD.
 ELEV = 150.55
 BM E:
 TOP SW HYD FLANGE BOLT, ±23' WEST OF CENTERLINE OF GODDARD STREET AND ±26' SOUTH OF SOUTH CURB OF 8 MILE ROAD.
 ELEV = 151.03

CERTIFICATION

TO: (EWM-MILLER WASH, LLC, A DELAWARE LIMITED LIABILITY COMPANY), (NAME OF LENDER, IF KNOWN), (TITLE AGENCY: ATA NATIONAL TITLE GROUP, LLC; ISSUED BY CHICAGO TITLE COMPANY, (NAMES OF OTHERS AS NEGOTIATED WITH THE CLIENT):

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 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, 5, 7(a), 7(b), 8, 9, 11(a), 13, 16, AND 17 OF A THEREOF.

THE FIELD WORK WAS COMPLETED ON MAY 1, 2021.

MARC E. BUDZINSKI, PS
 PROFESSIONAL SURVEYOR
 NO. 4001053492
 DATE OF PLAT OR MAP:

THIS SURVEY PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATION HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED THIRD PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID THIRD PERSON.

UTILITY/REFERENCE INFO

WM: DETROIT WATER & SEWER = GREAT LAKES WATER AUTHORITY
 CONTACT: DAVID RIDGEWAY = ANUPAM KUMAR
 PHONE: 313-316-6281 = 313-402-2707
 RECEIVED: 4/29/2021 ≈ 4/27/2021
 SAN: DETROIT WATER & SEWER
 CONTACT: DAVID RIDGEWAY
 PHONE: 313-316-6281
 RECEIVED: 4/29/2021
 STORM: DETROIT WATER & SEWER
 CONTACT: DAVID RIDGEWAY
 PHONE: 313-316-6281
 RECEIVED: 4/29/2021
 GAS: DTE GAS DISTRIBUTION
 CONTACT: BARBARA SAUNDERS
 PHONE: 313-235-5111
 RECEIVED: 4/28/2021
 ELEC: DETROIT EDISON
 CONTACT: SARA KIPP
 PHONE: 313-235-5632
 RECEIVED: 5/10/2021
 PHONE/CABLE: AT&T
 CONTACT: LINDA DENNISUK
 PHONE: 248-456-8256
 RECEIVED: 4/27/2021

UTILITY NOTES

1. ALL UTILITIES SHOWN ARE BASED ON;
 - 1.1. MISS DIG MARKINGS LOCATED AT TIME OF SURVEY, OR;
 - 2.2. UTILITY MAPS PROVIDED TO THE SURVEYOR AT THE TIME OF THE SURVEY.
2. THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

MISCELLANEOUS NOTES

1. THERE IS DIRECT ACCESS TO THE SUBJECT PROPERTY VIA 8 MILE ROAD, A PUBLIC RIGHT-OF-WAY AND GODDARD STREET, A PUBLIC RIGHT-OF-WAY.
2. THE PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN SCHEDULE A OF TITLE AGENCY: ATA NATIONAL TITLE GROUP, LLC; ISSUED BY CHICAGO TITLE COMPANY, TITLE COMMITMENT NO: 82-21775879-SCM, EFFECTIVE DATE: APRIL 16, 2021.

SCHEDULE B-SECTION II EXCEPTIONS

TITLE AGENCY: ATA NATIONAL TITLE GROUP, LLC; ISSUED BY CHICAGO TITLE COMPANY
 TITLE COMMITMENT NO: 82-21775879-SCM
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9. COVENANTS, CONDITIONS AND 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 2894, PAGE 243, WAYNE COUNTY RECORDS. (PLOTTED AND SHOWN HEREIN)
10. EASEMENT FOR PUBLIC UTILITIES AS DISCLOSED BY RESOLUTION VACATING ALLEY RECORDED IN LIBER 10859, PAGE 407, WAYNE COUNTY RECORDS. (PLOTTED AND SHOWN HEREIN)
11. MATTERS AS DISCLOSED ON MORTGAGE SURVEY PREPARED BY KEM-TEC DATED FEBRUARY 27, 2009, BEING FILE NO. 09-00671. (NOTHING RELEVANT TO THE SURVEY FOUND ON THIS DOCUMENT)

SURVEYOR'S OBSERVATIONS

- AT THE TIME OF THIS SURVEY, EVIDENCE WAS OBSERVED OF POTENTIAL ENCROACHMENTS. OTHER ENCROACHMENTS MAY OR MAY NOT STILL EXIST ON OR OFF THE SUBJECT PROPERTY.
- THE FOLLOWING OBSERVATIONS WERE MADE AT THE TIME OF SURVEY:
- △ REMOVED
 - △ SIDEWALK APPEARS TO LIE UP TO A DISTANCE OF 1.9 FEET OVER THE NORTH PROPERTY LINE.
 - △ LANDSCAPING APPEARS TO LIE UP TO A DISTANCE OF 1.8 FEET OVER THE EAST PROPERTY LINE.
 - △ GUARD RAIL APPEARS TO LIE UP TO A DISTANCE OF 0.3 FEET OVER THE EAST PROPERTY LINE.
 - △ ASPHALT PARKING LOT APPEARS TO LIE UP TO A DISTANCE OF 1.9 FEET OVER THE EAST PROPERTY LINE.
 - △ PARKING SIGNS APPEARS TO LIE A MAXIMUM DISTANCE OF 0.9 FEET OVER THE WEST PROPERTY LINE.
 - △ PARKING LOT APPEARS TO LIE A MAXIMUM DISTANCE OF 1.5 FEET OVER THE WEST PROPERTY LINE.

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 SMALL BUSINESS (SDVOSB)

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EWM PARTNERS
 412 W 15TH STREET
 NEW YORK, NY 10011

ALTA/NSPS LAND TITLE SURVEY
 2300 E 8 MILE ROAD DETROIT, MI
 PART OF NW 1/4, SEC. 6, T1S-R12E
 CITY OF DETROIT, WAYNE COUNTY, MICHIGAN

DATE	PLAN SUBMITTALS/REVISIONS

ORIGINAL ISSUE DATE:
 6/7/2021

PROJECT NO: 21-128

SCALE: 1" = 20'
 0 1/2" 1"

FIELD: AJS
 DRAWN BY: DAH
 DESIGN BY:
 CHECK BY: MB

ALT-1

NOT FOR CONSTRUCTION