

ZONING INFORMATION	
STATUS	PROPERTY
PERMITTED USE	COMMERCIAL OFFICE
MIN. LOT AREA	NO REQUIREMENT
LOT WIDTH	NO REQUIREMENT
MAX. BLDG COVERAGE	NO REQUIREMENT
MIN. SETBACKS FRONT	NO REQUIREMENT
MIN. SETBACKS SIDE	NO REQUIREMENT
MIN. SETBACKS REAR	NO REQUIREMENT
MAX BUILDING HEIGHT	SEE NOTES

FLOOD ZONE

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. ANY FLOOD ZONE LINES DISTINGUISHING BETWEEN FLOOD AREAS ARE GRAPHICALLY PLOTTED FROM FEMA FLOOD INSURANCE RATE MAPS (FIRM) & FLOOD ELEVATION CERTIFICATE. IF A FLOOD ZONE LINE IS SHOWN ON THE SUBJECT PROPERTY, THE SUBJECT PROPERTY OWNER SHOULD CONTACT THE FLOOD INSURANCE RATE PROGRAM. IT IS DETERMINED THAT FOLLOWING FLOOD ZONE "X" AS D PANEL NO. 26163C0285E DATED 2 THE FLOOD INSURANCE RATE PROGRAM TELEPHONE OR EMAIL (www.fema.gov)

MISCELL

N1 THE BASIS OF BEARING ON THE N

N2 THE TABLE BELOW PARKING STALLS THAT ARE PARTIALLY WITHIN BOUNDARY ARE LISTED UNDER THE HEADING "PARTIAL". PARTIAL STALLS ARE NOT COUNTED IN THE TOTAL

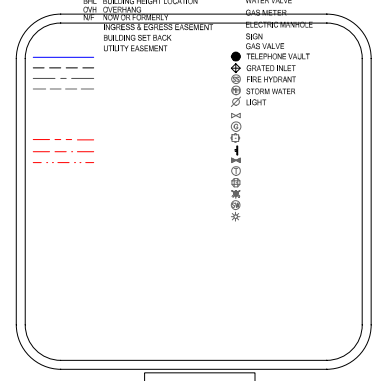
PARKING				
REGULAR	HANDICAP	TRAILER	PARTIAL	TOTAL
0	0	0	0	0

- N3 THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- N4 THERE WERE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- N5 THE NEAREST STREET INTERSECTION IS THAT OF WEST CONGRESS STREET AND SHELBY STREET WHICH ABUTS THE NW CORNER THE SUBJECT PROPERTY AND IS DESIGNATED ON SURVEY MAP FOR CLARITY.
- N6 THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO WEST CONGRESS STREET AND SHELBY STREET, BOTH BEING A DEDICATED PUBLIC STREET OR HIGHWAY.
- N7 AT THE TIME OF THE SURVEY THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUND.
- N8 NO BOUNDARY MONUMENTATION WAS FOUND. THE BOUNDARY LINE DEPICTED HEREIN REPRESENTS THE CURRENT PHYSICAL LOCATION OF IMPROVEMENTS AND MATCHES CLOSELY WITH THE RECORDED PLAT.

DRAWN BY: JH
 JOB #20-1775
 SURVEY PREPARED BY:
 BLEW & ASSOCIATES, P.A.
 3825 N. SHILOH DRIVE
 FAYETTEVILLE, AR 72703
 479-443-4506
 SURVEY@BLEWINC.COM

UTILITY NOTE

THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV.



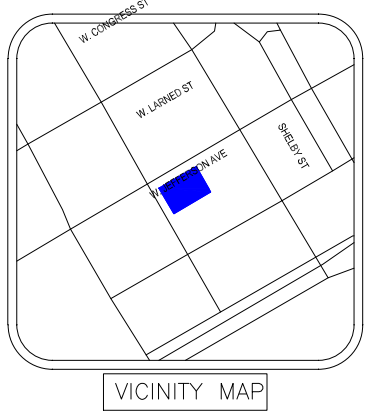
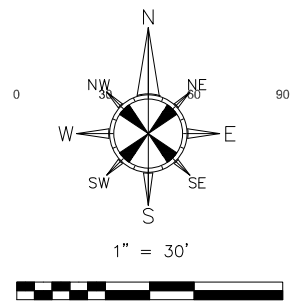
LEGEND OF ENCROACHMENTS

APPEARS TO ENCROACH PROPERTY BY AS MUCH AS 6.6'

APPEARS TO ENCROACH PROPERTY BY AS MUCH AS 3.3'

UTILITIES NOT AT GROUND

ESCAPES, LIGHT FIXTURES, ETC THAT APPEAR TO SUBJECT PROPERTY BY



- SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B TITLE COMMITMENT**
9. TERMS AND CONDITIONS CONTAINED IN WARRANTY DEED AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 11321, PAGE 506, REGISTER NO. D651545 AND IN MEMORANDUM OF AGREEMENT RECORDED IN LIBER 11331, PAGE 458, REGISTER NO. D654214. (AFFECTS, APPEARS TO BE BLANKET IN NATURE, PORTIONS OF DOCUMENT ARE ILLEGIBLE)
 10. TERMS AND CONDITIONS CONTAINED IN RESOLUTION AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 16275, PAGE 652, REGISTER NO. F175275. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
 11. TERMS AND CONDITIONS CONTAINED IN RESOLUTION AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 16803, PAGE 422, REGISTER NO. F325087. (AFFECTS, APPEARS TO BE BLANKET IN NATURE, PORTIONS OF DOCUMENT ARE ILLEGIBLE)
 12. TERMS AND CONDITIONS CONTAINED IN RESOLUTION AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 22392, PAGE 283. (UNABLE TO DETERMINE, DOCUMENT IS ILLEGIBLE)
 13. TERMS AND CONDITIONS CONTAINED IN DECISION AND ORDER AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 24109, PAGE 379. (AFFECTS, BLANKET IN NATURE)



TITLE LEGAL DESCRIPTION

LAND IN THE CITY OF DETROIT, WAYNE COUNTY, MI, DESCRIBED AS LOTS 14, 15, 16 AND THE WEST 22.27 FEET ON THE NORTH LINE OF LOT 17, ALL SOUTH OF CONGRESS STREET, SHOWING LAND GRANTED TO THE CITY OF DETROIT, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 218 OF WAYNE COUNTY RECORDS.

THE ABOVE DESCRIBED PARCEL IS THE SAME LAND DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: 881617, REVISION "F", DATE AND TIME OF FEBRUARY 21, 2020 AT 8:00 AM.

ALTA/NSPS LAND TITLE SURVEY

FOR

MURPHY-TELEGRAPH BUILDING

PARTNER PROJECT NUMBER 20-280212 SITE

ALTA SURVEY BASED AND RELIED ON FIRST AMERICAN TITLE COMMITMENT, NUMBER 881617, REVISION "F", DATE AND TIME OF FEBRUARY 21, 2020 AT 8:00 AM.

CERTIFICATION

TO: FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE FIELDWORK WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY THE SURVEYING PROFESSION AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7, 9, 13, 14, 16, 17, 18 AND 20 OF TABLE A THROUGH C OF THE FIELDWORK WAS COMPLETED ON 04/06/2020.

DATE OF PLAT OR MAP: 04/09/2020

PROPERTY ADDRESS: 151-161 WEST CONGRESS, DETROIT, MI 48226

SURVEYOR: RONALD R. HARRIS
 REGISTRATION NUMBER: 41917
 STATE OF REGISTRATION: MICHIGAN
 FIELD DATE OF SURVEY: 04/06/2020
 LATEST REVISION DATE: 6/9/2020

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PARTNERSI
 Engineering and Science

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