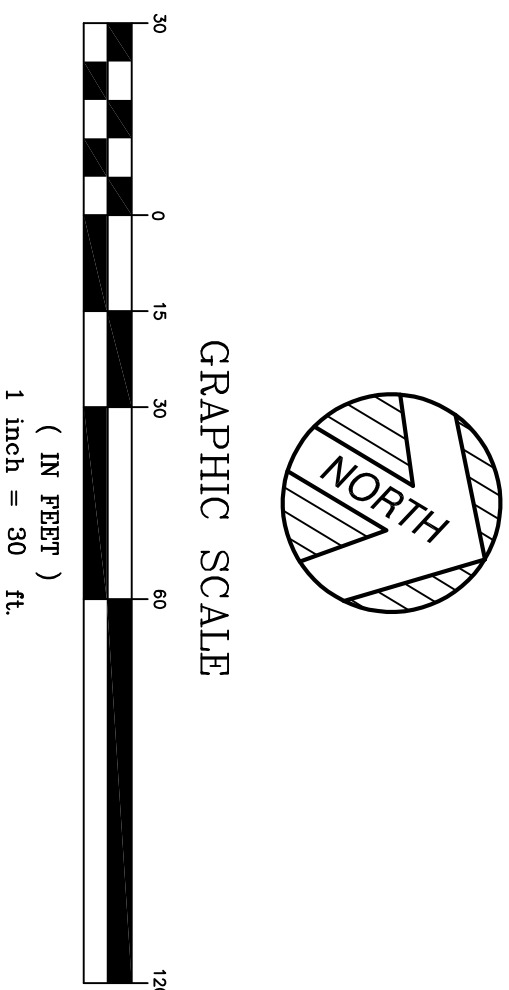


**VICINITY MAP**  
(NOT TO SCALE)



#### PROPERTY DESCRIPTION

LAND SITUATED IN THE COUNTY OF WAYNE, CITY OF DETROIT, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

## PARCEL TO BE DEDICATE

[illegible]

## PARCEL C REVISED:

[illegible]

### BASIS OF BEARING

SOUTH 27°01'32" EAST, BEING THE SOUTHERLY RIGHT CORNER OF THE  
WAY LINE OF RUSSELL STREET, PER GPS OBSERVATION  
MICHIGAN STATE PLANE COORDINATES SOUTH ZONE.

TITLE REPORT NOTE (PARCEL B, C, & D)

ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE FIRST AMERICA TITLE INSURANCE COMPANY FILE NO. 800373, DATED NOVEMBER 16, 2017, AND MAINTAINED BY THE COMPANY, HAVE BEEN REVIEWED. ALL OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTAINING SURVEYOR.

8. TERMS, CONDITIONS, AND EASEMENTS AS DISCLOSED BY INSTRUMENT B, PARCEL 1, AND PARCEL 2, AS TO PARCEL 1; PARCEL 6, AND PARCEL D, (AS SHOWN)

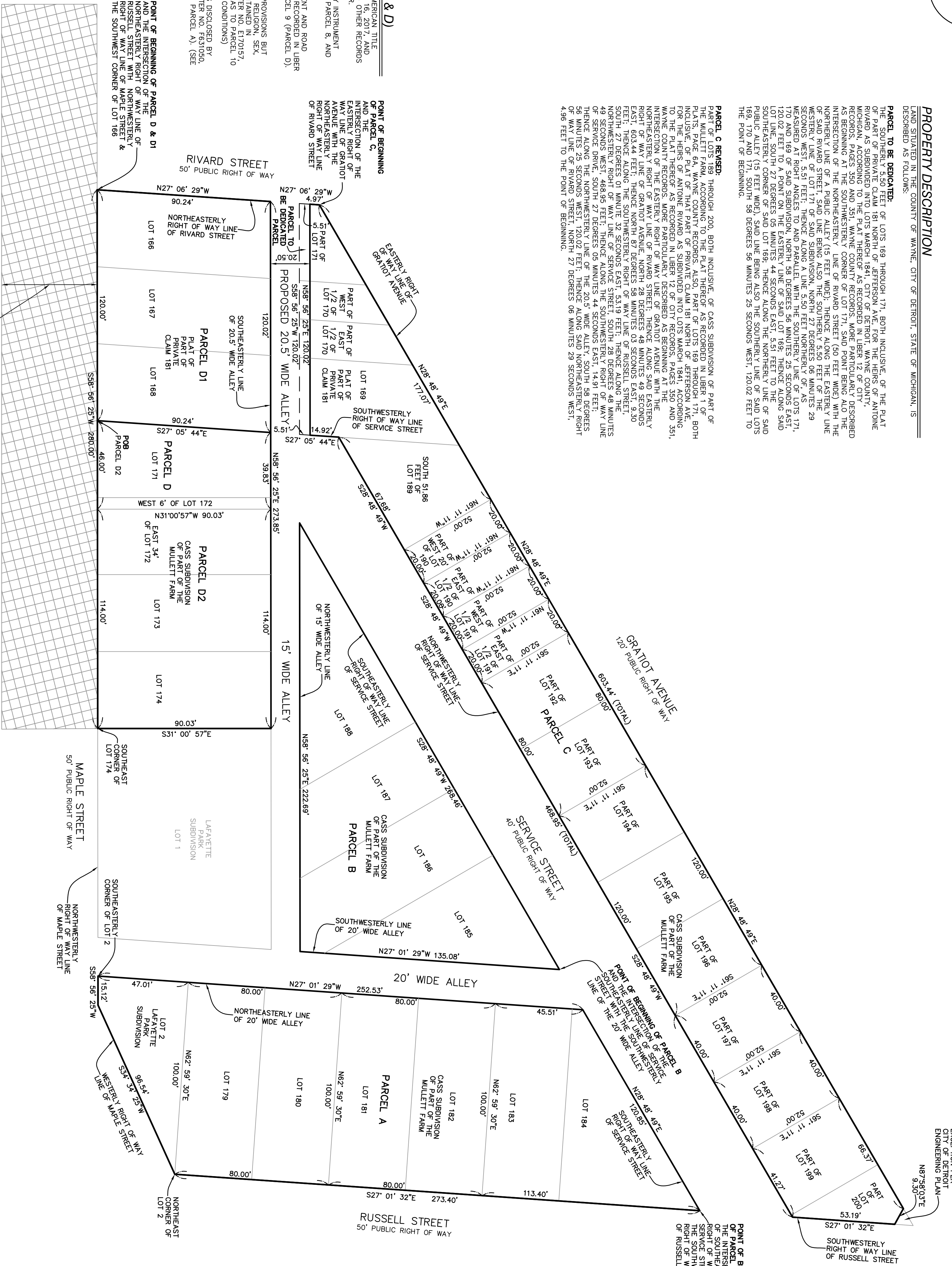
9. TERMS AND CONDITIONS NAMED IN ACCESS, EASEMENT, AND ROAD RIGHTS AGREEMENTS AS DISCLOSED BY INSTRUMENTS RECORDED IN THE PUBLIC RECORDS, AS TO PARCEL 7, PARCEL 8, AND PARCEL 9 (PARCEL D), (AS SHOWN)

1. COVENANTS, CONDITIONS, RESTRICTIONS, OR OTHER PROVISIONS BUT NOT LIMITING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS OR NATIONAL ORIGIN AS CONTAINED IN INSTRUMENT RECORDED IN LIBER 3118 PAGE 437. REGISTER NO. E170157, AND IN LIBER 1452, PAGE 372. REGISTER NO. E624869, AND TO PARCEL 10 (PART OF PARCEL A). (SEE DOCUMENTS FOR TERMS AND CONDITIONS)

11. TERMS AND CONDITIONS CONTAINED IN RESOLUTION AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 11724, PAGE 674, REGISTER NO. F531050, AND TO PARCELS 11, PARCEL 12, AND PARCEL 13 (PART OF PARCEL A). (SEE DOCUMENTS FOR TERMS AND CONDITIONS)

## LEGEND

- | (R&M) | RECORD AND MEASURED DIMENSION |
|-------|-------------------------------|
| (R)   | RECORD DIMENSION              |
| (M)   | MEASURED DIMENSION            |
|       | PARCEL BOUNDARY LINE          |
|       | PLATTED LOT LINE              |



PROPERTY DESCRIPTION (PARCEL A)

[illegible]

TITLE REPORT NOTE (PARCEL A)

ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT No. 879476, DATED MARCH 30, 2022, AND RELISTED BEING CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PERFORMED BY CERTIFYING SURVEYOR.

RECORDED IN LIFE  
AND CONDITIONS

RECORDED IN LIBER 11/84, PAGE 8/4, REGISTER NO. 1813030. (SEE DOCUMENT FOR TERMS AND CONDITIONS)

PROPERTY DESCRIPTION (PARCEL B, C, & D)

LAND SITUATED IN THE COUNTY OF WAYNE, CITY OF DETROIT, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

**PARCEL B-**  
LOTS 195

MILLETT PARK, ACCORDING TO THE PLAT, THEREAS AS RECORDED IN UBER 1 OF PLAT PAGE 64, WAIVE COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE INTERSECTION OF THE 20<sup>TH</sup> WIDE ALLEY, THENCE ALONG SERVICE STREET WITH THE SOUTHWESTERLY LINE OF THE 20<sup>TH</sup> WIDE ALLEY, THENCE ALONG SAID SOUTHEASTERNLY CORNER OF SERVICE STREET, SOUTH 28 DEGREES 48 MINUTES 40 SECONDS WEST, 268.4 FEET, THEN NORTHEAST 79 DEGREES 15 MINUTES 10 SECONDS EAST, 100 FEET, 100 FEET, 25 SECONDS EAST, 222.69 FEET, THENCE ALONG THE SOUTHWESTERLY LINE SAID 20<sup>TH</sup> WIDE ALLEY, NORTH 27 DEGREES 01 MINUTE 29 SECONDS WEST, 135.08 FEET TO THE POINT OF BEGINNING.

## PARCEL C-

LOT 189, 188, 187, 186, 185, 184, 183, 182, 181, 180, 179, 178, 177, 176, 175, 174, 173, 172, 171, 170, 169, 168, 167, 166, 165, 164, 163, 162, 161, 160, 159, 158, 157, 156, 155, 154, 153, 152, 151, 150, 149, 148, 147, 146, 145, 144, 143, 142, 141, 140, 139, 138, 137, 136, 135, 134, 133, 132, 131, 130, 129, 128, 127, 126, 125, 124, 123, 122, 121, 120, 119, 118, 117, 116, 115, 114, 113, 112, 111, 110, 109, 108, 107, 106, 105, 104, 103, 102, 101, 100, 99, 98, 97, 96, 95, 94, 93, 92, 91, 90, 89, 88, 87, 86, 85, 84, 83, 82, 81, 80, 79, 78, 77, 76, 75, 74, 73, 72, 71, 70, 69, 68, 67, 66, 65, 64, 63, 62, 61, 60, 59, 58, 57, 56, 55, 54, 53, 52, 51, 50, 49, 48, 47, 46, 45, 44, 43, 42, 41, 40, 39, 38, 37, 36, 35, 34, 33, 32, 31, 30, 29, 28, 27, 26, 25, 24, 23, 22, 21, 20, 19, 18, 17, 16, 15, 14, 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2, 1, 0.

## PARCEL D:

[illegible]

## PARCEL D7

[illegible]

**PARCEL D:**  
LOT 174

WYMAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 6A, WYMAN COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH-EASTERLY RIGHT OF WAY LINE OF RIVARD STREET (50 FEET WIDE) WITH THE NORTH-EASTERLY RIGHT OF WAY LINE OF MARLE STREET (50 FEET WIDE); THENCE ALONG THE NORTH-EASTERLY RIGHT OF WAY LINE OF MARLE STREET (50 FEET WIDE) TO THE PLAT CORNER OF THE SOUTHERLY CORNER OF THE RIGHT OF WAY LINE OF AUTUMN AVENUE AS SUBDIVIDED INTO LOTS 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 20

## SURVEYOR'S CERTIFICATION

TO FIRST AMERICAN TITLE INSURANCE COMPANY; HIVE ON RUSSELL LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNERSHIP, A MICHIGAN LIMITED PARTNERSHIP; DEVELOP DETROIT 1346 GRATOR LLC, A MICHIGAN LIMITED LIABILITY COMPANY; AND MHT HOUSING, INC.;

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/NPS/PL AND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPS, AND INCLUDES ITEMS 1, 2, 4, 5, 6A, 6B, 7A, 7B1, 7B2, 8, 9, 10, 11A, 11B, 13, 16, 17, AND 19 OF TAB 6 THEREOF. THE FIELD WORK WAS COMPLETED ON 01/24/24.

DATE OF PLAT OR MAP: 01/26/24

# DRAFT

ANTHONY T. SYCKO, JR., P.S.  
PROFESSIONAL SURVEYOR  
MICHIGAN LICENSE NO. 47976  
22556 GRATIOT AVE., EASTPONTE, MI 48021  
TSycko@kentec-survey.com

**EXHIBIT**

PREPARED FOR: HIVE ON RUSSELL LDHA  
2033 RUSSELL, 1366 SERVICE, 1358 GRATIOT, 1385 & 1325 MAPLE,  
DETROIT, MICHIGAN,  
PART OF PRIVATE CLAIM 181



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1 OF 1 SHEETS

1

DRAWN BY:		JDM	12/19/24							<div>EXHIBIT</div> <div>PREPARED FOR: HIVE ON RUSSELL LDHA 2033 RUSSELL, 1366 SERVICE, 1358 GRATIOT, 1385 &amp; 1325 MAPLE, DETROIT, MICHIGAN, PART OF PRIVATE CLAIM 181</div>
CHECKED BY:		ATS	12/19/24							
DATE:		DECEMBER 19, 2024								
PROJECT NO:	23-02719	SCALE:	1" = 30'							
						REVISION	DATE	BY	DESCRIPTION	