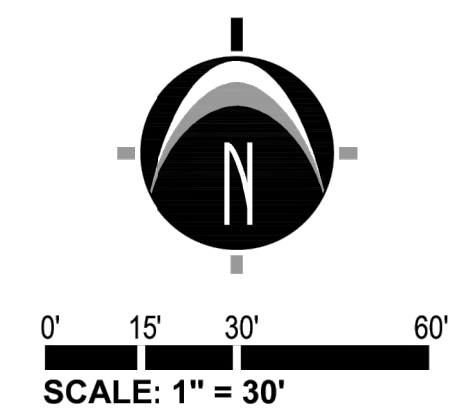


LEGEND

	Air Conditioner		Gas Meter		Post		Water Manhole		Watermain
	Benchmark		Gas Riser		Phone Riser		Water Valve		Fence
	Catch Basin - Round		Gas Valve		Stop Box		Cable TV		Asphalt
	Catch Basin - Square		Guy Pole		Sign		Underground Electric		Brick/Pavers
	Cleanout		Hydrant		Sanitary Sewer Manhole		Fiber Optic		Concrete
	Cable Riser		Iron - Set		Stormwater Manhole		Gas		Gravel
	Deciduous Tree		Iron - Found		Telephone Manhole		Overhead Utility		Existing Building
	Electric Manhole		Light Pole		Transformer		Sanitary		
	Electric Meter		Manhole		Utility Pole		Storm		
	Electric Riser		Monitor Well		Water Meter		Underground Telephone		



TITLE INFORMATION

The Title Description and Schedule B items herein are from TITLE COMMITMENT FILE NO. A0744876, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED OCTOBER 10, 2019.

TITLE DESCRIPTION

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

PARCEL 1:
THE EAST 90.12 FEET OF LOTS 1 AND 2, ALL OF THE VACATED ALLEY ADJOINING LOT 3 ON THE WEST, LOT 3 AND THE WEST 1/2 OF LOT 4, EXCEPTING THAT PART CONVEYED TO THE CITY OF DETROIT BY DEED RECORDED IN LIBER 219, PAGE 193, FISHER AND SHEARER'S SUBDIVISION OF PARK LOTS 30 & 31, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 1 OF PLATS, PAGE 15, WAYNE COUNTY RECORDS, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT THE SOUTHWEST CORNER OF THE ABOVE MENTIONED PARCEL OF LAND BELONGING TO THE CITY OF DETROIT, THENCE ALONG THE NORTH LINE OF CANFIELD AVENUE, SOUTH 59 DEG. 55' 00" WEST, 110.06 FEET TO THE WEST SIDE OF THE EXISTING BRICK BUILDING, THENCE ALONG THE WEST SIDE OF SAID BUILDING AND AN EXTENSION NORTHERLY OF THE LINE OF SAME (WHICH LINE OF ALSO THE WEST LINE OF THE EAST 90.13 FEET OF LOTS 1 AND 2), NORTH 30 DEG. 09' 00" WEST 181.48 FEET TO THE NORTH LINE OF LOT 2, THENCE ALONG SAID LINE NORTH 60 DEG. 00' 00" WEST 90.13 FEET TO THE NORTHEAST CORNER OF LOT 2, THENCE ALONG THE EAST LINE OF LOT 2, SOUTH 30 DEG. 09' 00" EAST 10.00 FEET TO THE NORTH LINE OF LOT 3 AND THE WEST 1/2 OF LOT 4 EXTENDED WESTERLY, THENCE NORTH 60 DEG. 00' 00" EAST, 60.00 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF LOT 4, THENCE ALONG THE EAST LINE OF THE WEST 1/2 OF LOT 4, SOUTH 30 DEG. 09' 00" EAST, 51.08 FEET TO THE NORTHEAST CORNER OF THE LAND OF THE CITY OF DETROIT ABOVE MENTIONED, THENCE ALONG THE NORTH LINE OF SAID LAND SOUTH 59 DEG. 55' 00" WEST 40.07 FEET TO THE NORTHWEST CORNER THEREOF, THENCE ALONG THE WEST LINE OF SAID LAND, SOUTH 30 DEG. 09' 00" WEST, 120.18 FEET TO THE POINT OF BEGINNING, EXCEPTING AND RESERVING AN EASEMENT OVER AND ACROSS THE NORTHERLY 15.00 FEET OF THE DESCRIBED PROPERTY FOR THE PURPOSES OF INGRESS AND EGRESS FROM THE PUBLIC ALLEY ON THE NORTH TO LOT 2 ON THE WEST SIDE OF THE ABOVE DESCRIBED PROPERTY.

PARCEL 2:
LOTS 1 AND 2 EXCEPT THE SOUTH 60 FEET OF LOT 1 AND EXCEPT THAT PART TAKEN FOR STREET WIDENING PURPOSES, PLAT OF HUBBARD & KINGS SUBDIVISION OF PARK LOTS 32 & PART OF PARK LOT 33, ACCORDING TO THE RECORDED PLAT THEREOF AS RECORDED IN LIBER 7, PAGE 20, WAYNE COUNTY RECORDS.

PARCEL 3:
LOTS 45, 46 AND 47, PLAT OF HUBBARD & KINGS SUBDIVISION OF PARK LOT 32 & PART OF PARK LOT 33, ACCORDING TO THE RECORDED PLAT THEREOF AS RECORDED IN LIBER 7 OF PLATS, PAGE 20, WAYNE COUNTY RECORDS.

SCHEDULE B - SECTION II NOTES

- 19 SUBJECT TO EASEMENT FOR INGRESS AND EGRESS OVER THE NORTHERLY 15 FEET OF PARCEL 1 AS DISCLOSED IN LIBER 30222, PAGE 4338 AND LIBER 30262, PAGE 6694. The easement described in this document is shown on this survey.
- 20 SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY FOR EXISTING UTILITIES OR OTHER RIGHTS OF WAY OVER THOSE PORTIONS OF SAID LAND LYING WITHIN THE PUBLIC RIGHT OF WAY ABANDONED BY RESOLUTION OR ORDINANCE RECORDING NO. LIBER 30281, PAGE 4755. The easement described in this document is shown on this survey.

SCHEDULE OF STRUCTURES

STRUCTURE	TYPE	SIZE OF PIPE	RIM	DROP	INVERT	DIRECTION	COMMENTS
10	TELEPHONE MANHOLE		148.09	-3.60	144.49	CABLES NORTH & WEST	FULL OF DEBRIS, MEASURED TO TOP OF DEBRIS
11	ELECTRIC MANHOLE		148.19	-9.10	139.09	CABLES NORTH & WEST	MEASURED TO BOTTOM
12	ELECTRIC MANHOLE		148.09	-7.52	140.57	CABLES NORTH & SOUTH	MEASURED TO BOTTOM
13	ROUND CATCH BASIN		147.62				COMPLETELY FULL OF DEBRIS, NO PIPES VISIBLE
14	CATCH BASIN		146.75	-3.55	143.20		NO PIPES VISIBLE, FULL OF WATER
15	ELECTRIC MANHOLE		146.26	-7.84	138.42	CABLES SOUTH & EAST	MEASURED TO BOTTOM OF STRUCTURE
65	PUBLIC LIGHTING MANHOLE		146.22	-3.72	142.50	CABLES NORTH, SOUTH, EAST & WEST	MEASURED TO BOTTOM OF STRUCTURE
66	ELECTRIC MANHOLE		146.61				INACCESSIBLE AT TIME OF SURVEY
97	ELECTRIC MANHOLE		145.98	-7.43	138.55	CABLES NORTH, SOUTH, EAST & WEST	MEASURED TO BOTTOM OF STRUCTURE
102	PUBLIC LIGHTING MANHOLE		145.71	-2.45	143.26	CABLES SOUTH & WEST	MEASURED TO TOP OF DEBRIS
104	PUBLIC LIGHTING MANHOLE		145.38	-2.45	142.93	CABLES SOUTH, SOUTHEAST & SOUTHWEST	MEASURED TO TOP OF DEBRIS
154	CATCH BASIN	12"	144.98	-2.15	142.83	NORTHWEST	PVC PIPE
155	GATE VALVE		144.98	-3.25	141.73		MEASURED TO TOP OF DEBRIS
163	CATCH BASIN	12"	145.42	-3.40	142.02	SOUTHEAST	PLUS OR MINUS INVERT, PVC PIPE
166	PUBLIC LIGHTING MANHOLE	12"	145.42	-4.00	141.42	WEST	PLUS OR MINUS INVERT, WEST
167	PUBLIC LIGHTING MANHOLE		145.51	-8.40	137.11	CABLES NORTH, SOUTH & EAST	MEASURED TO BOTTOM OF STRUCTURE
167	PUBLIC LIGHTING MANHOLE		145.40	-7.99	137.41	CABLES NORTH, SOUTH & EAST	MEASURED TO BOTTOM OF STRUCTURE
168	PUBLIC LIGHTING MANHOLE		145.32	-3.97	141.35	CABLES NORTH & SOUTH	MEASURED TO BOTTOM OF STRUCTURE
169	CATCH BASIN	6"	145.11	-4.60	140.51	NORTHWEST	MEASURED TO TOP OF TRAP
174	COMBINATION MANHOLE		145.11	-7.18	137.93		MEASURED TO TOP OF DEBRIS
174	COMBINATION MANHOLE		145.73				UNABLE TO OPEN LID
175	COMBINATION MANHOLE		145.95				UNABLE TO OPEN LID
215	PUBLIC LIGHTING MANHOLE		145.70	-4.15	141.55	CABLES NORTH & SOUTH	MEASURED TO BOTTOM
218	CATCH BASIN		144.86	-5.50	139.36	WEST	MEASURED TO BOTTOM
218	CATCH BASIN		144.86	-7.13	137.73		MEASURED TO TOP OF DEBRIS
249	UNKNOWN MANHOLE		145.32				UNABLE TO OPEN LID
301	PUBLIC LIGHTING MANHOLE		147.19	-7.65	139.54	CABLES NORTH, SOUTH & WEST	MEASURED TO BOTTOM
321	PUBLIC LIGHTING MANHOLE		142.88	-9.05	133.83	CABLES NORTH & WEST	MEASURED TO TOP OF DEBRIS
322	PUBLIC LIGHTING MANHOLE		142.86	-7.27	135.59	CABLES NORTH & EAST	MEASURED TO TOP OF DEBRIS
323	PUBLIC LIGHTING MANHOLE		142.50	-5.09	137.41	CABLES NORTHEAST, EAST & WEST	MEASURED TO TOP OF DEBRIS
326	PUBLIC LIGHTING MANHOLE		143.26	-7.45	135.81	CABLES NORTH, SOUTH, EAST & WEST	MEASURED TO BOTTOM OF STRUCTURE
327	PUBLIC LIGHTING MANHOLE		143.18	-9.73	133.45	CABLES NORTH, EAST & WEST	MEASURED TO BOTTOM OF STRUCTURE
328	PUBLIC LIGHTING MANHOLE		143.12	-4.74	138.38	CABLES SOUTH & WEST	MEASURED TO TOP OF STRUCTURE
329	ELECTRIC MANHOLE		143.02	-12.87	130.15	NO CABLES VISIBLE	MEASURED TO BOTTOM OF STRUCTURE
330	PUBLIC LIGHTING MANHOLE		142.88	-4.70	138.18	CABLES SOUTH	MEASURED TO BOTTOM OF STRUCTURE
335	PUBLIC LIGHTING MANHOLE		142.88	-4.72	138.16	CABLES NORTH, EAST & WEST	MEASURED TO BOTTOM OF STRUCTURE
337	PUBLIC LIGHTING MANHOLE		142.63	-4.72	137.91	CABLES NORTH, EAST & WEST	MEASURED TO BOTTOM OF STRUCTURE
350	PUBLIC LIGHTING MANHOLE		142.17	-2.25	139.92	CABLES EAST & WEST	MEASURED TO TOP OF DEBRIS
416	ELECTRIC MANHOLE		146.64	-8.52	138.12	CABLES EAST & WEST	MEASURED TO BOTTOM OF STRUCTURE
417	COMBINATION MANHOLE		146.16	-25.65	120.51	EAST	
417	COMBINATION MANHOLE		146.16	-25.78	120.38	WEST	

LOCATION MAP

NOT TO SCALE

TAX DESCRIPTION

E WOODWARD N 31 FT 1 2 EXC WOODWARD AS WD 45-47 HUBBARD & KINGS L7 P20 PLATS, W C R 1/66 E 90.13 FT 1-2 3 EXC S 120.18 FT OF E 25.07 FT ALSO N 51.08 FT OF W 15 FT 4 IN PARK LOT 31 FISHER & SHEARERS L1 P15 PLATS, W C R 1/64 63,532 SQFT (1.46 AC) COMBINED ON 03/14/2025 FROM 01004217, 01001102.001, 01001158, 01001159;

(01001158-9 Wayne County Tax Description)



UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLAN" WERE OBTAINED FROM AVAILABLE CITY AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO ANY CONNECTIONS.

SURVEYOR'S NOTES

- Flood Zone Classification: An examination of the National Flood Insurance Program's Flood Insurance Rate Map for Community Number 260222, Map Number 26163C0285F, with an Effective Date of October 21, 2021, shows this parcel to be located in Zone X (subject to map scale uncertainty).
- Source information from plans and markings has been combined with observed evidence of utilities to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation may be necessary.
- NOTE TO CONTRACTORS: 3 (THREE) WORKING DAYS BEFORE YOU DIG, CALL MISS DIG AT TOLL FREE 1-800-482-7171 FOR UTILITY LOCATIONS ON THE GROUND.
- BASIS OF BEARING: NAD83 Michigan State Planes, South Zone, International Foot
- REFERENCE: Topographic Survey by giffels webster, Project No. 19687.000, dated 07.29.19.

PARCEL "A" DESCRIPTION (Parcels 1, 2, & 3 as one parcel)

LOTS 45, 46, and 47, and part of Lots 1 and 2, and 20 feet vacated alley as recorded in Liber 30281, Page 4755, Wayne County Records, Plat of Hubbard and Kings Subdivision of Park Lots 32 & Part of Park Lot 33, as recorded in Liber 7, Page 20, Wayne County Records, and Lot 3, and part of Lots 1, 2, 3 and 4, 15 foot vacated alley adjacent to the West line of Lot 3, Fisher and Shearer's Subdivision of Park Lots 30 & 31, as recorded in Liber 1, Page 15, Wayne County Records, City of Detroit, Wayne County, Michigan, described as: Commencing at the Southwest corner of said Lot 3, Fisher and Shearer's Subdivision of Park Lots 30 & 31; thence N58°58'23"E 4.88 feet along the North right-of-way line of E. Canfield Street to the Point of Beginning; thence S58°58'23"W 110.01 feet along said North right-of-way line of E. Canfield Street; thence N31°00'22"W 181.08 feet; thence N58°58'23"E 35.51 feet along the North line of said Lot 2, Fisher and Shearer's Subdivision of Park Lots 30 & 31; thence N31°02'26"W 80.15 feet along the East line of said Lot 1, Plat of Hubbard and Kings Subdivision of Park Lots 32 & Part of Park Lot 33; thence S58°58'43"W 188.68 feet along the North line of said Lot 1, Plat of Hubbard and Kings Subdivision of Park Lots 32 & Part of Park Lot 33; thence N31°49'20"W 116.45 feet along the East right-of-way line of Woodward Avenue; thence N58°59'18"E 300.27 feet along the South right-of-way line of Garfield Street; thence S31°02'26"E 166.53 feet along the East line of said Lot 45 to the South line of Lot 44, of said Plat of Hubbard and Kings Subdivision of Park Lots 32 & Part of Park Lot 33; thence N58°58'23"E 4.63 feet along the South line of said Lot 44; thence S31°00'22"E 70.91 feet; thence S58°50'56"W 40.32 feet; thence S31°05'53"E 120.08 feet to the Point of Beginning. Contains 1.47 acres. Subject to any and all easements, restrictions, right-of-way record.

NEDERVELD
www.nederveld.com
800.222.1868

ANN ARBOR
3037 Miller Rd.
Ann Arbor, MI 48103
Phone: 734.929.6963

GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
Phone: 616.575.5190

HOLLAND
730 Chicago Dr.
Holland, MI 49423
Phone: 616.393.0449

PREPARED FOR:
PLY PLUS INC
ATTN: Craig Borum

219 N. Main St
Ann Arbor, MI 48103

CREATED:
Drawn: K.O'Connor
Date: 2026.01.07

REVISIONS:
Rev: Added add'l topo shots for elevation
Drawn: K.O'Connor
Date: 2026.03.18
Rev: Boundary to one parcel, not three
Drawn: R. Paramo
Date: 2026.04.13

MOCAD
Topographic Survey
4454 Woodward Ave, Detroit, MI 48201
CITY OF DETROIT, WAYNE COUNTY, MICHIGAN

SEAL:

STATE OF MICHIGAN
Brandon George Parent
License No. 4001063096
Professional Surveyor

PROJECT NO:
25500546

SHEET NO:
TO.2

SHEET: 1 OF 1