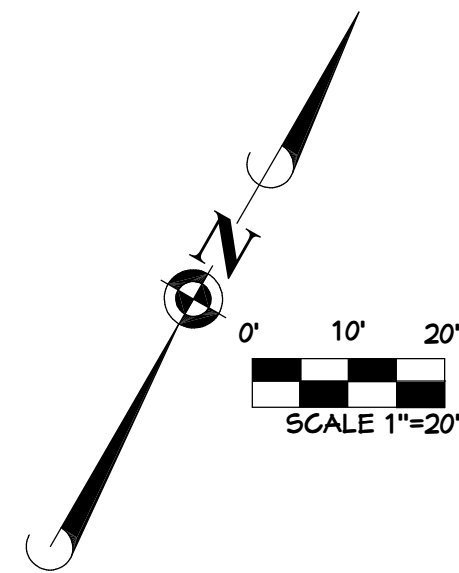
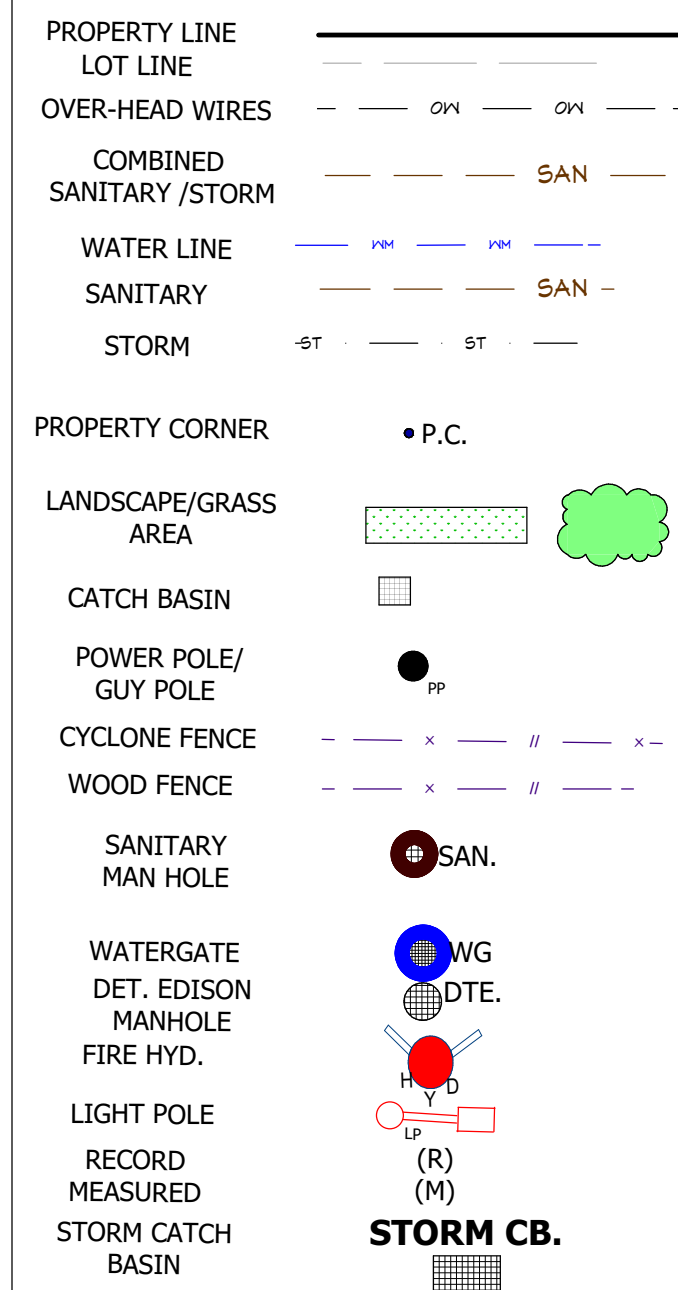
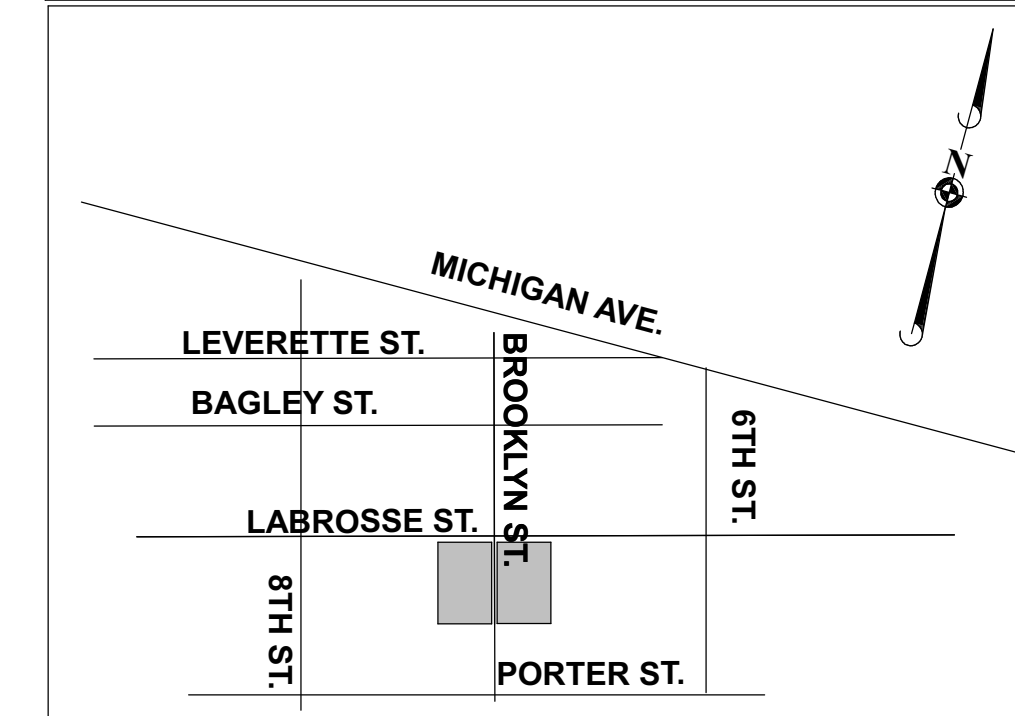


# LEGEND



# ALTA/NSPC LAND TITLE SURVEY

## LOCATION MAP N.T.S.



### STATEMENT OF ENCROACHMENTS

**A** WING WALL OF STRUCTURE ON PARCEL 2 ENCLOSES ON TO PARCEL 1 BY .70 FEET BY .65 FEET

**B** EASTERLY WALL OF BUILDING ENCLOSES INTO PUBLIC R.O.W. OF BROOKLYN AVE.

### LEGAL DESCRIPTIONS

Land in the City of Detroit, Wayne County, MI, described as follows:

- PARCEL 1:** East one-half of Lot 2 of Block 60, of COL D BAKER FARM, according to the plat thereof recorded in Liber 17 of Deeds, Pages 272 and 273 and in Liber 25 of Deeds, Page 424 of Wayne County Records.
- PARCEL 2:** North 50 feet of Lot 1 of Block 60, of COL D BAKER FARM, according to the plat thereof recorded in Liber 17 of Deeds, Pages 272 and 273 and in Liber 25 of Deeds, Page 424 of Wayne County Records.
- PARCEL 3:** The South 80 feet of Lot 1 of Block 60, of COL D BAKER FARM, according to the plat thereof recorded in Liber 17 of Deeds, Pages 272 and 273 and in Liber 25 of Deeds, Page 424 of Wayne County Records.
- PARCEL 4:** West 30 feet of Lot 6 and South 86.66 feet of Lot 7 of Block 54 of SUBDIVISION OF LABROSSE FARM SOUTH OF CHICAGO ROAD, according to the plat thereof recorded in Liber 13 of Deeds, Pages 85 through 88 of Wayne County Records.
- PARCEL 5:** South one-half of the North one-third of Lot 7 of Block 54 of SUBDIVISION OF LABROSSE FARM SOUTH OF CHICAGO ROAD, according to the plat thereof recorded in Liber 13 of Deeds, Pages 85 through 88 of Wayne County Records.

### SCHEDULE B, PART II

Exceptions THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN. The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
- 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.
- Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortages in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.
- Any lien or right to lien for services, labor or material imposed by law and not shown by the Public Records.
- Taxes and assessments not due and payable at Commitment Date.
- The effect of a Deed from Kaul Glove and Manufacturing Company to Choctaw Kaul Holdings, L.L.C. recorded in Liber 54383, page 677. Affects: Parcel 1
- The effect of a Deed from Kaul Glove and Manufacturing Company to Choctaw Kaul Holdings, L.L.C. recorded in Liber 54383, page 678. Affects: Parcel 2
- The effect of a Deed from Kaul Glove and Manufacturing Company to Choctaw Kaul Holdings, L.L.C. recorded in Liber 54383, page 681. Affects: Parcel 3
- The effect of a Deed from Kaul Glove and Manufacturing Company to Choctaw Kaul Holdings, L.L.C. recorded in Liber 54383, page 680. Affects: Parcel 4
- The effect of a Deed from Kaul Glove and Manufacturing Company to Choctaw Kaul Holdings, L.L.C. recorded in Liber 54383, page 679. Affects: Parcel 5
- Terms and Conditions contained in Decision and Order as disclosed by instrument recorded in Liber 19423, page 157, Register No. G100398. Affects: Parcel 4
- Terms and Conditions contained in Decision and Order as disclosed by instrument recorded in Liber 20470, page 921, Register No. G399200. Affects: Parcel 4
- 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 22338, page 688.
- Interest of others in oil, gas and mineral rights, if any, whether or not recorded in the public records.
- 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. 29. Any lien relating to the inspection, demolition or removal of any improvement that has been or is presently located on the property.
- Lien for outstanding water or sewer charges, if any.
- Rights of tenants, if any, under any unrecorded leases.

### ZONING INFORMATION

ZONED R3 LOW Density Residential DISTRICT

MIN AREA SQ.FT. 7000,6000,5000,10000  
 MIN. LOT WIDTH 70'/60'/50'  
 FRONT SET BACK (COMPARISON)  
 SIDE YARD SEC. Formula A/Formula B  
 MIN. REAR YARD SEC (COMPARISON)  
 MAX HEIGHT 35 FEET  
 PROPERTY IS CONSIDERED NON-CONFORMING  
 Sec. 50-13-222. - EXCEPTIONS in the R3 District.  
 ZONING INFORMATION OBTAINED FROM CITY OF DETROIT ; SEC 50-13-23

- Formula "A" for determining each required side setback shall be computed by adding the length of the building in feet, as measured in overall dimensions along the adjoining zoning lot line, to twice the height of the building in feet, and dividing the resulting sum by 15.
- Formula "B" for determining each required side setback shall be computed by adding the length of the building in feet, as measured in overall dimensions along the adjoining zoning lot line, to twice the height of the building in feet, and dividing the resulting sum by six. However, in no instance shall a side setback be less than five feet.

### UTILITY COMPANIES

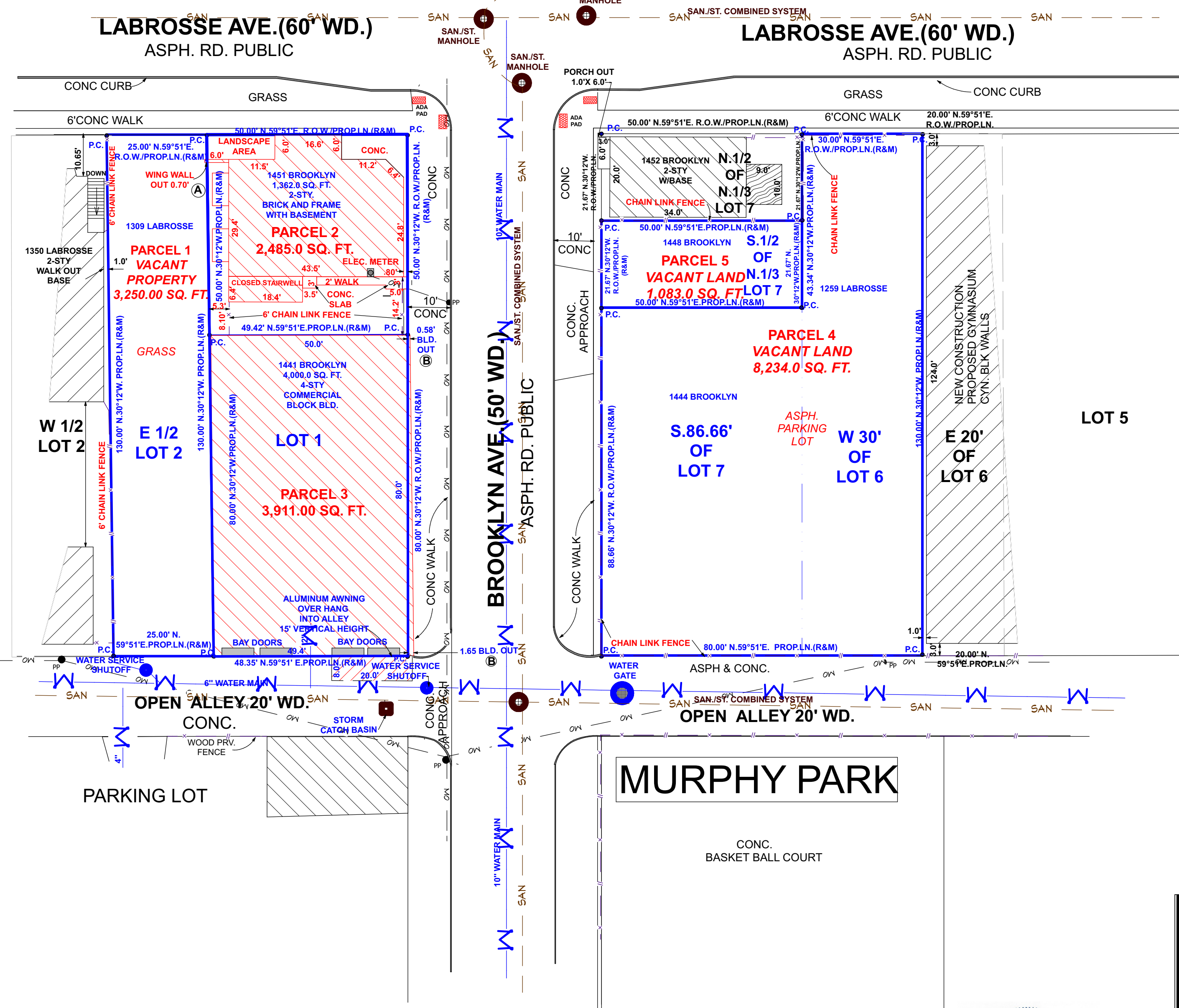
- Electrical Service is Provided By: ( D.T.E Energy )
- Gas Service is Provided By: ( D.T.E Energy & Mich-Con Gas )
- Water and Sewer is Provided By: ( City of Detroit Water & Sewer Dept )
- Telephone Service is Provided By: ( At & t or others )

NO RECORDED EASEMENTS ON PLAT SUBJECT TO ANY RIGHT-OF-WAY EASEMENTS AGREEMENTS OR RESTRICTIONS APPEARING ON RECORD INCLUDING BUT NOT LIMITED TO THOSE FOR DETROIT EDISON COMPANY, MICHIGAN BELL TELEPHONE ALSO CONSUMER POWER AND/OR MICHIGAN CONSOLIDATED GAS COMPANY.

**FLOOD DATA: THIS PROPERTY IS LOCATED IN ZONE X FLOOD INSURANCE RATE MAPS. MAP# 26163C0285E PANEL #260222 WHICH HAS AN EFFECTIVE DATE OF 2/2/2012 AND IS NOT LOCATED IN A FLOOD HAZARD AREA.**

### BASIS OF BEARINGS

A FOUND MONUMENT AT THE NORTHEAST CORNER OF BAGLEY AVE. AND BROOKLYN AVE.



I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL OF THE REQUIREMENTS OF PUBLIC ACT 132, HAVE BEEN COMPLIED WITH.

*William J. Coulter*  
 WILLIAM J. COULTER R.L.S. # 14760

Commitment No.: 852208 Issuing Office File No.: 852208  
 SCHEDULE A 1. Commitment Date: September 26, 2019 8:00 AM  
 I hereby certify to: First American Title Insurance Company, Civic Companies, LLC, a Michigan limited liability company Kaul Glove and Manufacturing Company, as to Parcels 1, 2 and 3 Kaul Glove/Manufacturing Company, as to Parcel 4 Kaul Glove and Manufacturing Co. a Mich. Corp., as to Parcel 5

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/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPC, AND INCLUDES ITEMS 1, 2, 3, 4, 6B, 7A, 7B, 8, 9, 11, 13, 14, 16, 17, 19 AND 20 OF TABLE A THERE OF. THE FIELD WAS COMPLETE ON NOVEMBER 23, 2019

JOB# GL 2019-0103		PREPARED FOR: GEORGE ROBERTS ADAM KESSLER CIVIC COMPANIES 248-302-8662		MICHIGAN SURVEYORS 27930 RYAN RD WARREN, MI. 48092 (586) 459-8990 (248) 396-3830 Michigansurveyor@yahoo.com	
CHECKED BY: SK/RH DATE: 11/25/2019		ALTA/NSPC LAND TITLE SURVEY FOR GEORGE ROBERTS ADAM KESSLER, CIVIC COMPANIES 248-302-8662			
REVISION TABLE					
NUMBER	DATE	REVISED BY	DESCRIPTION		
SCALE: 1" = 20'					