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LEGAL DESCRIPTION
 Land situated in the City of Detroit, County of Wayne, State of Michigan, described as follows:

Lot 6, Block 94, Subdivision of Part of Cass Farm Part III, as recorded in Liber 1, Pages 175, 176 and 177 of Plats, Wayne County Records.

3960 Third Street
 Tax ID: 003403, Ward 04

BASIS OF BEARING NOTE
 The basis of bearing for this survey was established by the Michigan State Plane Coordinate system.

- TITLE NOTES**
1. Rights or claims of parties in possession not shown by the Public Records.
 2. Any facts, rights, interests or claims not shown by the Public Records but that could be ascertained by making inquiry of persons in possession thereof of the Land.
 3. Easements, claim of easements or encumbrances that are not shown in the Public Records and existing water, mineral, oil and exploration rights.
 4. Board of Zoning Appeals Decision and Order recorded in Liber 17875, Page 316; Liber 19556, Page 237 and Liber 20614, Page 202, Wayne County Records. [SAID DOCUMENTS DO NOT DESCRIBE ANY PLOTTABLE EASEMENTS OR PLOTTABLE RESTRICTIONS].
 5. Memorandum of Option recorded in Liber 30482, Page 958, Wayne County Records. [SAID SITE LEASE IS PLOTTED HEREON].
 6. Memorandum of Site Lease Acknowledgment (Lease) recorded in Liber 40758, Page 54 and Liber 40824, Page 1613, Wayne County Records. [SAID SITE LEASE IS PLOTTED HEREON].
 7. Site Designation Supplement to Master Lease and Sublease Agreement recorded in Liber 43713, Page 1437, Wayne County Records. [SAID SITE LEASE IS PLOTTED HEREON].
 8. Agreement Regarding Ground Lease between Rosalina Turner and Joe Turner ("Landlord") and Sprint Spectrum Realty Company, L.P., a Delaware limited partnership ("Tenant") recorded in Liber 44086, Page 938, Wayne County Records. [SAID SITE LEASE IS PLOTTED HEREON].
 9. Terms and conditions contained in the Quit Claim Deed dated October 15, 2012 and recorded October 15, 2012 in Liber 50199 Page 357, Wayne County Records. [SAID DOCUMENTS DO NOT DESCRIBE ANY PLOTTABLE EASEMENTS OR PLOTTABLE RESTRICTIONS].

SITE DATA
 Gross Land Area: 7,500 Square Feet or 0.172 Acres.
 Zoned: SD2 (Special Development District, Mixed-Use) – historic district
 Building Setbacks (based on "all other uses"):
 Front= Not required
 Sides= Not required
 Rear= Not required

FLOOD HAZARD NOTE
 The property described on this survey does not lie within a Special Flood Hazard Area as defined by the Federal Emergency Management Agency; the property lies within Zone X of the Flood Insurance Rate Map identified as Map No. 26163C0280E bearing an effective date of 02-02-2012.

CEMETERY NOTE
 There was no observable evidence of cemeteries or burial grounds within the subject property.

UTILITY NOTE
 All utilities are underground unless otherwise noted.
 The utilities shown on this survey were determined by field observation. All locations are approximate. The location of any other underground services which may exist can only be depicted if a Utility Plan is furnished to the surveyor.

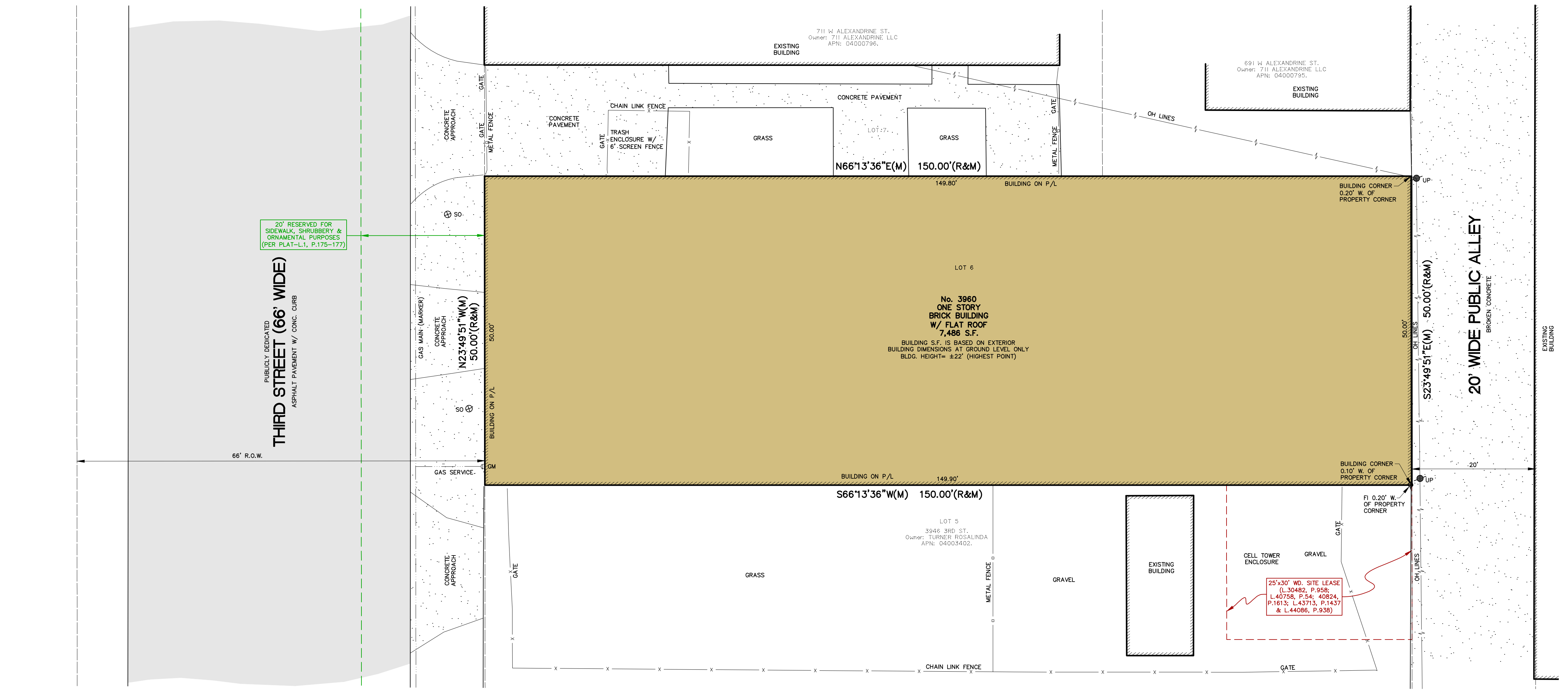
TABLE A NOTES
 16: There was no observable evidence of current earth moving work, building construction or building additions observed in the process of conducting the fieldwork.
 17: There are no known proposed changes in street right-of-way lines available from the controlling jurisdiction.
 17: There was no observable evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

SURVEYOR'S CERTIFICATION
 To:
 Sheldon AA, LLC, a Michigan limited liability company
 Leitim Corporation, a Michigan corporation
 ATA National Title Group, LLC
 Old Republic National Title Insurance Company
 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/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 13, 14, 16, 17 & 20 of Table A thereof.

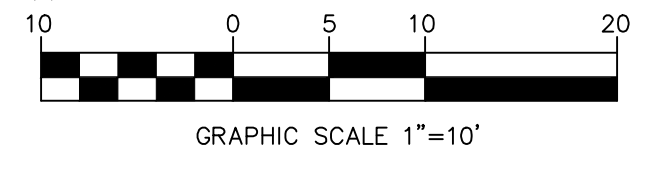
The field work was completed on 04-23-2018.
 Kevin Navaroli, P.S.
 No. 53503
 Dated: 04-25-2018



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 No. 53503
 Dated: 04-25-2018



- LEGEND**
- ASPH = Asphalt
 - C = Cable Service
 - CATV = Cable Television/Box/Riser
 - CB = Catch Basin
 - CD = Clean Out
 - CONC = Concrete
 - E = Electric Service
 - EM = Electric Meter
 - EC = Electric Conduit/Riser
 - FI = Found Iron
 - FIp = Found Iron Pipe
 - FMON = Found Monument
 - G = Gas Service/Gas Main
 - GL = Ground Light
 - GM = Gas Meter
 - GP = Guard Post
 - CV = Gate Valve
 - HYD = Hydrant
 - LP = Light Pole
 - L/S = Landscape
 - MH = Manhole
 - MON = Monument
 - MW = Monitor Well
 - OH LINES = Overhead Lines
 - P = Phone
 - PH = Physically Handicapped
 - PV = Post Indicator Valve
 - P/L = Property Line
 - PM = Parking Meter
 - ROW = Right of Way
 - SAN = Sanitary Sewer
 - SB = Stop Box (Water)
 - SI = Set Iron
 - SO = Shutoff (Water)
 - SS = Storm Sewer
 - TRANS = Transformer
 - UG = Underground
 - UP = Utility Pole
 - WM = Water Main
 - (S) = Record Measurement
 - (M) = Surveyed Measurement
 - (C) = Calculated



PROJECT
 VACANT BUILDING

PROJECT LOCATION
 No. 3960
 Third Street
 Lot 6, Block 94, Subdivision
 of Part of Cass Farm Part III
 City of Detroit,
 Wayne County, MI

SHEET
 ALTA / NSPS
 Land Title Survey

REVISIONS

DRAWN BY:
 A.G.

APPROVED BY:
 K.N./R.FRAUS

EMAIL:
 rfraus@nfe-engr.com

DATE ISSUED:
 04-25-2018

SCALE:
 1"=10'

NFE JOB NO. SHEET NO.
K386 1 of 1