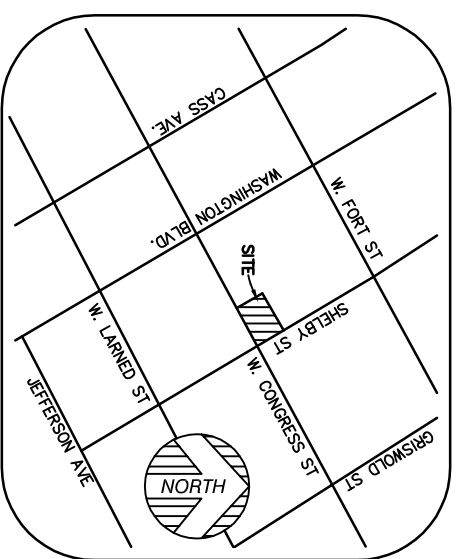


ALTA/NSPS LAND TITLE SURVEY



VICINITY MAP (NOT TO SCALE)

PARKING
NO MARKED PARKING ON SUBJECT PARCEL

PARCEL AREA
±5,590 SQUARE FEET = ±0.13 ACRES

BASIS OF BEARING

NORTH 60°00'00" EAST, BEING THE SOUTHERLY RIGHT OF WAY LINE OF CONGRESS STREET AS SHOWN IN LIBER 5, PAGE 218 OF CITY RECORDS, WAYNE COUNTY RECORDS.

SURVEYOR'S NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.
2. DUE TO THE INTERIOR WALLS AND PANELS, THE EXACT LOCATION OF ADJOINING BUILDING WALLS COULD NOT BE DETERMINED BY THIS SURVEY.
3. DUE TO SNOW COVER AT TIME OF SURVEY, SOME SURFACE LEVEL FEATURES MAY NOT BE SHOWN.
4. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING CONDITIONS AT TIME OF SURVEY.
5. THERE ARE NO DELINEATED WETLANDS ON SITE.

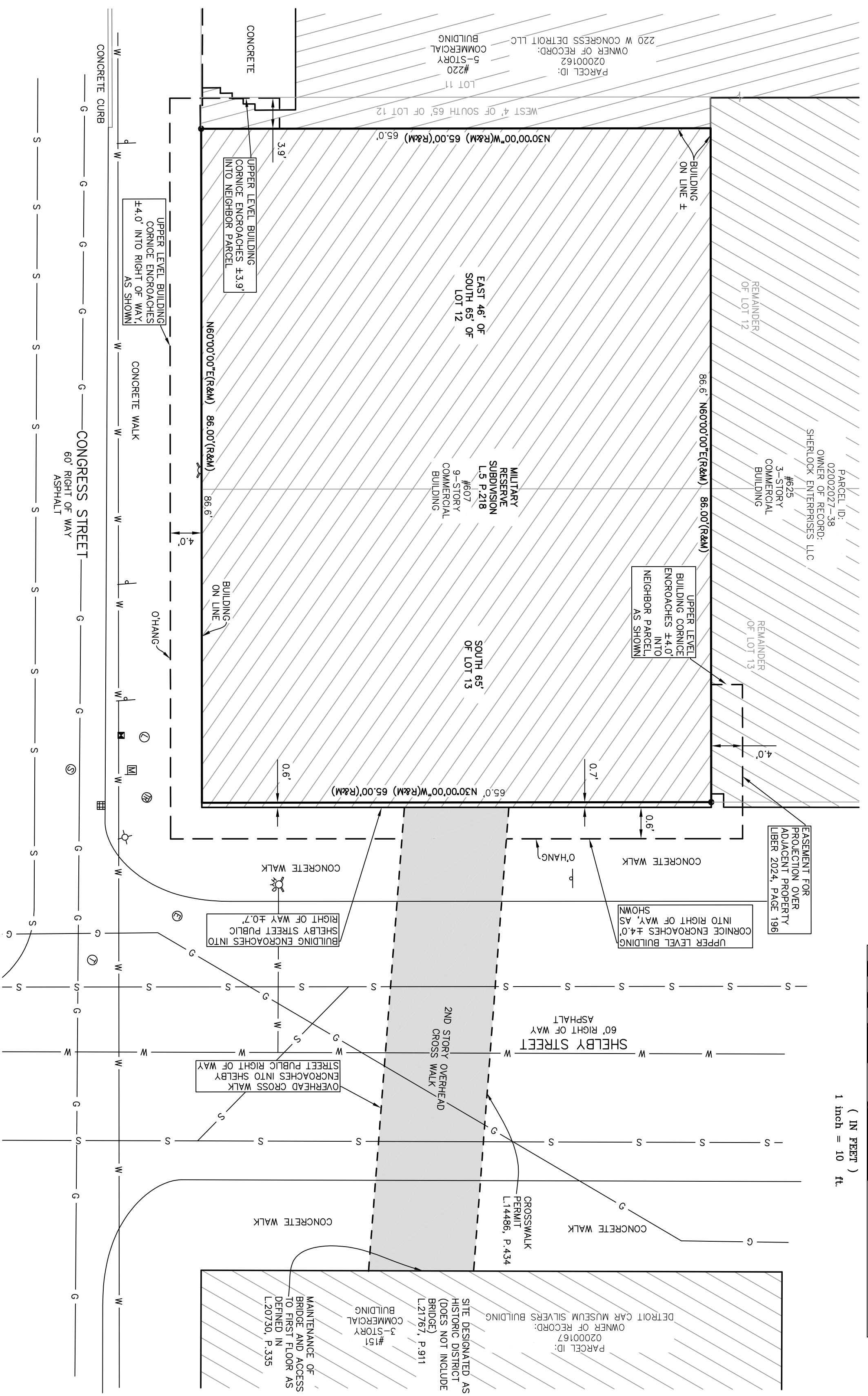
FLOOD NOTE

SUBJECT PARCEL LIES WITHIN OTHER AREA (ZONE X); AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

AS SHOWN ON FLOOD INSURANCE RATE MAP: MAP NUMBER 261630C0285E, COMMUNITY - PANEL NUMBER 260222 0285 E, DATED FEBRUARY 2, 2012, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

LEGEND

- SET MAG NAIL IN PAVEMENT
- FOUND MONUMENT (AS NOTED)
- (R&M) RECORD AND MEASURED DIMENSION
- (R) RECORD DIMENSION
- (M) MEASURED DIMENSION
- ⊖ ELECTRIC MANHOLE
- ⊕ ELECTRIC RISER
- ⊗ GAS VALVE
- ⊙ PUBLIC LIGHTING MANHOLE
- ⊚ TELEPHONE MANHOLE
- ⊛ ROUND CATCH BASIN
- ⊜ SQUARE CATCH BASIN
- ⊝ STORM DRAIN MANHOLE
- ⊞ FIRE HYDRANT
- ⊟ FIRE DEPARTMENT CONNECTION
- ⊠ UNKNOWN MANHOLE
- ⊡ TRAFFIC SIGNAL MANHOLE
- ⊢ MAIL BOX
- ⊣ PARKING METER
- ⊤ SINGLE POST SIGN
- ⊥ PEDESTRIAN CROSSING SIGN
- ⊦ PARCEL BOUNDARY LINE
- ⊧ PLATTED LOT LINE
- ⊨ BUILDING
- ⊩ BUILDING OVERHANG
- ⊪ CONCRETE CURB
- ⊫ EDGE OF CONCRETE (CONC.)
- ⊬ WALL (AS NOTED)
- ⊭ SEWER LINE
- ⊮ WATER LINE
- ⊯ GAS LINE



PROPERTY DESCRIPTION

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

THE EAST 46 FEET OF THE SOUTH 65 FEET OF LOT 12, AND THE SOUTH 65 FEET OF LOT 13, NORTH OF CONGRESS, MILITARY RESERVE, AS RECORDED IN LIBER 5 OF PLATS, PAGE(S) 218, WAYNE COUNTY RECORDS.

TITLE REPORT NOTE

ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE STEWART TITLE GUARANTY COMPANY COMMITMENT NO. C028181, DATED OCTOBER 13, 2017, AND LISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.

7. TERMS AND CONDITIONS CONTAINED IN QUIT CLAIM DEED, AS RECORDED IN LIBER 2024, PAGE 196 AND REGISTER NO. 817525, WAYNE COUNTY RECORDS. (AS SHOWN, SEE DOCUMENT FOR TERMS AND CONDITIONS)

ZONING REGULATIONS

BS- MAJOR BUSINESS DISTRICT

*THE DIMENSIONAL STANDARDS FOUND IN THE ZONING ORDINANCE ARE DETERMINANT UPON BUILDING USE TYPES. THE CURRENT USE OF THE SUBJECT PARCEL IS NOT KNOWN. THEREFORE THE DIMENSIONAL STANDARDS ARE NOT LISTED ON THIS SURVEY.

NOTE: ALL ZONING INFORMATION IS TAKEN FROM THE CITY OF DETROIT WEBSITE. ALL ZONING INFORMATION MUST BE VERIFIED FOR COMPLETENESS WITH CURRENT ZONING REGULATIONS.

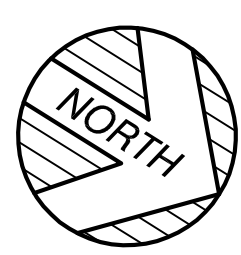
SURVEYOR'S CERTIFICATION

TO PROPOSED INSURED, AMERITAS LIFE INSURANCE CORP., ITS SUCCESSORS AND/OR ASSIGNS AS THEIR RESPECTIVE INTERESTS MAY APPEAR:

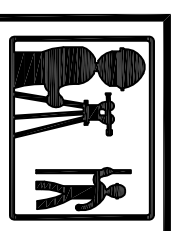
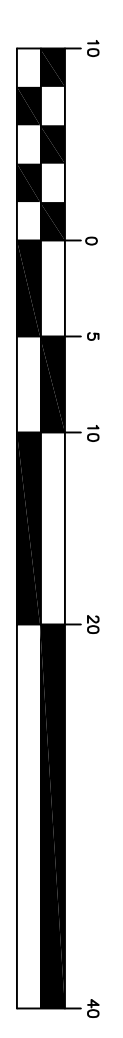
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDED ITEMS 2, 3, 4, 6A, 7A, 8, 9, 10, 11, 13, 16, 18 AND 19 OF TABLE A. THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 17, 2017.

DATE OF PLAT OR MAP: 12/19/17

ANTHONY T. SYKO, JR., P.S.
PROFESSIONAL SURVEYOR
MICHIGAN LICENSE NO. 47976



GRAPHIC SCALE



KEM-TEC & ASSOCIATES
PROFESSIONAL SURVEYORS - PROFESSIONAL ENGINEERS
22556 GRATIOT AVE * EASTPOINTE, MICHIGAN 48021
(586)772-2222 * (800)295-7222 * FAX (586)772-4048

PREPARED FOR: BASCO OF MICHIGAN, INC.

DATE: DECEMBER 19, 2017 JOB #: 17-05019

SCALE: 1" = 10' SHEET: 1 OF 1
DRAWN BY: SJG REV.: