

= Calculated

LEGAL DESCRIPTION

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

Parcel 1:

Commencing at the center quarter corner of Section 4, Town 1 South, Range 12 East, City of Detroit, Wayne County Michigan; thence South 87 degrees 26 minutes 44 seconds West along the East-West quarter line of Section 4 a distance of 1.86 feet; thence continuing South 87 degrees 26 minutes 44 seconds West along the East-West quarter line of Section 4 a distance of 33.00 feet to the westerly line of Sherwood Avenue (76 feet wide); thence South 02 degrees 19 minutes 16 seconds East along the westerly line of said Sherwood Avenue 75.00 feet to the intersection of the westerly line of Sherwood Avenue and the southerly line of East Outer Drive (150 feet wide), also being the point of beginning; thence continuing South 02 degrees 19 minutes 16 seconds East along the westerly line of said Sherwood Avenue 365.75 feet; thence South 87 degrees 40 minutes 45 second West 9.99 feet; thence South 02 degrees 19 minutes 16 seconds East parallel to the westerly line of said Sherwood Avenue 317.56 feet; thence South 87 degrees 37 minutes 44 seconds West 576.41 feet to the easterly line of the Michigan Central Railroad right of way (50 feet wide); thence North 02 degrees 59 minutes 16 seconds West along the easterly line of said Michigan Central Railroad right of way 681.44 feet to the southerly line of said East Outer Drive; thence North 87 degrees 26 minutes 44 seconds East along the southerly line of said East Outer Drive 594.34 feet to the point of beginning.

Commencing at the center quarter corner of Section 4, Town 1 South, Range 12 East, City of Detroit, Wayne County Michigan; thence South 87 degrees 26 minutes 44 seconds West along the East-West quarter line of Section 4 a distance of 1.86 feet; thence continuing South 87 degrees 26 minutes 44 seconds West along the East-West quarter line of Section 4 a distance of 33.00 feet to the westerly line of Sherwood Avenue (76 feet wide): thence South 02 degrees 19 minutes 16 seconds East along the westerly line of said Sherwood Avenue 75.00 feet to the intersection of the westerly line of Sherwood Avenue and the southerly line of East Outer Drive (150 feet wide); thence continuing South 02 degrees 19 minutes 16 seconds East along the westerly line of said Sherwood Avenue 365.75 feet; thence South 87 degrees 40 minutes 45 second West 9.99 feet; thence South 02 degrees 19 minutes 16 seconds East parallel to the westerly line of said Sherwood Avenue 317.56 feet to the point of beginning; thence continuing South 02 degrees 19 minutes 16 seconds East parallel to the westerly line of said Sherwood Avenue 89.46 feet; thence South 81 degrees 37 minutes 44 seconds West 100.55 feet; thence South 87 degrees 37 minutes 44 seconds West 475.26 feet to the easterly line of the Michigan Central Railroad right of way (50 feet wide); thence North 02 degrees 59 minutes 16 seconds West along the easterly line of said Michigan Central Railroad right of way 100.00 feet; thence North 87 degrees 37 minutes 44 second East 576.41 feet to the point of beginning.

Said Parcels 1 and 2 also described as follows:

Located in the City of Detroit, County of Wayne, State of Michigan, and described as follows:

Commencing at the center quarter corner of Section 4, Town 1 South, Range 12 East, City of Detroit, Wayne County Michigan; thence South 87 degrees 26 minutes 44 seconds West along the East-West quarter line of Section 4 a distance of 1.86 feet; thence continuing South 87 degrees 26 minutes 44 seconds West along the East-West quarter line of Section 4 a distance of 33.00 feet to the westerly line of Sherwood Avenue (76 feet wide); thence South 02 degrees 19 minutes 16 seconds East along the westerly line of said Sherwood Avenue 75.00 feet to the intersection of the westerly line of said Sherwood Avenue and the southerly line of East Outer Drive (150 feet wide), also being the point of beginning;

Thence continuing South 02 degrees 19 minutes 16 seconds East along the westerly line of said Sherwood Avenue 365.75 feet;

Thence South 87 degrees 40 minutes 45 seconds West 9.99 feet;

Thence South 02 degrees 19 minutes 16 seconds East parallel to the westerly line of said Sherwood Avenue 407.04 feet:

Thence South 81 degrees 37 minutes 44 seconds West 100.55 feet;

Thence South 87 degrees 37 minutes 44 seconds West 475.26 feet to the easterly line of the Michigan Central Railroad right of way (50 feet wide);

Thence North 02 degrees 59 minutes 16 seconds West along the easterly line of said

Thence North 87 degrees 26 minutes 44 seconds East 594.34 feet to the point of

Excepting from Parcels 1 and 2:

A parcel of land in part of the Southwest 1/4 of Section 4, Town 1 South, Range 12 East, City of Detroit, County of Wayne, State of Michigan, and described as follows:

Commencing at the center of Section 4, Town 1 South, Range 12 East; City of Detroit Wayne County Michigan; thence South 87 degrees 26 minutes 44 seconds West along the East-West Quarter Line of Section 4 a distance of 1.86 feet to a property controlling corner; thence continuing along the said EastWest Quarter Line South 87 degrees 26 minutes 44 seconds West 33.00 feet; thence South 02 degrees 19 minutes 16 seconds East 440.74 feet along the West line of Sherwood Ave. (66 feet wide); thence South 87 degrees 40 minutes 45 seconds West 10.00 feet to the Northeast corner of Lot 1, of "Paterson Bro. & Co. MT. Elliott Ave. Sub'n and the West line of Sherwood Ave. (86 feet wide); thence along said West line South 02 degrees 19 minutes 16 seconds East 203.81 feet to the Point of Beginning; thence continuing South 02 degrees 19 minutes 16 seconds East 243.78 feet; thence North 87 degrees 37 minutes 44 seconds East 9.95 feet; thence South 02 degrees 19 minutes 16 seconds East 10.00 feet; thence South 87 degrees 37 minutes 44 seconds West 584.78 feet to the East line of the Michigan Central Railroad Right-of-Way (50 feet wide); thence along said East line North 02 degrees 59 minutes 16 seconds West 198.11 feet; thence North 87 degrees 43 minutes 02 seconds East 368.98 feet; thence North 42 degrees 43 minutes 02 seconds East 51.66 feet; thence North 87 degrees 41 minutes 01 seconds East 151.61 feet; thence North 42 degrees 40 minutes 44 seconds East 28.20 feet to the Point of Beginning. Said parcel includes that certain Lantz Avenue public Right—of—Way vacated by the City of Detroit Resolution adopted by the City Council on November 21, 2017 and approved by the Mayor November 28, 2017.

### BASIS OF BEARING NOTE

The basis of bearing for this survey was established by the title commitment legal

## **ACCESS NOTE**

The subject land has direct vehicle and pedestrian access to publicly dedicated Sherwood Street, and East Outer Drive

Gross Land Area: 360,600.5 Square Feet or 8.278 Acres. Total Striped Parking: 0 striped spaces including 0 barrier free (handicap) spaces.

Zoned: (M4 Intensive Industrial District) Based on all other uses. Building Setbacks:

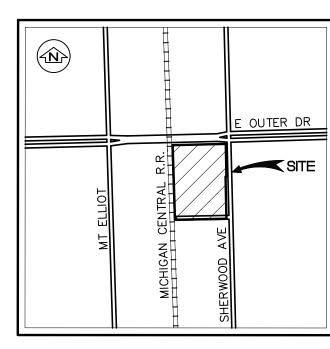
Front= No minimum requirements Sides= No minimum requirements

Rear= No minimum requirements

Max. Building Height permitted: 80'

The above zoning and zoning requirements were obtained from the City of Detroit online Zoning Map and Zoning Ordinance.

NOTE: The setbacks & height restrictions noted above are for reference purposes only and should not be used for design or construction and should not be used to determine compliance. A surveyor cannot make a certification on the basis of an interpretation or opinion of another party. A zoning endorsement letter should be obtained from City of Detroit to insure conformity as well as make a final determination of the required building setback & height requirements.



LOCATION MAP

ALL EXCEPTIONS SHOWN OR NOTED ON THIS SURVEY WERE OBTAINED FROM TITLE COMMITMENT NO. NCS-1240804-MAD, WITH A COMMITMENT DATE OF MARCH 5, 2025, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL

2. Any facts, rights, interests or claims that are not shown by the Public Records but that could be ascertained or by making inquiry of persons in possession of the Land.

3. Easements, encumbrances, or claims thereof, not shown by the Public Records. 7. Interest of others in oil, gas and mineral rights, if any, whether or not recorded in

8. 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

10. Any rights, title interest or claim thereof to that portion of the land taken, used or granted for streets, roads or highways.

#### TABLE A NOTES

the Public Records.

2. Street Address is 3900 East Outer Drive, Detroit, MI 48234

6(b): The surveyor is not able to interpret the zoning report to graphically plot the building setback requirements.

10: Based on an exterior survey of the property, the surveyor did not observe any party walls.

11(b): A Miss Dig Ticket number 2025051603432, pursuant to Michigan Public Act 174 was entered for the surveyed property. Due to the extended reporting period for underground facility owners to provide their records, the survey may not reflect all the utilities at the time the survey was issued on 05-27-2025. The survey only reflects those utilities which could be observed by the surveyor in the field or as depicted by the utility company records furnish prior to the date this survey was issued. The Client and/or their authorized agent shall verify with the Facility Owners and/or their authorized agents, the completeness and exactness of the utilities location.

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.

18: Improvements within offsite easements or servitudes as provided by the Title Company are shown within 25 feet of the subject land only.

### 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 current available Flood Insurance Rate Map identified as Map No. 26163C0125E bearing an effective date of 02-02-2012.

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

### 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.

NOTE: DTE has new regulations that may impact development outside their easement or the public right of way. Client shall contact DTE to determine the "New Structures and Power Line" requirements as they may apply to any future building or renovation of a structure. DTE Energy can be contacted at 800-477-4747

# **ENGINEERS CIVIL ENGINEERS** LAND SURVEYORS LAND PLANNERS

### NOWAK & FRAUS **ENGINEERS**

46777 WOODWARD AVENUE PONTIAC, MI 48342 TEL. (248) 332-7931 FAX. (248) 332-8257 www.nfe-engr.com

3900 East Outer Drive

PROJECT LOCATION

East Outer Drive

City of Detroit,

ALTA / NSPS

Land Title Survey

Part of the SW. 1/4 of

Wayne County, MI

Section 4, T.1S., R.12E..

No. 3900

SHEET

REVISIONS

SURVEYOR'S CERTIFICATION

Blue Sky Investments 3900, LLC, a Michigan limited liability company Detroit MI (3900 Outer) LLC, an Illinois limited liability company, as to Tract A Detroit, MI (20001 Sherwood) LLC, an Illinois limited liability company, as to Tract B First American Title Insurance Company National Commercial Services

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 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(b1), 7(c), 8, 9, 11(a), 13, 14, 16, 17, 18 and 19 of Table A thereof.

The field work was completed on 05-22-2025

Kevin Christopher Navaroli, P.S. No 4001053503 Date of Plat or Map: 05-27-2025



K.N./R.FRAUS
EMAIL:
rfraus@nfe-engr.com
DATE ISSUED:
May 27, 2025
SCALE: 1" - 50'

DRAWN BY:

O.TAMIMI

APPROVED BY:

NFE JOB NO. B674-01

SHEET NO. 1 of 1