



#### TITLE NOTES

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 SERVICES.

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 the Public Records.

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 captioned land.

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

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. 28163C0125E 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.

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

#### SURVEYOR'S CERTIFICATION

To:

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(b), 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*  
Kevin Christopher Navaroli, P.S.  
No. 4001053503  
Date of Plat or Map: 05-27-2025  
Revised:



DRAWN BY:

O.TAMIMI

APPROVED BY:

K.N./R.FRAUS

EMAIL:

rfraus@nfe-engr.com

DATE ISSUED:

May 27, 2025

SCALE: 1" = 50'

50 25 0 25 50 75

NFE JOB NO.

**B674-01**

SHEET NO.

**1 of 1**

