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**DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS  
RESERVATIONS AND RESTRICTIONS FOR THE  
CITY MODERN COMMUNITY**

This Declaration is made and executed on the 7<sup>th</sup> day of July, 2017 by Brush Park Development Company Phase I LLC, a Michigan limited liability company, whose address is 630 Woodward Avenue, Detroit, Michigan 48226, hereinafter referred to as "Declarant".

**RECITALS**

A. Declarant is the owner of certain real property located in the City of Detroit, Wayne County, Michigan which Declarant is developing for construction and use of approximately three hundred eighty-nine (389) dwelling units, associated commercial facilities and related common amenities which development and construction will be established as a planned community to be generally known as the "City Modern Community" and which will sometimes be referred to in this Declaration simply as the "Community. The entire perimeter legal description of the City Modern Community as initially constituted is more particularly described on Exhibit "A" hereto.

B. When established as planned, the City Modern Community will be comprised of nine (9) separate developments, each to be described legally and each to be operationally distinct. The nine (9) developments will, however, share the use of and financial responsibility for certain amenities and facilities which will likewise be hereinafter separately described legally. The relative locations of the nine (9) developments and the common amenities and facilities are depicted on Exhibit "B" hereto and are sometimes hereinafter referred to collectively as the "Properties and are sometimes hereinafter referred to individually as a "Property".

C. A portion of the Community described and depicted on Exhibits "A" and "B" hereto will be established as a condominium project to be known as "City Modern", a condominium, which is intended to ultimately contain a total of one hundred four (104) residential condominium units and will be located on the land depicted as such on Exhibit "B" hereto, identified respectively as CH 1 through CH 6 and TH 1 through TH 5, and legally described on Exhibit "C" hereto.

D. Another area of the City Modern Community is contemplated to be established as a residential rental townhome development in duplex configurations to consist of thirty-six (36) dwellings to be known as the City Modern Duplettes and is depicted on Exhibit "B" hereto as D-

I and D-2 and, if and when constructed, will be built on land specifically described on Exhibit "D" hereto.

E. Other portions of the City Modern Community will be comprised of certain pre-existing residences which will be renovated as four (4) separate and constructed as one (1) new dwelling structures and initially utilized for rental purposes to be known as the Historic Homes Area and Hybrid Building which area and building are located on lands respectively depicted as areas E-1 through E-4 and H-1 on Exhibit "B" hereto and which are respectively legally described on Exhibit "E" hereto.

F. In addition to the above described residential areas, six separate, mid-rise residential apartment buildings will also be constructed within the City Modern Community whose locations are respectively depicted on Exhibit "B" as Apartment Areas A-1 through A-6, both inclusive, and respectively described on Exhibits "F" through "K, both inclusive, all as also attached hereto. The Apartment Areas will contain Dwelling Units and Commercial Units as follows. Area A-1: thirty-five (35) Dwelling Units and related Commercial Units; Area A-2: thirty-three (33) Dwelling Units and related Commercial Units; Area A-3: fifty-four (54) Dwelling Units and related Commercial Units; Area A-4: twenty-six (26) Dwelling Units and related Commercial Units; Area A-5: twenty-seven (27) Dwelling Units and related Commercial Units; and Area A-6: sixty-nine (69) Dwelling Units and related Commercial Units.

G. Other portions of the property described on Exhibit "A" and depicted on Exhibit "B" are intended by Declarant to be dedicated to common and/or shared use for the benefit of some or all owners of the Properties within The City Modern Community (which other portions are hereinafter sometimes called the "Community Areas"). The respective boundaries of the various Community Areas are legally described more particularly on Exhibit "L" hereto and will consist in the first instance of certain driveways and parking areas (identified on Exhibit B hereto as Areas P-1 through P-4) and open area with walkways, landscaping, benches, lighting and other park-like features which open area will extend from the northern boundary of the Community to the southern boundary of the Community and will be known as the City Modern Mews (identified on Exhibit B hereto as Areas M-1 and M-2). The respective Community Area locations are also depicted on Exhibit B hereto. At some time in the future, the Community may possibly be enlarged to contain additional residential and/or commercial areas, as well as other common and/or shared improvements and facilities.

H. Declarant desires to extend to the owners of all Properties within The City Modern Community the perpetual right to utilize and benefit from the Community Areas, as and when dedicated, and to provide a permanent method for the support and upkeep of the Community Areas and for the governance thereof.

I. Declarant also desires to promote the aesthetic harmony and continuing attractiveness of The City Modern Community and to facilitate the beneficial operation of the Residential Areas thereof by making provision for community appearance standards and coordinated administration of those items of exterior maintenance related to community appearance and function including, but not limited to, certain lawn maintenance, certain landscaping, snow pushing and plowing, certain painting and staining and various other

maintenance requirements necessary or desirable for the effective operation and appearance of the Common Areas and easements of the City Modern Community.

**J.** Declarant further desires to make provision for a variety of easements, restrictions and regulations to facilitate the effective development, construction, marketing, utilization and operation of The City Modern Community and the various elements thereof.

## DECLARATION

**NOW, THEREFORE,** Declarant hereby declares that the real property described on Exhibit "A" hereto shall be held, sold, conveyed, mortgaged and interests therein transferred subject to the following easements, covenants, conditions, reservations and restrictions which are for the purposes set forth above and for the purposes of protecting the value and desirability of and which shall run with said real property and be perpetually binding on all persons having any right, title or interest in said real property or any part thereof, their heirs, successors and assigns and shall inure to the benefit of each owner thereof.

## ARTICLE I

### DEFINITIONS

**Section 1. Commercial Units.** "Commercial Units" shall mean an improved space designed for and ready for occupancy by a person or entity for independent commercial purposes located in one of the Apartment Areas whether separately owned (such as a condominium unit) or collectively owned as one of a number of Dwelling Units and/or Commercial Units in one of the apartment buildings containing a number of such Units.

**Section 2. Community Areas.** "Community Areas" shall mean all of the real property now or hereafter dedicated and declared for the common and/or shared use and enjoyment of the Owners within the City Modern Community, including, in the first instance, the driveways, certain parking areas, certain landscaped areas, and the area identified on Exhibit "B" hereto as the City Modern Mews and as described on Exhibit "L" as such Exhibits may be amended from time to time. No area shown or indicated on any plan or other depiction of the land comprising the City Modern Community shall be considered as a Community Area unless and until it has been dedicated and declared, by recorded amendment to this Declaration, for the common and/or shared use and enjoyment of some or all of the Owners of the Properties.

**Section 3. Completed Unit.** "Completed Unit" shall mean a Dwelling Unit or a Commercial Unit for which a certificate of occupancy has been issued by the City of Detroit.

**Section 4. Declarant.** "Declarant" shall mean and refer to Brush Park Development Company Phase I LLC, a Michigan limited liability company, and its successors and assigns. Both successors and assigns shall always be deemed to be included within the term "Declarant" whenever, however and wherever such term is used in this Declaration.

**Section 5. Dwelling Unit.** "Dwelling Unit" shall mean an improved space designed for and ready for occupancy by an individual or single family for independent dwelling purposes, whether located in an attached, detached or semi-detached residential structure and whether separately owned (such as a condominium unit) or collectively owned as one of many dwelling units (such as a residential unit in an apartment building containing a number of such units which are rented).

**Section 6. Limited Community Areas.** "Limited Community Areas" shall mean a portion of the Community Areas restricted to the use and benefit of one or more but not all of the Owners of real property within The City Modern Community.

**Section 7. Owner.** "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any real property which is located within the land described in Exhibit A, except that a person holding any such interest merely as security for the performance of an obligation shall not be deemed an Owner.

**Section 8. Owners' Associations.** "Owners' Associations" shall mean the non-profit condominium unit owners' corporations and/or other property owners' entities respectively and collectively responsible for the maintenance, administration, management and operation of the portions of the Areas which may initially or hereafter be established as condominium projects or other property owners' collectives. .

**Section 9. Property or Properties.** "Property" or "Properties" of the City Modern Community shall mean and refer to all separately described portions of the real property within Exhibit A attached hereto. "Property" other than a Community Area shall mean a specific real property within the Properties and including all Dwelling Units and Commercial Units but not including any Community Area unless specifically so provided. The term "Properties" may not include Community Areas unless the context of a particular provision so requires.

**Section 10. Residential Areas.** "Residential Areas" shall mean those areas of the land described in Exhibit B annexed hereto as such Exhibit may be amended from time to time. Nothing contained in this Declaration shall serve to limit the maximum or require a minimum number of Dwelling Units to be constructed within The City Modern Community but such numbers shall be determined by the ordinances and public officials of City of Detroit.

## ARTICLE II

### COMMUNITY AREAS AND EASEMENTS RELATED THERETO

**Section 1. Nature and Extent of Community Areas.** Declarant may declare, dedicate and designate such Community Areas as it, in its sole discretion, deems appropriate, whether of an aesthetic, utilitarian, administrative, recreational, commercial or other nature. There is no obligation on the part of Declarant to create, construct, establish, declare, dedicate or designate any particular area or improvement as a Community Area unless it has specifically undertaken to do so in this Declaration or otherwise.

**Section 2. Owners' Easements of Enjoyment of Community Areas.** Every Owner shall have a perpetual right and easement of enjoyment in and to the Community Areas now established or hereafter declared, dedicated or designated by the Declarant, which right and easement shall be appurtenant to such ownership, subject to the following:

a. The right of the Declarant to make and enforce reasonable rules and regulations to carry out the terms of this Declaration and to fulfill its purposes pursuant to Article VI, Section 2 hereof.

b. The right of the Declarant to create Limited Community Areas within the Community Areas for the purpose of equitable assignment of certain areas or facilities for use by one or more, but less than all, of the Properties and the Owners thereof.

c. The right of the Declarant to suspend participatory rights to use any of the Community Areas or any facility therein for any period, any infraction of its published rules and regulations or any violation of this Declaration, except that such suspension for any continuing infraction may continue for the duration of such infraction.

d. The right of the Declarant to construct, maintain, improve and/or add other Properties, Community Areas, facilities or improvements within or reasonably proximate to the City Modern Community for the benefit of the Properties and their Owners and to permit the use thereof by other persons.

e. The right of Declarant to grant easements, licenses, rights-of-entry and rights-of-way over, under and across The Community Areas for utility purposes, access purposes or other lawful purposes as may be necessary for the general welfare of the City Modern Community or to meet the reasonable needs of any one or more of the Properties.

Each Owner may likewise permit the lawful occupants of its Dwelling Units and Commercial Units to use and enjoy the benefits of the Community Areas along with their guests, invitees, agents and employees subject to any rules and regulations as to such use and enjoyment promulgated from time to time by the Declarant.

**Section 3. Easements of Ingress and Egress.** Declarant reserves for the benefit of itself, its successors and assigns, perpetual easements over all Properties in the Community for the unrestricted use of all roads, driveways, walks and Community Areas and Properties in The City Modern Community for the purposes of development, construction, marketing, management, administration and/or marketing (for rent or for sale), by it and/or its successors and assigns of all Properties within the City Modern Community.

**Section 4. Easements for Utilities.** Declarant hereby reserves, for the benefit of itself, its successors and assigns, perpetual easements to utilize, tap, tie into, extend and enlarge all utility mains located in the City Modern Community, including but not limited to, water, gas, electric, phone, television and other communications cables, and storm and sanitary sewer mains. In the event Declarant taps, ties into, extends or enlarges any utilities located on the Properties, it shall

be obligated to pay all of the expenses reasonably necessary to restore the Properties to their respective conditions immediately prior to such tapping, tying-in, extension or enlargement.

**Section 5. Specific Intra-Community Easements, Licenses and Limited Community Areas.** The Declarant shall be entitled, from time to time, to grant, modify and/or terminate exclusive or non-exclusive easements, licenses and/or Limited Community Area status in favor of Properties and/or Owners within the Community Areas relative to (a) parking spaces located within the parking areas designated as such on Exhibit B hereto and the Condominium Subdivision Plan of the City Modern condominium project; (b) so-called "Resource Rooms" designated as such on the Condominium Subdivision Plan of the City Modern condominium project; (c) surveillance cameras and other security devices and fixtures on or attached to any buildings or land areas within the Properties as an integral part of a security system for the City Modern Community and other land areas adjacent thereto; (d) the Declarant's right to undertake responsibilities with respect to maintenance of any Property which it determines to be improperly maintained and to charge back the costs thereof to any such Property; and (e) such other portions of the Community Areas as it deems reasonable and appropriate and beneficial to the Community as a whole or one or more of the separate elements thereof.

**Section 6. Easements for the Community Areas and for General Pedestrian Circulation.** Declarant hereby declares and reserves in favor of itself and its successors and assigns and all of the Owners of the Properties and their tenants, guests, invitees, agents, employees for use of the Community Areas and their various elements as well as the walkways within the Properties which provide general pedestrian circulation throughout the City Modern Community.

### ARTICLE III

#### **COVENANT FOR MAINTENANCE ASSESSMENTS**

**Section 1. Creation of the Lien and Personal Obligation for Assessments.** The Declarant, for each Property within the City Modern Community, hereby covenants, and each Property Owner, by acquisition of title thereto, is deemed to covenant and agree to pay to the Declarant (1) annual assessments or charges, and (2) special assessments for capital improvements and as otherwise provided herein, such assessments to be established and collected as hereinafter provided. The annual and special assessments, together with interest, fines, late charges, costs and reasonable attorneys' fees, shall, from the date of assessment, be a charge and a continuing lien upon the Property against which each such assessment is made. Each such assessment, together with interest, fines, late charges, costs and reasonable attorneys' fees, shall also be the personal obligation of the person who was the Owner of such Property at the time when the assessment fell due. The personal obligation for a delinquent assessment shall not pass to successor Property Owners unless expressly assumed by them.

**Section 2. Purpose of Assessments.** The assessments levied by the Declarant shall be used to promote the health, safety, welfare and recreation of the residents of the City Modern Community, including, but not limited to the improvement and maintenance of the Community Areas and all improvements thereon, in accordance with the provisions of Article VI, Section 4 hereof, the payment of taxes and assessments, if any, levied against the Community Areas and, in

general, the carrying out of the purposes set forth in or the uses permitted by this Declaration and for: the general welfare, appearance and effective functionality of the City Modern Community. The Declarant may provide for reasonable reserves for contingencies, deferred maintenance, replacements and improvements.

**Section 3. Method of General Annual Assessment.** The following shall be assessable:

a. A general annual assessment shall be made against each fully completed or partially completed Property in the City Modern Community for which a certificate of occupancy shall have been issued by the City of Detroit. The Community Areas shall not be subject to assessments hereunder.

b. The total general annual assessment to support the Community Areas of the City Modern Community shall be levied pro rata with regard to all of the Dwelling Units and Commercial Units as provided in Section 3a of this Article III, subject to the following:

(1) Properties shall not be assessable until January 1, 2018.

(2) After January 1, 2018, assessments shall be levied against each Property for which a certificate of occupancy has been issued. In the first instance, assessments shall be levied against any the Owners' Association of any Condominium Association and against each Owner of a Property containing non-condominium Dwelling Units and Commercial Units in which a Completed Unit is located. Each such Owners' Association or non-condominium Property Owner shall be obligated to remit when due to the Declarant the total amount of assessments due from it (with respect to all completed Dwelling Units and Commercial Units located within the respective condominium project or non-condominium Property which it administers) for the support of the City Modern Community in accordance with the centralized maintenance requirements of Article VI, Sections 4 and 5.

**Section 4. Special Assessments for Capital Improvements.** In addition to the annual assessments authorized above, the Declarant may levy, in any assessment year beginning, January 1, 2018, a special assessment for the purpose of defraying, in whole or in part, the cost of construction of any capital improvement upon the Community Areas, including fixtures and personal property relating thereto. Special assessments may also be levied by the Declarant to relieve any deficiency in the Community Association's current operating funds to provide for maintenance, repair and/or replacement of the Community Areas and any facilities therein.

**Section 5. Uniform Rate of Assessment.** Both the regular annual assessment and normal special assessments (except for assessments pursuant to Article VI, Section 5 which will be assessed in accord with that Section) must be fixed at a uniform rate for all Properties within the City Modern Community based upon the respective numbers of Dwelling Units and Commercial Units in any condominium development and the numbers of Dwelling Units and Commercial Units in any non-condominium Property. Accordingly, when the entire City Modern Community reaches full development of a total of approximately three hundred eighty-nine (389) Dwelling Units and

related Commercial Units, each of the nine (9) Properties referenced in the Recitals portion of this Declaration will be assessed hereunder based on the relative numbers of Dwelling Units and Commercial Units contained within each such Property. During the evolutionary stages of the City Modern Community, the numbers of Dwelling Units and Commercial Units will be constantly in flux and the degree of completion and extent of expenses of the Community Areas will likewise be imprecise and unpredictable from time to time. Thus, to be sure that Property Owners whose Dwelling Units and Commercial Units are complete during the earlier phases of development of the entire Community, the Declarant will not assess Property Owners in excess of the initially budgeted uniform assessment as to all Dwelling Units and all Commercial Units until the entire City Modern Community of approximately three hundred eighty-nine (389) Dwelling Units and related Commercial Units is substantially complete.

**Section 6. Assessments: Date of Commencement and Due Dates.** The annual Assessments provided for herein shall commence March 1, 2018. The Declarant shall fix the rate of the annual assessment and the amount of assessment against each Property at least thirty (30) days in advance of each annual assessment period. Written notice of annual assessments shall be sent to every Owner immediately after action assessing the same. The due date for payment shall be established and shall be stated in said notice. The Declarant shall, upon demand by any person having an interest in a Dwelling Unit or any other Property Owner, furnish a certificate signed by an authorized person with knowledge setting forth whether or not all assessments have been paid and setting forth the unpaid amounts, if any, together with interest, fines, late charges and due dates. Each Owners' Association or other Property Owner, upon request by the Declarant, report the names and addresses of all Property Owners who have failed to pay the assessments levied hereunder.

**Section 7. Effect of Non-Payment of Assessments: Remedies.** Any assessment not paid within thirty (30) days after the due date (together with expenses of collection set forth below) shall bear interest from the due date at the rate of 7% per annum or at such lesser uniform rate as shall be established by the Declarant at the time of the fixing of the assessment period. Additionally, the Declarant may set automatic late charges and/or assess fines for the failure of an Owner to pay his, her or its assessments when due. The Declarant may bring an action against an Owners' Association in default or against a delinquent Property Owner or other person personally obligated to pay the same and may foreclose the lien established by the terms of this Declaration in the same manner that real estate mortgages may be foreclosed by action under Michigan law. The expenses incurred in collecting unpaid assessments including interest, fines, late charges, costs and attorneys' fees and advances for taxes and other liens to protect the lien for assessments shall be chargeable to the Owner in default and shall be secured by the lien on his Property. No Owner may waive or otherwise escape liability for the assessments provided for herein by nonuse of the Community Areas or by abandonment of his Property.

**Section 8. Subordination of the Lien to Mortgages.** The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any Dwelling Unit or other Property shall not affect the continued existence of the assessment lien. However, the sale or transfer of any Dwelling Unit or other Property pursuant to foreclosure of a first mortgage or any proceeding in lieu thereof shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such



Dwelling Unit or other Property from liability for any assessments thereafter becoming due or from the lien thereof.

#### **ARTICLE IV**

##### **THE CITY MODERN MEWS**

The Declarant will establish, operate and maintain the City Modern Mews as a private park primarily for the use and benefit of the Owners and occupants of Properties in the City Modern Community and the lawful permittees and occupants of such Owners and their Properties. Pursuant to agreement with the City of Detroit, the Declarant may permit admission to the City Modern Mew by members of the general public of the City of Detroit so long as such persons do not disturb the peace or conduct themselves in a manner which interferes with the reasonable use of the Mews by the Owners, occupants and other permittees of Properties in the City Modern Community for whose use and benefit the Mews has been primarily established. Declarant, therefore, reserves the right to elect to limit or discontinue admission of the general public to the City Modern Mews and/or to make reasonable rules and regulations concerning admittance to the Mews of members of the general public, subject, however, to any required approval by the City of Detroit.

#### **ARTICLE V**

##### **RESTRICTIONS**

Reasonable restrictions, rules and regulations, concerning use of the Community Areas may be imposed from time to time by the Declarant, including a due-process based system of fines and penalties upon Property Owners, to protect the interests of the Owners of all Properties within the City Modern Community and to assure the continued operation of the City Modern Community Areas as a safe, aesthetically desirable and harmoniously operated community and to accommodate the addition of Community Areas as a part of the initial City Modern Community.

#### **ARTICLE VI**

##### **GENERAL**

**Section 1. Remedies for Violations.** For a violation or breach of any of the easements, covenants, conditions, reservations and restrictions of this Declaration, the Declarant, an Owners' Association and any Owner individually or Owners severally shall have the right to proceed at law or in equity to compel compliance with the terms hereof or to prevent or obtain damages for the violation or breach of any provision hereof or to seek relief as follows:

- a. **Legal Action.** Failure to comply with any of the terms or provisions of this Declaration shall be grounds for relief, which may include, without intending to limit the same, an action to recover sums due for damages, injunctive relief, foreclosure of lien (if

default in payment of assessment) or any combination thereof, and such relief may be sought by the Declarant, any Property Owner or, if appropriate, by an aggrieved Owners' Association.

b. **Recovery of Costs.** In any proceeding which arises because of an alleged default under this Declaration of any Owners' Association or any Property Owner, then the Declarant, the Owners' Association or any Property Owner seeking enforcement, if successful, shall be entitled to recover the costs of the proceeding and such reasonable attorney's fees (not limited to statutory fees) as may be determined by the court, but in no event shall any Property Owner or Owners' Association be entitled to recover such attorney's fees.

c. **Abatement.** The violation of any of the provisions of this Declaration shall also give the Declarant or its duly authorized agents the right, in addition to the rights set forth above, to enter upon the exterior portions of the Properties (but not any interiors of any Dwelling Units or Commercial Units) or any of the Community Areas, where reasonably necessary, and summarily remove, abate or rectify, at the expense of the person or entity committing the infraction, any structure, thing or condition maintained contrary to the provisions of this Declaration. The Declarant shall have no liability to any person arising out of its removal, abatement and rectification power authorized herein. The powers herein set forth are granted both generally and specifically in furtherance of Article VI, Section 5a below.

d. **Assessment of Fines.** The violation of any of the provisions of this Declaration by any Owners' Association or Property Owner shall be grounds for assessment by the Declarant of monetary fines for such violations. No fine may be assessed unless rules and regulations establishing such fine have first been duly adopted by the Declarant and published to all Property Owners. All fines duly assessed may be collected in the same manner as provided in Article IV of this Declaration. There shall be no fine for an initial infraction and no fine shall exceed \$50 for the second violation, \$100 for the third violation or \$250 for any subsequent violation.

e. **Non-Waiver of Right.** The failure of the Declarant or of any other person or entity within the City Modern Community to enforce any right, provision, covenant or condition which may be granted by this Declaration shall not constitute a waiver of the right of the Declarant or such person or entity to enforce such right, provision, covenant or condition in the future.

f. **Cumulative Rights, Remedies and Privileges.** All rights, remedies and privileges granted to the Declarant or any other person or entity pursuant to any terms or conditions of this Declaration shall be deemed to be cumulative and the exercise of any one or more shall not be deemed to constitute an election of remedies, nor shall it preclude the party thus exercising the same from exercising such other and additional rights, remedies or privileges as may be available to such party at law or in equity.

**Section 2. Rules and Regulations.** The successful administration of The City Modern Community is dependent upon its effective governance of the uses of the Community Areas in accordance with the terms of this Declaration. Therefore, the Declarant shall have the right to make reasonable rules and regulations to carry out the terms of this Declaration and to fulfill its purposes. Such rules and regulations may include but are not limited to rules and regulations for the following purposes:

- a. Rules concerning the use of the Community Areas and the conduct of users thereof.
- b. Rules establishing minimum standards for maintenance of landscaping, roads and drives (including snow plowing) within the Community.
- c. Rules establishing minimum standards for the exterior appearance of residential and commercial structures and all other improvements within the Community.
- d. Traffic and parking regulations for all driveways and parking areas within the Community.
- e. Rules establishing a due process based system for the imposition of reasonable fines and penalties upon Property Owners for violation of rules, regulations and/or restrictions established pursuant hereto.
- e. The assignment and re-assignment of Limited Community Areas on an equitable basis to Owners within the Community.

Declarant, for each Dwelling Unit and Commercial Unit within The City Modern Community; hereby covenants, and each Owner of any Dwelling Unit, Commercial Unit or other Owner of a Property, by acquisition of title thereto, is deemed to covenant to abide by any and all such rules and regulations.

**Section 3. Addition of Community Areas, Residential Areas and/or Commercial Areas.** Declarant may hereafter add to the City Modern Community, by separate recorded Declaration or by amendment to this Declaration, other land, Dwelling Units and/or Commercial Units. Declarant may also, as development progresses, add additional Community Areas of the same nature as are included in the City Modern Community as initially established but shall be under no obligation to enlarge the Community in any manner. To the extent that the Community is enlarged by the addition of Dwelling Units and/or additional amenities, the usage and costs of maintenance, repair and replacement thereof shall be on the same pro rata basis as to all entitled users as in the City Modern Community as initially established. The rights of the Declarant as reserved in this Section 3 shall continue throughout the period of development, construction and marketing by Declarant and its successors and assigns of The City Modern Community.

**Section 4. Maintenance of Community Areas.** Declarant covenants and agrees that it will cause the Community Areas of the City Modern Community to be maintained in reasonable and first-class condition in accordance with the nature of said Community Areas and in accordance

with the purposes stated in this Declaration. To the extent that budgeted assessments, in the earlier stages of development of the City Modern Community, are insufficient to support an adequate maintenance level, Declarant shall supplement said assessments to the extent reasonably necessary to provide such required level to the extent that owners of Dwelling Units shall not be required to exceed the amounts which they would be required to contribute if all proposed Dwelling Units were complete and ready for occupancy as set forth in Article III, Section 5 hereof; further provided, however, that except to the extent that it owns occupied Dwelling Units, Declarant shall be relieved of any obligation to provide financial support for the Community Areas once development of The City Modern Community has matured to the extent that total Dwelling Unit assessments (based upon the originally projected assessment per Dwelling Unit as increased by reasonable cost of living adjustments and the addition of amenities and services) are sufficient to enable adequate maintenance of the Community Areas. All assessments collected by the Community Association shall be held in and expended from a separate bank account maintained entirely for the benefit of the City Modern Community. Said assessments and the expenditures thereof shall be accounted for pursuant to generally accepted accounting procedures and the books of account reviewed annually by qualified independent auditors (who need not be certified public accountants nor does such audit need to be a certified audit). The costs of any audit and accounting expenses shall be borne by assessments. The Declarant may charge reasonable management, supervision and performance fees for itself in providing services in managing, administering and maintaining the City Modern Community and fulfilling its obligations thereto which fees shall be likewise be borne by assessments against the Properties as elsewhere provided herein. In connection therewith, the Declarant may also hire, engage, contract with and compensate persons and entities related in any manner to the Declarant for the provision of goods and services to the Community so long as the charges for such goods and services by related parties are fair and reasonable.

**Section 5. Maintenance of Residential Areas.** It shall be the responsibility of the Declarant to supervise, regulate and coordinate the maintenance activities within the Residential Areas in The City Modern Community so as to maintain consistently high aesthetic and appearance standards. In furtherance of the provisions of this Section, the Declarant shall also undertake certain additional responsibilities, from time to time, as follows:

a. The Declarant shall have the right to assume temporary maintenance control over any area of the City Modern Community which shall have been allowed by the Owner or Owners thereof or any Owners' Association, having responsibility, to deteriorate to a condition of substandard appearance and to rectify such condition.

b. The Declarant shall also have the right, in its sole and absolute discretion, to undertake exterior maintenance responsibilities in the Community including, but not by way of limitation, lawn maintenance, grass-cutting, landscaping, irrigation, snow removal, and certain exterior maintenance. Maintenance of the exterior of buildings hereunder shall be limited to that maintenance which affects the appearance of such buildings. It shall remain the right of any Owners' Association or Property Owner within the City Modern Community to determine any matter concerning quality of materials and workmanship in maintenance and repair for building exteriors under its jurisdiction which will not adversely affect the appearance of such common elements (e.g., determinations as to length of

estimated life for a roof replacement if such roof shall remain aesthetically acceptable throughout its expected life).

c. The Declarant shall have the right to accept broad delegations of authority from any Property Owner or Owners' Association to provide technical assistance to such Owner or Association in any matter of administration or maintenance, or to contract for the provision and performance of services.

d. Generally, the Declarant shall have the right (but not any specific obligation) to undertake, in its discretion, any responsibilities, on its own initiative or by delegation from any Property Owner or Owners' Association, which promote the general welfare of the City Modern Community including, without limitation, its appearance and aesthetic harmony, its safety and security and its general well-being, so long as any costs in connection therewith are reasonably apportioned among only those Property Owners or Owners' Association separately or generally benefitting therefrom.

Any expenses resulting from the Declarant's increased obligations as provided in subsections 5a through 5d above shall be specially assessed to the Owners' Associations or Property Owners directly benefitting from or responsible for incurring of such expenses and shall not be general expenses of administration to be uniformly apportioned among all Property Owners or Owners' Associations. Such special assessments shall be a charge and a lien upon the Properties against which each such special assessment is made in the same manner as any other assessment levied hereunder as provided in Article III hereof and failure to pay such assessments shall give rise to the remedies described therein.

The Declarant shall have an easement of access to all Properties within The City Modern Community to enable it to perform the maintenance responsibilities which it is authorized under this Declaration to perform and to do all things necessary in furtherance of the purposes of this Declaration, and shall have the right to the use of any portion of the Community Areas deemed reasonably necessary for promotion of the general welfare of the City Modern Community and in furtherance of the purposes of this Declaration.

**Section 6. Duration; Amendment and/or Restatement.** The covenants and restrictions of this Declaration shall run with and bind the Properties, including the Community Areas, in perpetuity unless amended as hereinafter set forth. Prior to completion of all presently proposed Dwelling Units in the City Modern Community, this Declaration may be amended or restated in its entirety by the Declarant, at any time or from time to time, at its sole discretion, for the purposes of (a) creating necessary additional easements, (b) altering or amending existing easements, (c) adding and/or modifying Community Areas and/or Residential or Commercial Areas, (d) clarifying, correcting or amplifying some portion or portions hereof, or (e) making such additional amendments hereto as do not materially increase the obligations or materially decrease the benefits of any Property Owner. All of the Owners or mortgagees of Properties and other persons interested or to become interested in the City Modern Community from time to time shall be deemed to have irrevocably and unanimously consented to such amendment or amendments to this Declaration. All such interested persons irrevocably appoint Declarant or its successors as agent and attorney

for the execution of such amendments to this Declaration and all other documents necessary to effectuate the foregoing.


**Section 7. Assignment.** Declarant may continue, in its sole discretion, to administer the Community Areas of the City Modern Community and to exercise its rights and fulfill its obligations hereunder so long as it maintains an ownership interest (whole or partial) in any of the Community Areas or in any other Property in the Community. Any or all of the rights and powers granted or reserved to the Declarant in this Declaration, including the power to approve or disapprove any act, use or proposed action or any other matter or thing, may be assigned by it at any time hereafter to any successor person or entity who or which likewise owns a Property or Community Area within the City Modern Community or to a non-profit community association formed by the Declarant or any successor thereto for the purpose of administering the provisions of this Declaration. The formative documents of any such community association shall provide for (1) the election of a governing Board of Directors elected by the Owners of Properties and Owners' Associations collectively representing at least fifty-one percent (51%) of the Dwelling Units and Commercial Units in the entire City Modern Community; and (2) the establishment of a community area advisory committee consisting of at least one representative from each of the nine (9) separate developments in the Community which committee shall consult from time to time with said Board of Directors; and also (3) the acceptance by such community association of a conveyance of title to the Community Areas from the Declarant. Any such assignment and conveyance shall be made by appropriate instruments in writing duly recorded in the office of the Wayne County Register of Deeds.

**Section 8. Severability.** In the event that any of the terms, provisions or covenants of this Declaration are held to be partially or wholly invalid or unenforceable for any reason whatsoever, such holding shall not affect, modify or impair in any manner whatsoever any of the other terms, provisions or covenants of this Declaration or the remaining portions of any terms, provisions or covenants held to be partially invalid or unenforceable.

**[Signature and acknowledgment appear on the following page  
and the balance of this page has been intentionally left blank.]**

IN WITNESS WHEREOF, this instrument has been executed on behalf of the Declarant by its Duly Authorized Representative on this ~~20~~<sup>27th</sup> day of July, 2017.

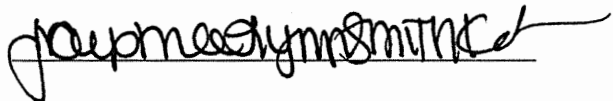
**BRUSH PARK DEVELOPMENT COMPANY PHASE I LLC,**  
a Michigan limited liability company

*OK*  
*JK* By:   
James A. Ketai, Duly Authorized Representative

STATE OF MICHIGAN    )  
  ) ss.  
COUNTY OF WAYNE    )

The foregoing instrument was acknowledged on this ~~20~~<sup>27th</sup> day of July, 2017 in Wayne County, Michigan by James A. Ketai, the Duly Authorized Representative of Brush Park Development Company Phase I LLC, a Michigan limited liability company, on behalf of the Company.

JAYSHREE LYNN- SMITH KOTHARI  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF OAKLAND  
MY COMMISSION EXPIRES Feb 19, 2018  
ACTING IN COUNTY OF *Wayne*

  
Notary Public, Wayne County, Michigan  
My commission expires: \_\_\_\_\_  
Acting in Wayne County

**THIS INSTRUMENT DRAFTED BY:**

William T. Myers of  
WILLIAMS, WILLIAMS, RATTNER & PLUNKETT, P.C.  
380 N. Old Woodward Avenue, Suite 300  
Birmingham, Michigan 48009

This instrument is exempt from Michigan Real Estate Transfer Taxes, consideration being less than \$100.

**EXHIBIT A TO DECLARATION  
OF EASEMENTS, COVENANTS, CONDITIONS,  
RESERVATIONS AND RESTRICTIONS FOR THE  
CITY MODERN COMMUNITY (FIRST PAGE)**

**NORTH PARCEL**

ALL OF LOTS 1 THROUGH 23 INCLUSIVE AND ALL OF THE VACATED ALLEY ADJACENT TO SAID LOTS OF BLOCK 6 OF BRUSH SUBDIVISION OF PART OF PARK LOTS 12 AND 13 AND PART OF BRUSH FARM ADJOINING AS RECORDED IN LIBER 1, PAGE 286 OF PLATS, WAYNE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 11 OF SAID SUBDIVISION, POINT ALSO BEING THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF ALFRED STREET (60 FEET WIDE) AND THE EASTERLY RIGHT OF WAY LINE OF JOHN R STREET (60 FEET WIDE); THENCE N33°26'41"W, 354.42 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF EDMUND PLACE (60 FEET WIDE), SAID POINT BEING THE NORTHWEST CORNER OF LOT 12 OF SAID SUBDIVISION; THENCE N59°16'09"E, 628.81 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF BRUSH STREET (60 FEET WIDE), SAID POINT BEING THE NORTHEAST CORNER OF LOT 23; THENCE S27°04'01"E, 354.75 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE TO A POINT ON THE NORTHERLY LINE OF RIGHT OF WAY LINE OF ALFRED STREET, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 1; THENCE S59°16'09"W, 589.36 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE OF TO THE POINT OF BEGINNING AND CONTAINING 4.950 ACRES OF LAND.

**SOUTH PARCEL**

ALL OF LOTS 11 THROUGH 21 INCLUSIVE OF BLOCK 3 OF BRUSH SUBDIVISION OF PART OF PARK LOT 11 AND PART OF BRUSH FARM EAST OF AND ADJOINING AS RECORDED IN LIBER 1, PAGE 253 OF PLATS, WAYNE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 11 OF SAID SUBDIVISION, POINT ALSO BEING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF ALFRED STREET (60 FEET WIDE) AND THE EASTERLY RIGHT OF WAY LINE OF JOHN R STREET (60 FEET WIDE); THENCE N59°16'09"E, 582.67 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF BRUSH STREET (60 FEET WIDE), SAID POINT BEING THE NORTHEAST CORNER OF LOT 21; THENCE S27°04'01"E, 167.23 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE TO A POINT ON THE NORTHERLY LINE OF A PUBLIC ALLEY (20 FEET WIDE), SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 21; THENCE S59°16'09"W, 564.07 FEET ALONG SAID NORTHERLY LINE TO A POINT ON SAID EASTERLY RIGHT OF WAY LINE OF JOHN R STREET, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 11; THENCE N33°26'41"W, 167.08 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING AND CONTAINING 2.197 ACRES OF LAND.



**EXHIBIT A TO DECLARATION  
OF EASEMENTS, COVENANTS, CONDITIONS,  
RESERVATIONS AND RESTRICTIONS FOR THE  
CITY MODERN COMMUNITY (SECOND PAGE)**

**PARCEL A3**

ALL OF LOTS 13 THROUGH 15, BLOCK 4, BRUSH SUBDIVISION OF PART OF PARK LOTS 11, 12 AND 13, AS RECORDED IN LIBER 1, PAGE 191 OF PLATS, WAYNE COUNTY RECORDS, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 15, ALSO BEING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF ALFRED STREET (60 FEET WIDE) AND THE WESTERLY RIGHT OF WAY LINE OF JOHN R STREET (60 FEET WIDE); THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, S33°26'41"E, 167.08 FEET TO THE NORTHERLY LINE OF A PUBLIC ALLEY (20 FT WIDE); THENCE ALONG SAID LINE, S59°16'09"W, 163.00 FEET; THENCE N30°53'09"W, 166.89 FEET TO SAID SOUTHERLY LINE; THENCE ALONG SAID LINE, N59°16'09"E, 155.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.610 ACRES OF LAND.

**PARCEL A6**

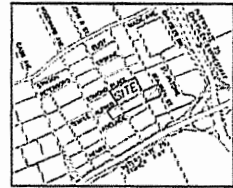
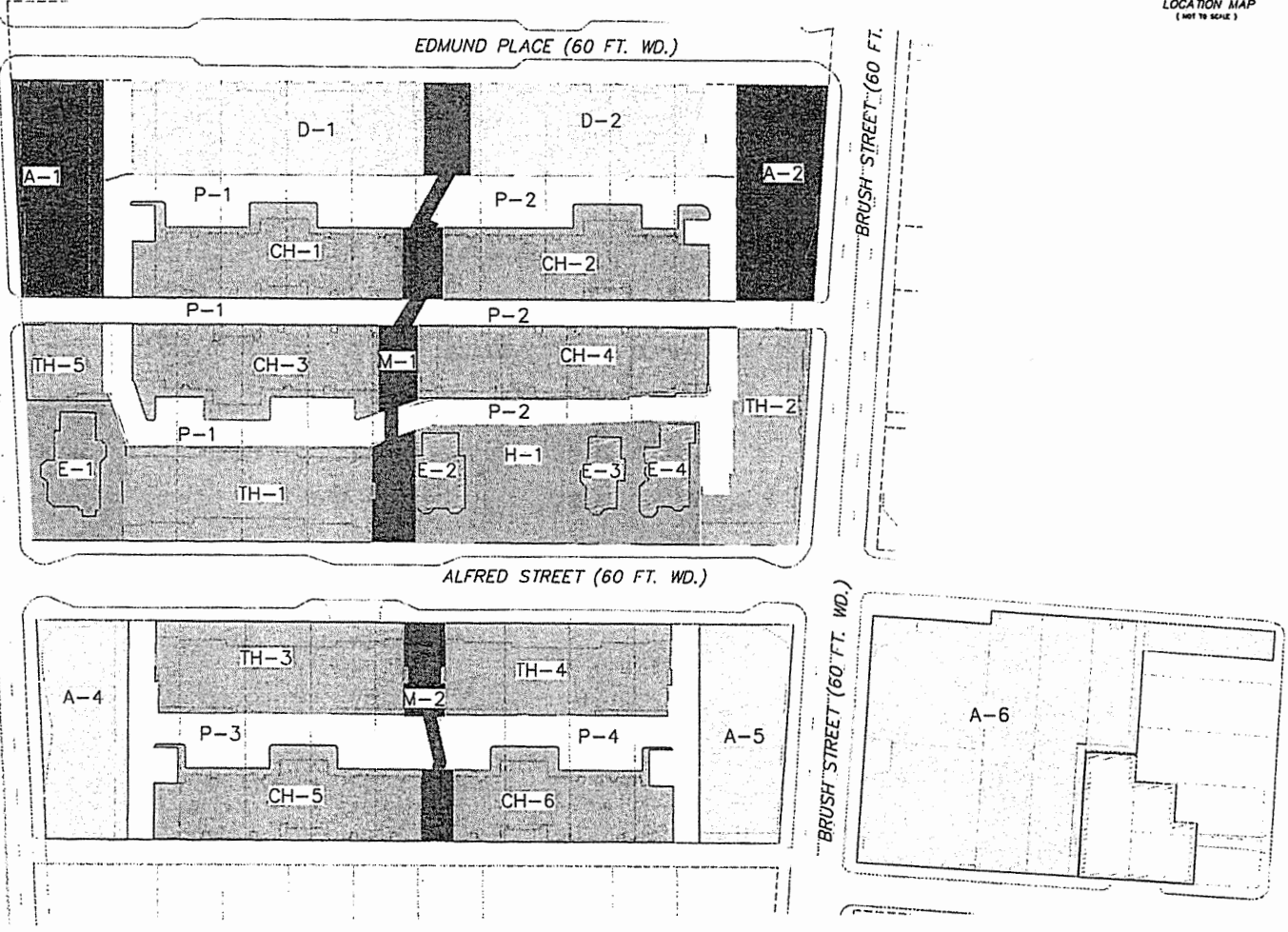
ALL OF LOT 1 AND 2, BLOCK E, BRUSH SUBDIVISION OF PART OF PARK LOTS 11 AND PART OF BRUSH FARM EAST OF AND ADJOINING, AS RECORDED IN LIBER 1, PAGE 253 OF PLATS, WAYNE COUNTY RECORDS, ALSO ALL OF LOTS 40, 41 AND 48 THROUGH 50, AND PART OF LOT 47, CRANE AND WESSON'S, PLAT OF SUBDIVISION OF OUTLOT NO'S 176 & 178 LAMBERT BEAUBIEN FARM, RECORDED IN LIBER 37, PAGE 488 OF DEEDS, WAYNE COUNTY RECORDS, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 2 OF SAID SUBDIVISION, ALSO BEING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF ALFRED STREET (VARIABLE WIDTH) AND THE EASTERLY RIGHT OF WAY LINE OF BRUSH STREET (60 FEET WIDE); THENCE ALONG SAID SOUTHERLY LINE, N62°55'09"E, 90.67 FEET; THENCE CONTINUING N27°04'01"W, 10.00 FEET; THENCE N62°55'09"E, 218.51 FEET TO THE WESTERLY LINE OF BEAUBIEN STREET (40 FT WIDE); THENCE ALONG SAID WESTERLY LINE S27°04'04"E, 22.00 FEET; THENCE S62°55'09"W, 100.23 FEET; THENCE S27°04'04"E, 78.00 FEET; THENCE S62°55'09"W, 39.42 FEET; THENCE S27°04'04"E, 100.00 FEET TO THE NORTHERLY LINE OF DIVISIONS STREET (40 FT WIDE); THENCE ALONG SAID NORTHERLY LINE, S62°55'09"W, 169.53 FEET TO THE EASTERLY LINE OF BRUSH STREET (50 FT WIDE); THENCE ALONG SAID EASTERLY LINE, N27°04'01"W, 190.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.899 ACRES OF LAND.

V:\11221210\Draw\Part Parcel 14-02\Draw\11221210.dwg (11/22/12) 11/22/12 10:43:00 AM

**LEGEND**

- A-1 APARTMENT BUILDING PARCELS
- CH-1 CARRIAGE HOME PARCEL
- D-1 DUPLEX PARCELS
- E-1 HISTORIC RESIDENCES
- H-1 HYBRID BUILDING
- M-1 MEWS PARCELS
- P-1 PARKING/DRIVEWAY PARCELS
- TH-1 TOWNHOUSE PARCEL



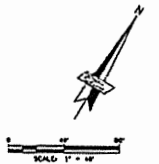
LOCATION MAP  
(NOT TO SCALE)

**giffels webster**

Engineers  
Surveyors  
Planners  
Landscape Architects  
Environmental Specialists  
28 W. Adams Street  
Suite 1200  
Detroit, MI 48226  
p (313) 462-4442  
f (313) 462-3068  
www.giffelswebster.com

Enche:	J.H.R.
Manager:	C.A.A.
Designer:	M.P.J.M.
Quality Control:	C.A.A.
Scale:	PARK LOTS

Prepared for:



DATE	SCALE

Designed for:

**SKETCH OVERALL PARCEL**

PART OF  
BRUSH PARK  
CITY OF DETROIT  
WAYNE COUNTY  
MICHIGAN

Date:	01/01/17
Scale:	1" = 40'
Sheet:	1 OF 1
Project:	16682.D1D

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EXHIBIT C TO DECLARATION  
OF EASEMENTS, COVENANTS, CONDITIONS,  
RESERVATIONS AND RESTRICTIONS FOR THE  
CITY MODERN COMMUNITY (FIRST PAGE)

CITY MODERN PROPERTY DESCRIPTIONS:

PARCEL A

PART OF LOTS 12 THROUGH 16, BLOCK 3, BRUSH SUBDIVISION OF PART OF PARK LOT 11 AND PART OF BRUSH FARM EAST OF AND ADJOINING AS RECORDED IN LIBER 1, PAGE 253 OF PLATS, WAYNE COUNTY RECORDS, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 11 OF SAID SUBDIVISION, POINT ALSO BEING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF ALFRED STREET (60 FEET WIDE) AND THE EASTERLY RIGHT OF WAY LINE OF JOHN R STREET (60 FEET WIDE); THENCE S33°26'41"E, 167.08 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE NORTHERLY LINE OF A VACATED ALLEY (20 FEET WIDE); THENCE N59°16'09"E, 82.29 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING; THENCE N30°43'55"W, 44.09 FEET; THENCE N59°16'05"E, 18.05 FEET; THENCE N30°43'51"W, 26.76 FEET; THENCE S59°08'06"W, 18.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 4.26 FEET, SAID CURVE HAVING A RADIUS OF 2.53 FEET, A CENTRAL ANGLE OF 96°27'03", AND A CHORD BEARING N10°45'54"E, 3.77 FEET; THENCE N59°16'09"E, 19.23 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT 3.93 FEET, SAID CURVE HAVING A RADIUS OF 2.50 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING S75°43'51"E, 3.54 FEET; THENCE S30°43'51"E, 15.33 FEET; THENCE N59°16'05"E, 64.00 FEET; THENCE N30°43'51"W, 15.33 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT 3.93 FEET, SAID CURVE HAVING A RADIUS OF 2.50 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING N14°16'09"E, 3.54 FEET; N59°16'09"E, 47.51 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 3.93 FEET, SAID CURVE HAVING A RADIUS OF 2.50 FEET, A CENTRAL ANGLE OF 89°56'13", AND A CHORD BEARING S75°45'45"E, 3.53 FEET; THENCE S30°47'38"E, 15.34 FEET; THENCE N59°16'05"E, 64.36 FEET; THENCE S30°43'55"E, 55.79 FEET TO THE NORTHERLY LINE OF SAID ALLEY; THENCE ALONG SAID NORTHERLY LINE, S59°16'09"W, 205.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.283 ACRES OF LAND.

PARCEL B

PART OF LOTS 17 THROUGH 20, BLOCK 3, BRUSH SUBDIVISION OF PART OF PARK LOT 11 AND PART OF BRUSH FARM EAST OF AND ADJOINING AS RECORDED IN LIBER 1, PAGE 253 OF PLATS, WAYNE COUNTY RECORDS, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 11 OF SAID SUBDIVISION, POINT ALSO BEING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF ALFRED STREET (60 FEET WIDE) AND THE EASTERLY RIGHT OF WAY LINE OF JOHN R STREET (60 FEET WIDE); THENCE S33°26'41"E, 167.08 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE NORTHERLY LINE OF A VACATED ALLEY (20 FEET WIDE); THENCE N59°16'09"E, 312.79 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING; THENCE

EXHIBIT C TO DECLARATION  
OF EASEMENTS, COVENANTS, CONDITIONS,  
RESERVATIONS AND RESTRICTIONS FOR THE  
CITY MODERN COMMUNITY (SECOND PAGE)

N30°43'55"W, 55.79 FEET; THENCE N59°16'05"E, 28.15 FEET; THENCE N30°47'18"W, 15.34 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT 3.93 FEET, SAID CURVE HAVING A RADIUS OF 2.50 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING N14°16'09"E, 3.54 FEET; THENCE N59°16'09"E, 47.99 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT 3.93 FEET, SAID CURVE HAVING A RADIUS OF 2.50 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING S75°43'51"E, 3.54 FEET; THENCE S30°47'30"E, 15.33 FEET; THENCE N59°16'05"E, 64.00 FEET; THENCE N30°47'30"W, 15.33 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT 3.93 FEET, SAID CURVE HAVING A RADIUS OF 2.50 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING N14°16'09"E, 3.54 FEET; N59°16'09"E, 18.91 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 3.46 FEET, SAID CURVE HAVING A RADIUS OF 2.50 FEET, A CENTRAL ANGLE OF 79°20'57", AND A CHORD BEARING S81°03'22"E, 3.19 FEET; THENCE S59°08'32"W, 17.96 FEET; THENCE S30°51'00"E, 27.46 FEET; THENCE N59°16'05"E, 18.72 FEET; THENCE S30°43'55"E, 44.08 FEET TO THE NORTHERLY LINE OF SAID ALLEY; THENCE ALONG SAID NORTHERLY LINE, S59°16'09"W, 169.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.237 ACRES OF LAND.

PARCEL C

PART OF LOTS 12 THROUGH 16, BLOCK 3, BRUSH SUBDIVISION OF PART OF PARK LOT 11 AND PART OF BRUSH FARM EAST OF AND ADJOINING AS RECORDED IN LIBER 1, PAGE 253 OF PLATS, WAYNE COUNTY RECORDS, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 11 OF SAID SUBDIVISION, POINT ALSO BEING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF ALFRED STREET (60 FEET WIDE) AND THE EASTERLY RIGHT OF WAY LINE OF JOHN R STREET (60 FEET WIDE); THENCE N59°16'09"E, 91.11 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING; THENCE CONTINUING N59°16'09"E, 190.50 FEET; THENCE S30°44'02"E, 34.67 FEET; THENCE N59°15'58"E, 3.00 FEET; THENCE S30°44'02"E, 11.33 FEET; THENCE S59°15'58"W, 3.00 FEET; THENCE S30°44'02"E, 24.00 FEET; S59°15'58"W, 188.00 FEET; THENCE N30°43'49"W, 23.50 FEET; THENCE S59°15'58"W, 3.00 FEET; THENCE N30°44'02"W, 11.83 FEET; THENCE N59°15'58"E, 0.50 FEET; THENCE N30°44'02"W, 34.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.304 ACRES OF LAND.

PARCEL D

PART OF LOTS 17 THROUGH 20, BLOCK 3, BRUSH SUBDIVISION OF PART OF PARK LOT 11 AND PART OF BRUSH FARM EAST OF AND ADJOINING AS RECORDED IN LIBER 1, PAGE 253 OF PLATS, WAYNE COUNTY RECORDS, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 11 OF SAID SUBDIVISION, POINT ALSO BEING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF ALFRED STREET (60 FEET WIDE) AND THE EASTERLY RIGHT OF WAY LINE OF JOHN R STREET (60 FEET WIDE); THENCE N59°16'09"E, 314.03 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING; THENCE CONTINUING N59°16'09"E, 174.50 FEET; THENCE S30°44'02"E, 34.65 FEET; THENCE N59°50'40"E, 0.50 FEET; THENCE S30°44'02"E, 11.83 FEET; THENCE S59°15'58"W,

EXHIBIT C TO DECLARATION  
OF EASEMENTS, COVENANTS, CONDITIONS,  
RESERVATIONS AND RESTRICTIONS FOR THE  
CITY MODERN COMMUNITY (THIRD PAGE)

3.00 FEET; THENCE S30°44'02"E, 23.50 FEET; THENCE S59°15'58"W, 172.00 FEET; THENCE N30°44'02"W, 24.00 FEET; THENCE S59°15'58"W, 3.00 FEET; THENCE N30°44'02"W, 11.33 FEET; THENCE N59°15'58"E, 3.00 FEET; THENCE N30°44'02"W, 34.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.278 ACRES OF LAND.

PARCEL E

PART OF LOTS 6 THROUGH 10, BLOCK 6, BRUSH SUBDIVISION OF PART OF PARK LOTS 12 & 13 AND PART OF BRUSH FARM ADJOINING, AS RECORDED IN LIBER 1, PAGE 286 OF PLATS, WAYNE COUNTY RECORDS, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 11 OF SAID SUBDIVISION, POINT ALSO BEING THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF ALFRED STREET (60 FEET WIDE) AND THE EASTERLY RIGHT OF WAY LINE OF JOHN R STREET (60 FEET WIDE); THENCE N59°16'09"E, 68.43 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING; THENCE N30°43'51"W, 33.97 FEET; THENCE S59°16'09"W, 0.50 FEET; THENCE N30°43'51"W, 11.83 FEET; THENCE N59°16'09"E, 3.00 FEET; THENCE N30°43'51"W, 26.67 FEET; N59°09'19"E, 188.00 FEET; THENCE S30°43'51"E, 27.54 FEET; THENCE N59°16'09"E, 3.00 FEET; THENCE S30°43'51"E, 11.33 FEET; THENCE S59°16'09"W, 3.00 FEET; THENCE S30°43'51"E, 33.97 FEET TO SAID NORTHERLY RIGHT OF WAY LINE; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE, S59°16'09"W, 190.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.315 ACRES OF LAND.

PARCEL F

PART OF LOT 11, BLOCK 6, BRUSH SUBDIVISION OF PART OF PARK LOTS 12 & 13 AND PART OF BRUSH FARM ADJOINING, AS RECORDED IN LIBER 1, PAGE 286 PLATS, WAYNE COUNTY RECORDS, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 11 OF SAID SUBDIVISION, POINT ALSO BEING THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF ALFRED STREET (60 FEET WIDE) AND THE EASTERLY RIGHT OF WAY LINE OF JOHN R STREET (60 FEET WIDE); THENCE N33°26'41"W, 107.88 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING; THENCE CONTINUING N33°26'41"W, 58.11 FEET; THENCE N58°59'53"E, 60.94'; THENCE S31°00'12"E, 53.01 FEET; THENCE N59°00'00"E, 2.04 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 3.07 FEET, SAID CURVE HAVING A RADIUS OF 2.50 FEET, A CENTRAL ANGLE OF 70°15'20", AND A CHORD BEARING S85°52'20"E, 2.88 FEET; THENCE S50°44'40"E, 3.93 FEET; THENCE S59°16'09"W, 64.19 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.080 ACRES OF LAND.

PARCEL G

PART OF LOTS 6 THROUGH 10 AND PART OF THE VACATED ALLEY (20 FEET WIDE), BLOCK 6, BRUSH SUBDIVISION OF PART OF PARK LOTS 12 & 13 AND PART OF BRUSH FARM ADJOINING,

EXHIBIT C TO DECLARATION  
OF EASEMENTS, COVENANTS, CONDITIONS,  
RESERVATIONS AND RESTRICTIONS FOR THE  
CITY MODERN COMMUNITY (FOURTH PAGE)

AS RECORDED IN LIBER 1, PAGE 286 OF PLATS, WAYNE COUNTY RECORDS, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 11 OF SAID SUBDIVISION, POINT ALSO BEING THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF ALFRED STREET (60 FEET WIDE) AND THE EASTERLY RIGHT OF WAY LINE OF JOHN R STREET (60 FEET WIDE); THENCE N33°26'41"W, 167.20 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE SOUTHERLY LINE OF A VACATED ALLEY (20 FEET WIDE); THENCE ALONG SAID SOUTHERLY LINE, N59°16'09"E, 83.67' TO THE POINT OF BEGINNING; THENCE N30°43'51"W, 0.09 FEET; THENCE N59°16'09"E, 188.48 FEET; THENCE S30°43'51"E, 67.91 FEET; THENCE S41°20'34"W, 16.70 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT 3.76 FEET, SAID CURVE HAVING A RADIUS OF 2.00 FEET, A CENTRAL ANGLE OF 107°48'45", AND A CHORD BEARING N84°45'04"W, 3.23 FEET; THENCE N30°50'41"W, 15.19 FEET; THENCE S59°09'19"W, 64.00 FEET; THENCE S30°50'41"E, 16.00 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT 3.14 FEET, SAID CURVE HAVING A RADIUS OF 2.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING S14°09'19"W, 2.83 FEET; THENCE S59°09'19"W, 47.44 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT 3.14 FEET, SAID CURVE HAVING A RADIUS OF 2.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING N75°50'41"W, 2.83 FEET; THENCE N30°50'41"W, 16.05 FEET; THENCE S59°09'19"W, 27.50 FEET; THENCE S30°50'41"E, 18.05 FEET; THENCE S59°09'19"W, 14.51 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 2.44 FEET, SAID CURVE HAVING A RADIUS OF 2.00 FEET, A CENTRAL ANGLE OF 69°56'13", AND A CHORD BEARING N85°52'35"W, 2.29 FEET; THENCE N49°21'37"W, 30.48 FEET; THENCE S59°16'09"W, 0.91 FEET; THENCE N30°43'51"W, 44.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.277 ACRES OF LAND.

PARCEL H

PART OF LOTS 1 THROUGH 6 AND PART OF THE VACATED ALLEY (20 FEET WIDE), BLOCK 6, BRUSH SUBDIVISION OF PART OF PARK LOTS 12 & 13 AND PART OF BRUSH FARM ADJOINING, AS RECORDED IN LIBER 1, PAGE 286 PLATS, WAYNE COUNTY RECORDS, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 11 OF SAID SUBDIVISION, POINT ALSO BEING THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF ALFRED STREET (60 FEET WIDE) AND THE EASTERLY RIGHT OF WAY LINE OF JOHN R STREET (60 FEET WIDE); THENCE N33°26'41"W, 167.20 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE SOUTHERLY LINE OF A VACATED ALLEY (20 FEET WIDE); THENCE ALONG SAID SOUTHERLY LINE, N59°16'09"E, 303.44' TO THE POINT OF BEGINNING; THENCE N30°43'51"W, 0.09 FEET; THENCE N59°16'09"E, 224.52 FEET; THENCE S30°43'51"E, 44.08 FEET; THENCE S59°16'09"W, 0.66 FEET; THENCE S30°54'24"E, 4.26 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT 3.93 FEET, SAID CURVE HAVING A RADIUS OF 2.50 FEET, A CENTRAL ANGLE OF 90°00'04", AND A CHORD BEARING S14°05'37"W, 3.54 FEET; THENCE S59°05'39"W, 22.55 FEET;

EXHIBIT C TO DECLARATION  
OF EASEMENTS, COVENANTS, CONDITIONS,  
RESERVATIONS AND RESTRICTIONS FOR THE  
CITY MODERN COMMUNITY (FIFTH PAGE)

THENCE S30°43'51"E, 2.37 FEET; THENCE S59°16'09"W, 36.43 FEET; THENCE S30°43'51"E, 2.50 FEET; THENCE S59°16'09"W, 162.41 FEET; THENCE N30°43'51"W, 55.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.282 ACRES OF LAND.

PARCEL I

PART OF LOTS 13 THROUGH 17, BLOCK 6, BRUSH SUBDIVISION OF PART OF PARK LOTS 12 & 13 AND PART OF BRUSH FARM ADJOINING, AS RECORDED IN LIBER 1, PAGE 286 OF PLATS, WAYNE COUNTY RECORDS, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 11 OF SAID SUBDIVISION, POINT ALSO BEING THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF ALFRED STREET (60 FEET WIDE) AND THE EASTERLY RIGHT OF WAY LINE OF JOHN R STREET (60 FEET WIDE); THENCE N33°26'41"W, 187.22 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE NORTHERLY LINE OF A VACATED ALLEY (20 FEET WIDE); THENCE ALONG SAID NORTHERLY LINE, N59°16'09"E, 84.62' TO THE POINT OF BEGINNING; THENCE N30°43'51"W, 44.09 FEET; THENCE N59°16'09"E, 16.76 FEET; THENCE N30°50'42"W, 27.00 FEET; THENCE S59°07'37"W, 18.50 FEET; THENCE N30°50'46"W, 0.76 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 3.93 FEET, SAID CURVE HAVING A RADIUS OF 2.50 FEET, A CENTRAL ANGLE OF 89°59'10", AND A CHORD BEARING N14°08'49"E, 3.54 FEET; THENCE N59°08'24"E, 21.94 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT 3.93 FEET, SAID CURVE HAVING A RADIUS OF 2.50 FEET, A CENTRAL ANGLE OF 90°00'28", AND A CHORD BEARING S75°51'38"E, 3.54 FEET; THENCE S30°51'24"E, 16.72 FEET; THENCE N59°10'41"E, 64.00 FEET; THENCE N30°50'41"W, 16.88 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT 3.14 FEET, SAID CURVE HAVING A RADIUS OF 2.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING N14°09'19"E, 2.83 FEET; THENCE N59°09'19"E, 48.23 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT 3.14 FEET, SAID CURVE HAVING A RADIUS OF 2.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING S75°50'41"E, 2.83 FEET; THENCE S30°50'41"E, 16.90 FEET; THENCE N59°07'52"E, 65.06 FEET; THENCE S30°43'51"E, 55.48 FEET TO THE NORTHERLY LINE OF SAID VACATED ALLEY; THENCE ALONG SAID VACATED ALLEY LINE, S59°16'09"W, 206.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.285 ACRES OF LAND.

PARCEL J

PART OF LOTS 18 THROUGH 22, BLOCK 6, BRUSH SUBDIVISION OF PART OF PARK LOTS 12 & 13 AND PART OF BRUSH FARM ADJOINING, AS RECORDED IN LIBER 1, PAGE 286 OF PLATS, WAYNE COUNTY RECORDS, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 11 OF SAID SUBDIVISION, POINT ALSO BEING THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF ALFRED STREET (60 FEET WIDE) AND THE EASTERLY RIGHT OF WAY LINE OF JOHN R STREET (60 FEET WIDE); THENCE N33°26'41"W, 187.22 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE NORTHERLY LINE OF A VACATED ALLEY (20 FEET WIDE); THENCE ALONG SAID NORTHERLY LINE, N59°16'09"E, 323.55' TO THE POINT OF BEGINNING; THENCE N30°43'51"W, 56.09 FEET;

EXHIBIT C TO DECLARATION  
OF EASEMENTS, COVENANTS, CONDITIONS,  
RESERVATIONS AND RESTRICTIONS FOR THE  
CITY MODERN COMMUNITY (SIXTH PAGE)

THENCE N59°09'19"E, 100.16 FEET; THENCE N30°50'41"W, 16.33 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT 3.14 FEET, SAID CURVE HAVING A RADIUS OF 2.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING N14°09'19"E, 2.83 FEET; THENCE N59°09'19"E, 49.01 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT 3.14 FEET, SAID CURVE HAVING A RADIUS OF 2.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING S75°50'41"E, 2.83 FEET; THENCE S30°50'41"E, 16.42 FEET; THENCE N59°08'56"E, 28.16 FEET; THENCE N30°50'41"W, 16.42 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT 3.14 FEET, SAID CURVE HAVING A RADIUS OF 2.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING N14°09'19"E, 2.83 FEET; THENCE N59°09'19"E, 15.24 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 12.56 FEET, SAID CURVE HAVING A RADIUS OF 8.00 FEET, A CENTRAL ANGLE OF 89°58'47", AND A CHORD BEARING S75°51'17"E, 11.31 FEET; THENCE S30°51'54"E, 1.41 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 3.93 FEET, SAID CURVE HAVING A RADIUS OF 2.50 FEET, A CENTRAL ANGLE OF 89°55'07", AND A CHORD BEARING S14°10'20"W, 3.54 FEET; THENCE S59°09'19"W, 17.50 FEET; THENCE S30°51'49"E, 18.80 FEET; THENCE N59°16'09"E, 19.60 FEET; THENCE S30°43'51"E, 44.09 FEET TO THE NORTHERLY LINE OF SAID VACATED ALLEY; THENCE ALONG SAID VACATED ALLEY LINE, S59°16'09"W, 206.21 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.290 ACRES OF LAND.

PARCEL K

PART OF LOT 1, BLOCK 6, BRUSH SUBDIVISION OF PART OF PARK LOTS 12 & 13 AND PART OF BRUSH FARM ADJOINING, AS RECORDED IN LIBER 1, PAGE 286 OF PLATS, WAYNE COUNTY RECORDS, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 11 OF SAID SUBDIVISION, POINT ALSO BEING THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF ALFRED STREET (60 FEET WIDE) AND THE EASTERLY RIGHT OF WAY LINE OF JOHN R STREET (60 FEET WIDE); THENCE N59°16'09"E, 513.62 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING; THENCE N31°00'07"W, 45.41 FEET; THENCE N58°59'53"E, 2.33 FEET; THENCE S31°00'07"E, 6.16 FEET; THENCE N58°59'53"E, 19.67 FEET; THENCE N31°00'07"W, 15.67 FEET; THENCE N58°59'53"E, 3.50 FEET; THENCE N31°00'07"W, 56.67 FEET; THENCE N58°59'52"E, 3.33 FEET; THENCE N31°00'07"W, 55.30 FEET TO THE SOUTHERLY LINE OF A VACATED ALLEY (20 FEET WIDE); THENCE ALONG SAID SOUTHERLY LINE, N59°16'09"E, 58.38 FEET TO THE WESTERLY RIGHT OF WAY LINE OF BRUSH STREET (60 FEET WIDE); THENCE ALONG SAID LINE, S27°04'01"E, 167.36 FEET TO SAID NORTHERLY RIGHT OF WAY LINE; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE, S59°16'09"W, 75.73 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.233 ACRES OF LAND.



EXHIBIT D TO DECLARATION  
OF EASEMENTS, COVENANTS, CONDITIONS,  
RESERVATIONS AND RESTRICTIONS FOR THE  
CITY MODERN COMMUNITY

CITY MODERN OVERALL DESCRIPTIONS: D1-D2

**PARCEL D1**

PART OF LOTS 13 THROUGH 18, BLOCK 6, BRUSH SUBDIVISION OF PART OF PARK LOTS 12 AND 13 AND PART OF THE BRUSH FARM, ADJOINING AS RECORDED IN LIBER 1, PAGE 286 OF PLATS, WAYNE COUNTY RECORDS, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 11 OF SAID SUBDIVISION, POINT ALSO BEING THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF ALFRED STREET (60 FEET WIDE) AND THE EASTERLY RIGHT OF WAY LINE OF JOHN R STREET (60 FEET WIDE); THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE N33°26'41"W, 354.42 FEET TO THE SOUTHERLY LINE OF EDMUND PLACE (60 FEET WIDE); THENCE ALONG SAID SOUTHERLY LINE, N59°16'09"E, 92.32 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N59°16'09"E, 223.57 FEET; THENCE S30°53'27"E, 71.67 FEET; THENCE S59°10'05"W, 223.62 FEET; THENCE N30°50'41"W, 72.06 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.369 ACRES OF LAND.

**PARCEL D2**

PART OF LOTS 18 THROUGH 22, BLOCK 6, BRUSH SUBDIVISION OF PART OF PARK LOTS 12 AND 13 AND PART OF THE BRUSH FARM, ADJOINING AS RECORDED IN LIBER 1, PAGE 286 OF PLATS, WAYNE COUNTY RECORDS, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 11 OF SAID SUBDIVISION, ALSO BEING THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF ALFRED STREET (60 FEET WIDE) AND THE EASTERLY RIGHT OF WAY LINE OF JOHN R STREET (60 FEET WIDE); THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, N33°26'41"W, 354.42 FEET TO THE SOUTHERLY LINE OF EDMUND PLACE (60 FEET WIDE); THENCE ALONG SAID LINE, N59°16'09"E, 352.96 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N59°16'09"E, 181.33 FEET; THENCE S30°55'18"E, 71.19 FEET; THENCE S59°09'19"W, 181.72 FEET; THENCE N30°36'45"W, 71.55 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.297 ACRES OF LAND.

EXHIBIT E TO DECLARATION  
OF EASEMENTS, COVENANTS, CONDITIONS,  
RESERVATIONS AND RESTRICTIONS FOR THE  
CITY MODERN COMMUNITY (FIRST PAGE)

**PARCEL E1**

ALL OF LOT 11 AND PART OF LOTS 10, BLOCK 6, BRUSH SUBDIVISION OF PART OF PARK LOTS 12 AND 13 AND PART OF THE BRUSH FARM, ADJOINING AS RECORDED IN LIBER 1, PAGE 286 OF PLATS, WAYNE COUNTY RECORDS, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 11 OF SAID SUBDIVISION, ALSO BEING THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF ALFRED STREET (60 FEET WIDE) AND THE EASTERLY RIGHT OF WAY LINE OF JOHN R STREET (60 FEET WIDE); THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE N33°26'41"W, 107.88 FEET; THENCE N59°16'09"E, 64.19 FEET; THENCE S50°44'40"E, 30.85 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 4.98 FEET, SAID CURVE HAVING A RADIUS OF 14.50 FEET, A CENTRAL ANGLE OF 19°41'36", AND A CHORD BEARING S40°53'52"E, 4.96 FEET; THENCE S31°01'58"E, 1.42 FEET; THENCE N59°09'19"E, 0.40 FEET; THENCE S30°43'51"E, 26.67 FEET; THENCE S59°16'09"W, 3.00 FEET; THENCE S30°43'51"E, 11.83 FEET; THENCE N59°16'09"E, 0.50 FEET; THENCE S30°43'51"E, 33.97 FEET TO THE NORTHERLY LINE OF SAID ALFRED STREET; THENCE ALONG SAID LINE, S59°16'09"W, 68.43 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.175 ACRES OF LAND.

**PARCEL E2**

PART OF LOTS 5 AND 6, BLOCK 6, BRUSH SUBDIVISION OF PART OF PARK LOTS 12 AND 13 AND PART OF THE BRUSH FARM, ADJOINING AS RECORDED IN LIBER 1, PAGE 286 OF PLATS, WAYNE COUNTY RECORDS, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 11 OF SAID SUBDIVISION, ALSO BEING THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF ALFRED STREET (60 FEET WIDE) AND THE EASTERLY RIGHT OF WAY LINE OF JOHN R STREET (60 FEET WIDE); THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE, N59°16'09"E, 293.52 FEET TO THE POINT OF BEGINNING; THENCE N30°58'37"W, 86.49 FEET; THENCE N41°20'34"E, 11.10 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 6.21 FEET, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 17°47'30", AND A CHORD BEARING N50°14'19"E, 6.19 FEET; THENCE N59°08'04"E, 29.34 FEET; THENCE S30°43'51"E, 90.95 FEET TO THE NORTHERLY LINE OF SAID ALFRED STREET; THENCE ALONG SAID LINE, S59°16'09"W, 45.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.095 ACRES OF LAND.

**PARCEL E3**

PART OF LOT 3, BLOCK 6, BRUSH SUBDIVISION OF PART OF PARK LOTS 12 AND 13 AND PART OF THE BRUSH FARM, ADJOINING AS RECORDED IN LIBER 1, PAGE 286 OF PLATS, WAYNE COUNTY RECORDS, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

**EXHIBIT E TO DECLARATION  
OF EASEMENTS, COVENANTS, CONDITIONS,  
RESERVATIONS AND RESTRICTIONS FOR THE  
CITY MODERN COMMUNITY (SECOND PAGE)**

COMMENCING AT THE SOUTHWEST CORNER OF LOT 11 OF SAID SUBDIVISION, ALSO BEING THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF ALFRED STREET (60 FEET WIDE) AND THE EASTERLY RIGHT OF WAY LINE OF JOHN R STREET (60 FEET WIDE); THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE, N59°16'09"E, 410.05 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3 AND THE POINT OF BEGINNING; THENCE ALONG THE WEST LINE OF SAID LOT 3, N30°43'51"W, 92.08 FEET; THENCE N56°39'27"E, 50.06 FEET TO A POINT ON THE EAST LINE OF SAID LOT 3; THENCE S30°43'51"E, 94.36 FEET TO THE NORTHERLY LINE OF SAID ALFRED STREET; THENCE ALONG SAID LINE, S59°16'09"W, 50.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.107 ACRES OF LAND.

**PARCEL E4**

PART OF LOTS 1 AND 2, BLOCK 6, BRUSH SUBDIVISION OF PART OF PARK LOTS 12 AND 13 AND PART OF THE BRUSH FARM, ADJOINING AS RECORDED IN LIBER 1, PAGE 286 OF PLATS, WAYNE COUNTY RECORDS, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 11 OF SAID SUBDIVISION, ALSO BEING THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF ALFRED STREET (60 FEET WIDE) AND THE EASTERLY RIGHT OF WAY LINE OF JOHN R STREET (60 FEET WIDE); THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE, N59°16'09"E, 460.06 FEET TO THE POINT OF BEGINNING; THENCE N30°43'51"W, 94.36 FEET; THENCE N56°39'27"E, 17.00 FEET; THENCE N59°05'36"E, 32.22 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 4.09 FEET, SAID CURVE HAVING A RADIUS OF 8.00 FEET, A CENTRAL ANGLE OF 29°17'51", AND A CHORD BEARING N73°44'32"E, 4.05 FEET; THENCE S31°00'07"E, 94.22 FEET TO THE NORTHERLY LINE OF SAID ALFRED STREET; THENCE ALONG SAID LINE, S59°16'09"W, 53.57 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.116 ACRES OF LAND.

**PARCEL H1**

PART OF LOTS 4 AND 5, BLOCK 6, BRUSH SUBDIVISION OF PART OF PARK LOTS 12 AND 13 AND PART OF THE BRUSH FARM, ADJOINING AS RECORDED IN LIBER 1, PAGE 286 OF PLATS, WAYNE COUNTY RECORDS, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 11 OF SAID SUBDIVISION, ALSO BEING THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF ALFRED STREET (60 FEET WIDE) AND THE EASTERLY RIGHT OF WAY LINE OF JOHN R STREET (60 FEET WIDE); THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE, N59°16'09"E, 339.17 FEET TO THE POINT OF BEGINNING; THENCE N30°43'51"W, 90.95 FEET; THENCE N59°08'04"E, 5.85 FEET; THENCE N58°59'32"E, 41.24 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 8.17 FEET, SAID CURVE HAVING A RADIUS OF 199.98 FEET, A CENTRAL ANGLE OF 02°20'26", AND A CHORD BEARING N57°49'40"E, 8.17 FEET; THENCE N56°39'27"E, 15.64 FEET; THENCE S30°43'51"E, 92.08 FEET TO THE NORTHERLY LINE OF SAID ALFRED STREET; THENCE ALONG SAID LINE, S59°16'09"W, 70.88 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.148 ACRES OF LAND.

EXHIBIT F TO DECLARATION  
OF EASEMENTS, COVENANTS, CONDITIONS,  
RESERVATIONS AND RESTRICTIONS FOR THE  
CITY MODERN COMMUNITY

**PARCEL A1**

ALL OF LOT 12 AND PART OF LOT 13, BLOCK 6, BRUSH SUBDIVISION OF PART OF PARK LOTS 12 AND 13 AND PART OF THE BRUSH FARM, ADJOINING AS RECORDED IN LIBER 1, PAGE 286 OF PLATS, WAYNE COUNTY RECORDS, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 11 OF SAID SUBDIVISION, ALSO BEING THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF ALFRED STREET (60 FEET WIDE) AND THE EASTERLY RIGHT OF WAY LINE OF JOHN R STREET (60 FEET WIDE); THENCE N33°26'41"W, 187.22 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING; THENCE CONTINUING N33°26'41"W, 167.20 FEET TO THE SOUTHERLY LINE OF EDMUND PLACE (60 FEET WIDE); THENCE ALONG SAID LINE, N59°16'09"E, 70.05 FEET; THENCE S30°43'51"E, 167.01 FEET; THENCE S59°16'09"W, 62.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.253 ACRES OF LAND.

EXHIBIT G TO DECLARATION  
OF EASEMENTS, COVENANTS, CONDITIONS,  
RESERVATIONS AND RESTRICTIONS FOR THE  
CITY MODERN COMMUNITY

**PARCEL A2**

ALL OF LOT 23 AND PART OF LOT 22, BLOCK 6, BRUSH SUBDIVISION OF PART OF PARK LOTS 12 AND 13 AND PART OF THE BRUSH FARM, ADJOINING AS RECORDED IN LIBER 1, PAGE 286 OF PLATS, WAYNE COUNTY RECORDS, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 11 OF SAID SUBDIVISION, ALSO BEING THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF ALFRED STREET (60 FEET WIDE) AND THE EASTERLY RIGHT OF WAY LINE OF JOHN R STREET (60 FEET WIDE); THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, N33°26'41"W, 354.42 FEET TO THE SOUTHERLY LINE OF EDMUND PLACE (60 FEET WIDE); THENCE ALONG SAID LINE, N59°16'09"E, 557.52 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID LINE, N59°16'09"E, 71.29 FEET TO THE WESTERLY LINE OF BRUSH STREET (60 FEET WIDE); THENCE ALONG SAID WESTERLY LINE, S27°04'01"E, 167.35 FEET; THENCE S59°16'09"W, 60.59 FEET; THENCE N30°43'51"W, 167.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.253 ACRES OF LAND.

EXHIBIT H TO DECLARATION  
OF EASEMENTS, COVENANTS, CONDITIONS,  
RESERVATIONS AND RESTRICTIONS FOR THE  
CITY MODERN COMMUNITY

**PARCEL A3**

ALL OF LOTS 13 THROUGH 15, BLOCK 4, BRUSH SUBDIVISION OF PART OF PARK LOTS 11, 12 AND 13, AS RECORDED IN LIBER 1, PAGE 191 OF PLATS, WAYNE COUNTY RECORDS, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 15, ALSO BEING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF ALFRED STREET (60 FEET WIDE) AND THE WESTERLY RIGHT OF WAY LINE OF JOHN R STREET (60 FEET WIDE); THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, S33°26'41"E, 167.08 FEET TO THE NORTHERLY LINE OF A PUBLIC ALLEY (20 FT WIDE); THENCE ALONG SAID LINE, S59°16'09"W, 163.00 FEET; THENCE N30°53'09"W, 166.89 FEET TO SAID SOUTHERLY LINE; THENCE ALONG SAID LINE, N59°16'09"E, 155.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.610 ACRES OF LAND.

EXHIBIT I TO DECLARATION  
OF EASEMENTS, COVENANTS, CONDITIONS,  
RESERVATIONS AND RESTRICTIONS FOR THE  
CITY MODERN COMMUNITY

**PARCEL A4**

ALL OF LOT 11 AND PART OF LOT 12, BLOCK 3, BRUSH SUBDIVISION OF PART OF PARK LOT 11, AND PART OF BRUSH FARM, EAST OF AND ADJOINING, AS RECORDED IN LIBER 1, PAGE 253 PLATS, WAYNE COUNTY RECORDS, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 11, ALSO BEING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF ALFRED STREET (60 FEET WIDE) AND THE EASTERLY RIGHT OF WAY LINE OF JOHN R STREET (60 FEET WIDE); THENCE ALONG SAID SOUTHERLY LINE N59°16'09"E, 70.46 FEET; THENCE S30°43'51"E, 166.89 FEET TO THE NORTH LINE OF A PUBLIC ALLEY (20 FT WIDE); THENCE ALONG SAID LINE, S59°16'09"W, 62.55 FEET TO SAID EASTERLY LINE; THENCE ALONG SAID EASTERLY LINE, N33°26'41"W, 167.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.255 ACRES OF LAND.

EXHIBIT J TO DECLARATION  
OF EASEMENTS, COVENANTS, CONDITIONS,  
RESERVATIONS AND RESTRICTIONS FOR THE  
CITY MODERN COMMUNITY

**PARCEL A5**

ALL OF LOT 21, BLOCK 3, BRUSH SUBDIVISION OF PART OF PARK LOT 11, AND PART OF BRUSH FARM, EAST OF AND ADJOINING, AS RECORDED IN LIBER 1, PAGE 253 PLATS, WAYNE COUNTY RECORDS, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 11 OF SAID SUBDIVISION, ALSO BEING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF ALFRED STREET (60 FEET WIDE) AND THE EASTERLY RIGHT OF WAY LINE OF JOHN R STREET (60 FEET WIDE); THENCE ALONG SAID SOUTHERLY LINE N59°16'09"E, 510.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING N59°16'09"E, 72.67 FEET TO THE WESTERLY RIGHT OF WAY LINE OF BRUSH STREET (60 FEET WIDE); THENCE ALONG SAID WESTERLY LINE, S27°04'01"E, 167.23 FEET TO THE NORTH LINE OF A PUBLIC ALLEY (20 FT WIDE); THENCE ALONG SAID NORTH LINE, S59°16'09"W, 61.51 FEET; THENCE N30°53'33"W, 166.89 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.257 ACRES OF LAND.



EXHIBIT K TO DECLARATION  
OF EASEMENTS, COVENANTS, CONDITIONS,  
RESERVATIONS AND RESTRICTIONS FOR THE  
CITY MODERN COMMUNITY

**PARCEL A6**

ALL OF LOT 1 AND 2, BLOCK E, BRUSH SUBDIVISION OF PART OF PARK LOTS 11 AND PART OF BRUSH FARM EAST OF AND ADJOINING, AS RECORDED IN LIBER 1, PAGE 253 OF PLATS, WAYNE COUNTY RECORDS, ALSO ALL OF LOTS 40, 41 AND 48 THROUGH 50, AND PART OF LOT 47, CRANE AND WESSON'S, PLAT OF SUBDIVISION OF OUTLOT NO'S 176 & 178 LAMBERT BEAUBIEN FARM, RECORDED IN LIBER 37, PAGE 488 OF DEEDS, WAYNE COUNTY RECORDS, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 2 OF SAID SUBDIVISION, ALSO BEING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF ALFRED STREET (VARIABLE WIDTH) AND THE EASTERLY RIGHT OF WAY LINE OF BRUSH STREET (60 FEET WIDE); THENCE ALONG SAID SOUTHERLY LINE, N62°55'09"E, 90.67 FEET; THENCE CONTINUING N27°04'01"W, 10.00 FEET; THENCE N62°55'09"E, 218.51 FEET TO THE WESTERLY LINE OF BEAUBIEN STREET (40 FT WIDE); THENCE ALONG SAID WESTERLY LINE S27°04'04"E, 22.00 FEET; THENCE S62°55'09"W, 100.23 FEET; THENCE S27°04'04"E, 78.00 FEET; THENCE S62°55'09"W, 39.42 FEET; THENCE S27°04'04"E, 100.00 FEET TO THE NORTHERLY LINE OF DIVISIONS STREET (40 FT WIDE); THENCE ALONG SAID NORTHERLY LINE, S62°55'09"W, 169.53 FEET TO THE EASTERLY LINE OF BRUSH STREET (50 FT WIDE); THENCE ALONG SAID EASTERLY LINE, N27°04'01"W, 190.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.899 ACRES OF LAND.

EXHIBIT L TO DECLARATION  
OF EASEMENTS, COVENANTS, CONDITIONS,  
RESERVATIONS AND RESTRICTIONS FOR THE  
CITY MODERN COMMUNITY (FIRST PAGE)

**PARCEL P1**

PART OF LOTS 6 THROUGH 18, AND PART OF A VACATED ALLEY (20 FT WIDE), BLOCK 6, BRUSH SUBDIVISION OF PART OF PARK LOTS 12 AND 13 AND PART OF THE BRUSH FARM, ADJOINING AS RECORDED IN LIBER 1, PAGE 286 OF PLATS, WAYNE COUNTY RECORDS, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 11 OF SAID SUBDIVISION, POINT ALSO BEING THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF ALFRED STREET (60 FEET WIDE) AND THE EASTERLY RIGHT OF WAY LINE OF JOHN R STREET (60 FEET WIDE); THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE N33°26'41"W, 354.42 FEET TO THE SOUTHERLY LINE OF EDMUND PLACE (60 FEET WIDE); THENCE ALONG SAID LINE, N59°16'09"E, 70.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N59°16'09"E, 22.27 FEET; THENCE S30°50'41"E, 72.06 FEET; THENCE N59°10'05"E, 223.62 FEET; THENCE N59°05'26"E, 10.62 FEET; THENCE S01°55'23"E, 45.40 FEET; THENCE S58°11'40"W, 5.81 FEET; THENCE S59°07'52"W, 65.06 FEET; THENCE N30°50'41"W, 16.90 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT 3.14 FEET, SAID CURVE HAVING A RADIUS OF 2.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING N75°50'41"W, 2.83 FEET; THENCE S59°09'19"W, 48.23 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT 3.14 FEET, SAID CURVE HAVING A RADIUS OF 2.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING S14°09'19"W, 2.83 FEET; THENCE S30°50'41"E, 16.88 FEET; THENCE S59°10'41"W, 64.00 FEET; THENCE N30°51'24"W, 16.72 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT 3.93 FEET, SAID CURVE HAVING A RADIUS OF 2.50 FEET, A CENTRAL ANGLE OF 90°00'28", AND A CHORD BEARING N75°51'38"W, 3.54 FEET; THENCE S59°08'24"W, 21.94 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 3.93 FEET, SAID CURVE HAVING A RADIUS OF 2.50 FEET, A CENTRAL ANGLE OF 89°59'10", AND A CHORD BEARING S14°08'49"W, 3.54 FEET; THENCE S30°50'46"E, 0.76 FEET; THENCE N59°07'37"E, 18.50 FEET; THENCE S30°50'42"E, 27.00 FEET; THENCE S59°16'09"W, 16.76 FEET; THENCE S30°43'51"E, 44.09 FEET; THENCE N59°16'09"E, 211.95 FEET; THENCE S00°48'37"W, 23.47 FEET; THENCE S59°46'00"W, 11.21 FEET; THENCE S59°16'09"W, 188.48 FEET; THENCE S30°43'51"E, 44.09 FEET; THENCE N59°16'09"E, 0.91 FEET; THENCE S49°21'37"E, 30.48 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 2.44 FEET, SAID CURVE HAVING A RADIUS OF 2.00 FEET, A CENTRAL ANGLE OF 69°56'13", AND A CHORD BEARING S85°52'35"E, 2.29 FEET; THENCE N59°09'19"E, 14.51 FEET; THENCE N30°50'41"W, 18.05 FEET; THENCE N59°09'19"E, 27.50 FEET; THENCE S30°50'41"E, 16.05 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT 3.14 FEET, SAID CURVE HAVING A RADIUS OF 2.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING S75°50'41"E, 2.83 FEET; THENCE N59°09'19"E, 47.44 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT 3.14 FEET, SAID CURVE HAVING A RADIUS OF 2.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING N14°09'19"E, 2.83 FEET; THENCE N30°50'41"W, 16.00 FEET; THENCE N59°09'19"E, 64.00 FEET; THENCE S30°50'41"E, 15.19 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT 3.76 FEET, SAID CURVE HAVING A RADIUS OF 2.00 FEET, A CENTRAL ANGLE OF 107°48'45", AND A CHORD BEARING S84°45'04"E, 3.23 FEET; THENCE N41°20'34"E, 21.41 FEET; THENCE S31°01'41"E, 22.03 FEET; THENCE S28°59'52"W, 11.46 FEET; THENCE S59°09'19"W, 188.40 FEET; THENCE N31°01'58"W, 1.42 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 4.98 FEET, SAID CURVE HAVING A RADIUS OF 14.50 FEET, A CENTRAL ANGLE OF 19°41'36", AND A CHORD BEARING N40°53'52"W, 4.96 FEET; THENCE N50°44'40"W, 34.78 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT 3.07 FEET, SAID CURVE HAVING

**EXHIBIT L TO DECLARATION  
OF EASEMENTS, COVENANTS, CONDITIONS,  
RESERVATIONS AND RESTRICTIONS FOR THE  
CITY MODERN COMMUNITY (SECOND PAGE)**

A RADIUS OF 2.50 FEET, A CENTRAL ANGLE OF 70°15'20", AND A CHORD BEARING N85°52'20"W, 2.88 FEET; THENCE S59°00'00"W, 2.04 FEET; THENCE N31°00'12"W, 53.01 FEET; THENCE S58°59'53"W, 60.94 FEET; THENCE N33°26'41"W, 21.23 FEET; THENCE N59°16'09"E, 62.13 FEET; THENCE N30°43'51"W, 167.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.573 ACRES OF LAND.

**PARCEL P2**

PART OF LOTS 1 THOROUGH 6, AND 18 THROUGH 22 AND PART OF A VACATED ALLEY (20 FT WIDE), BLOCK 6, BRUSH SUBDIVISION OF PART OF PARK LOTS 12 AND 13 AND PART OF THE BRUSH FARM, ADJOINING AS RECORDED IN LIBER 1, PAGE 286 OF PLATS, WAYNE COUNTY RECORDS, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 11 OF SAID SUBDIVISION, ALSO BEING THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF ALFRED STREET (60 FEET WIDE) AND THE EASTERLY RIGHT OF WAY LINE OF JOHN R STREET (60 FEET WIDE); THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, N33°26'41"W, 354.42 FEET TO THE SOUTHERLY LINE OF EDMUND PLACE (60 FEET WIDE); THENCE ALONG SAID LINE, N59°16'09"E, 534.29 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N59°16'09"E, 23.23 FEET; THENCE S30°43'51"E, 167.01 FEET; THENCE N59°16'09"E, 60.59 FEET; THENCE S27°04'01"E, 20.04 FEET; THENCE S59°16'11"W, 58.38 FEET; THENCE S31°00'07"E, 55.30 FEET; THENCE S58°59'52"W, 3.33 FEET; THENCE S31°00'07"E, 56.67 FEET; THENCE S58°59'53"W, 3.50 FEET; THENCE S31°00'07"E, 15.67 FEET; THENCE S58°59'53"W, 19.67 FEET; THENCE N31°00'07"W, 6.16 FEET; THENCE S58°59'53"W, 2.33 FEET; THENCE N31°00'07"W, 48.82 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 4.09 FEET, SAID CURVE HAVING A RADIUS OF 8.00 FEET, A CENTRAL ANGLE OF 29°17'51", AND A CHORD BEARING S73°44'32"W, 4.05 FEET; THENCE S59°05'36"W, 32.22 FEET; THENCE S56°39'27"W, 82.70 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 8.17 FEET, SAID CURVE HAVING A RADIUS OF 199.98 FEET, A CENTRAL ANGLE OF 02°20'26", AND A CHORD BEARING S57°49'40"W, 8.17 FEET; THENCE S58°59'32"W, 41.24 FEET; THENCE S59°08'04"W, 35.19 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 6.21 FEET, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 17°47'30", AND A CHORD BEARING S50°14'19"W, 6.19 FEET; THENCE S41°20'34"W, 24.84 FEET; THENCE N31°01'41"W, 22.03 FEET; THENCE N41°20'34"E, 16.25 FEET; THENCE N27°46'22"W, 2.02 FEET; THENCE N59°16'09"E, 162.41 FEET; THENCE N30°43'51"W, 2.50 FEET; THENCE N59°16'09"E, 36.43 FEET; THENCE N30°43'51"W, 2.37 FEET; THENCE N59°05'39"E, 22.55 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT 3.93 FEET, SAID CURVE HAVING A RADIUS OF 2.50 FEET, A CENTRAL ANGLE OF 90°00'04", AND A CHORD BEARING N14°05'37"E, 3.54 FEET; THENCE N30°54'24"W, 4.26 FEET; THENCE N59°16'09"E, 0.66 FEET; THENCE N30°43'51"W, 44.08 FEET; THENCE S59°16'09"W, 224.52 FEET; THENCE S58°02'10"W, 4.38 FEET; THENCE N00°57'17"W, 23.04 FEET; THENCE N59°16'09"E, 218.30 FEET; THENCE N30°43'51"W, 44.09 FEET; THENCE S59°16'09"W, 19.60 FEET; THENCE

EXHIBIT L TO DECLARATION  
OF EASEMENTS, COVENANTS, CONDITIONS,  
RESERVATIONS AND RESTRICTIONS FOR THE  
CITY MODERN COMMUNITY (THIRD PAGE)

N30°51'49"W, 18.80 FEET; THENCE N59°09'19"E, 17.50 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 3.93 FEET, SAID CURVE HAVING A RADIUS OF 2.50 FEET, A CENTRAL ANGLE OF 89°55'07", AND A CHORD BEARING N14°10'20"E, 3.54 FEET; THENCE N30°51'54"W, 1.41 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT 12.56 FEET, SAID CURVE HAVING A RADIUS OF 8.00 FEET, A CENTRAL ANGLE OF 89°58'47", AND A CHORD BEARING N75°51'17"W, 11.31 FEET; THENCE S59°09'19"W, 15.24 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT 3.14 FEET, SAID CURVE HAVING A RADIUS OF 2.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING S14°09'19"W, 2.83 FEET; THENCE S30°50'41"E, 16.42 FEET; THENCE S59°08'56"W, 28.16 FEET; THENCE N30°50'41"W, 16.42 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT 3.14 FEET, SAID CURVE HAVING A RADIUS OF 2.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING N75°50'41"W, 2.83 FEET; THENCE S59°09'19"W, 49.01 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT 3.14 FEET, SAID CURVE HAVING A RADIUS OF 2.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING S14°09'19"W, 2.83 FEET; THENCE S30°50'41"E, 16.33 FEET; THENCE S59°09'19"W, 100.16 FEET; THENCE S58°11'40"W, 5.36 FEET; THENCE N01°11'41"W, 2.88 FEET; THENCE S88°48'19"W, 6.71 FEET; THENCE N01°11'41"W, 38.64 FEET; THENCE N59°04'44"E, 12.06 FEET; THENCE N59°09'18"E, 181.72 FEET; THENCE N30°55'18"W, 71.19 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.559 ACRES OF LAND.

**PARCEL P3**

PART OF LOTS 12 THROUGH 16, BLOCK 3, BRUSH SUBDIVISION OF PART OF PARK LOT 11, AND PART OF BRUSH FARM, EAST OF AND ADJOINING, AS RECORDED IN LIBER 1, PAGE 253 PLATS, WAYNE COUNTY RECORDS, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 11 OF SAID SUBDIVISION, POINT ALSO BEING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF ALFRED STREET (60 FEET WIDE) AND THE EASTERLY RIGHT OF WAY LINE OF JOHN R STREET (60 FEET WIDE); THENCE ALONG SAID SOUTHERLY LINE N59°16'09"E, 70.46 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING N 59°16'09" E, 20.65 FEET; THENCE S30°44'02"E, 34.68 FEET; THENCE S59°15'58"W, 0.50 FEET; THENCE S30°44'02"E, 11.83 FEET; THENCE N59°15'58"E, 3.00 FEET; THENCE S30°43'49"E, 23.50 FEET; THENCE N59°15'58"E, 188.00 FEET; THENCE S30°43'51"E, 1.93 FEET; THENCE N59°16'09"E, 15.21 FEET; THENCE S43°50'33"E, 34.73 FEET; THENCE S20°25'34"E, 5.45 FEET; THENCE S59°21'59"W, 8.37 FEET; THENCE S59°16'05"W, 64.36 FEET; THENCE N30°47'38"W, 15.34 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT 3.93 FEET, SAID CURVE HAVING A RADIUS OF 2.50 FEET, A CENTRAL ANGLE OF 89°56'13", AND A CHORD BEARING N75°45'45"W, 3.53 FEET; THENCE S59°16'09"W, 47.51 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT 3.93 FEET, SAID CURVE HAVING A RADIUS OF 2.50 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING S14°16'09"W, 3.54 FEET; THENCE S30°43'51"E, 15.33 FEET; THENCE S59°16'05"W, 64.00 FEET; THENCE N30°43'51"W, 15.33 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT 3.93 FEET, SAID CURVE HAVING A RADIUS OF 2.50 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING N75°43'51"W, 3.54 FEET; THENCE S59°16'09"W, 19.23 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 4.26 FEET, SAID CURVE HAVING A RADIUS OF 2.53 FEET, A CENTRAL ANGLE OF 96°27'03", AND A CHORD BEARING S10°45'54"W, 3.77 FEET; THENCE

**EXHIBIT L TO DECLARATION  
OF EASEMENTS, COVENANTS, CONDITIONS,  
RESERVATIONS AND RESTRICTIONS FOR THE  
CITY MODERN COMMUNITY (FOURTH PAGE)**

N59°08'06"E, 18.00 FEET; THENCE S30°43'51"E, 26.76 FEET; THENCE S59°16'05"W, 18.05 FEET; THENCE S30°43'55"E, 44.09 FEET TO THE NORTH LINE OF A PUBLIC ALLEY (20 FT WIDE); THENCE ALONG SAID LINE, S59°16'09"W, 19.73 FEET; THENCE N30°43'51"W, 166.89 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.253 ACRES OF LAND.M

**PARCEL P4**

PART OF LOTS 16 THROUGH 20, BLOCK 3, BRUSH SUBDIVISION OF PART OF PARK LOT 11, AND PART OF BRUSH FARM, EAST OF AND ADJOINING, AS RECORDED IN LIBER 1, PAGE 253 PLATS, WAYNE COUNTY RECORDS, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 11 OF SAID SUBDIVISION, POINT ALSO BEING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF ALFRED STREET (60 FEET WIDE) AND THE EASTERLY RIGHT OF WAY LINE OF JOHN R STREET (60 FEET WIDE); THENCE ALONG SAID SOUTHERLY LINE N59°16'09"E, 488.53 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING N59°16'09"E, 21.47 FEET; THENCE S30°53'33"E, 166.89 FEET TO THE NORTH LINE OF A PUBLIC ALLEY (20 FT WIDE); THENCE ALONG SAID LINE, S59°16'15"W, 19.96 FEET; THENCE N30°43'55"W, 44.08 FEET; THENCE S59°16'05"W, 18.72 FEET; THENCE N30°51'00"W, 27.46 FEET; THENCE N59°08'32"E, 17.96 FEET; THENCE ALONG THE ARC OF A NON TANGENT CURVE TO THE LEFT 3.46 FEET, SAID CURVE HAVING A RADIUS OF 2.50 FEET, A CENTRAL ANGLE OF 79°20'57", AND A CHORD BEARING N81°03'22"W, 3.19 FEET; THENCE S59°16'09"W, 18.91 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 3.93 FEET, SAID CURVE HAVING A RADIUS OF 2.50 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING S14°16'09"W, 3.54 FEET; THENCE S30°47'30"E, 15.33 FEET; THENCE S59°16'05"W, 64.00 FEET; THENCE N30°47'30"W, 15.33 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 3.93 FEET, SAID CURVE HAVING A RADIUS OF 2.50 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING N75°43'51"W, 3.54 FEET; THENCE S59°16'09"W, 47.99 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 3.93 FEET, SAID CURVE HAVING A RADIUS OF 2.50 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING S14°16'09"W, 3.54 FEET; THENCE S30°47'18"E, 15.34 FEET; THENCE S59°16'05"W, 34.80 FEET; THENCE N16°59'35"W, 5.56 FEET; THENCE N43°45'23"W, 34.66 FEET; THENCE N59°16'09"E, 6.47 FEET; THENCE N30°43'51"W, 1.93 FEET; THENCE N59°15'58"E, 172.00 FEET; THENCE N30°44'02"W, 23.50 FEET; THENCE N59°15'58"E, 3.00 FEET; THENCE N30°44'02"W, 11.83 FEET; THENCE S59°50'40"W, 0.50 FEET; THENCE N30°44'02"W, 34.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.229 ACRES OF LAND.

**PARCEL M1**

PART OF LOTS 6, 7, 17, 18 AND A VACATED ALLEY (20 FT WIDE), BLOCK 6, BRUSH SUBDIVISION OF PART OF PARK LOTS 12 AND 13 AND PART OF THE BRUSH FARM, ADJOINING AS RECORDED IN LIBER 1, PAGE 286 OF PLATS, WAYNE COUNTY RECORDS, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

EXHIBIT L TO DECLARATION  
OF EASEMENTS, COVENANTS, CONDITIONS,  
RESERVATIONS AND RESTRICTIONS FOR THE  
CITY MODERN COMMUNITY (FIFTH PAGE)

COMMENCING AT THE SOUTHWEST CORNER OF LOT 11 OF SAID SUBDIVISION, POINT ALSO BEING THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF ALFRED STREET (60 FEET WIDE) AND THE EASTERLY RIGHT OF WAY LINE OF JOHN R STREET (60 FEET WIDE); THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE N33°26'41"W, 354.42 FEET TO THE SOUTHERLY LINE OF EDMUND PLACE (60 FEET WIDE); THENCE ALONG SAID LINE, N59°16'09"E, 315.89 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N59°16'09"E, 37.07 FEET; THENCE S30°36'45"E, 71.55 FEET; THENCE S59°04'44"W, 12.06 FEET; THENCE S01°11'41"E, 38.64 FEET; THENCE N88°48'19"E, 6.71 FEET; THENCE S01°11'41"E, 2.88 FEET; THENCE N58°11'40"E, 5.36 FEET; THENCE S30°43'51"E, 56.09 FEET; THENCE S59°16'09"W, 12.10 FEET; THENCE S00°57'17"E, 23.04 FEET; THENCE N58°02'10"E, 4.38 FEET; THENCE S30°43'51"E, 55.79 FEET; THENCE S27°46'22"E, 2.02 FEET; THENCE S41°20'34"W, 16.25 FEET; THENCE S31°01'41"E, 22.03 FEET; THENCE N41°20'34"E, 13.74 FEET; THENCE S30°58'37"E, 86.49 FEET TO THE NORTH LINE OF SAID ALFRED STREET; THENCE ALONG SAID LINE, S59°16'32"W, 34.60 FEET; THENCE N30°43'51"W, 33.97 FEET; THENCE N59°16'09"E, 3.00 FEET; THENCE N30°43'51"W, 11.33 FEET; THENCE S59°16'09"W, 3.00 FEET; THENCE N30°43'51"W, 27.54 FEET; THENCE N28°59'52"E, 11.46 FEET; THENCE N31°01'41"W, 22.03 FEET; THENCE S41°20'34"W, 4.71 FEET; THENCE N30°43'51"W, 67.91 FEET; THENCE N59°46'00"E, 11.21 FEET; THENCE N00°48'37"E, 23.47 FEET; THENCE S59°16'09"W, 5.48 FEET; THENCE N30°43'51"W, 55.48 FEET; THENCE N58°11'40"E, 5.81 FEET; THENCE N01°55'23"W, 45.40 FEET; THENCE S59°05'26"W, 10.62 FEET; THENCE N30°53'27"W, 71.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.236 ACRES OF LAND.

**PARCEL M2**

PART OF LOTS 16 AND 17, BLOCK 3, BRUSH SUBDIVISION OF PART OF PARK LOT 11, AND PART OF BRUSH FARM, EAST OF AND ADJOINING, AS RECORDED IN LIBER 1, PAGE 253 PLATS, WAYNE COUNTY RECORDS, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 11 OF SAID SUBDIVISION, POINT ALSO BEING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF ALFRED STREET (60 FEET WIDE) AND THE EASTERLY RIGHT OF WAY LINE OF JOHN R STREET (60 FEET WIDE); THENCE ALONG SAID SOUTHERLY LINE N59°16'09"E, 281.61 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N59°16'09"E, 32.42 FEET; THENCE S30°44'02"E, 34.67 FEET; THENCE S59°15'58"W, 3.00 FEET; THENCE S30°44'02"E, 11.33 FEET; THENCE N59°15'58"E, 3.00 FEET; THENCE S30°44'02"E, 24.00 FEET; THENCE S30°43'51"E, 1.93 FEET; THENCE S59°16'09"W, 6.47 FEET; THENCE S43°45'23"E, 34.66 FEET; THENCE S16°59'35"E, 5.56 FEET; THENCE N59°16'05"E, 6.65 FEET; THENCE S30°43'55"E, 55.79 FEET TO THE NORTH LINE OF A PUBLIC ALLEY (20 FT WIDE); THENCE ALONG SAID NORTH LINE, S59°16'08"W, 25.33 FEET; THENCE

EXHIBIT L TO DECLARATION  
OF EASEMENTS, COVENANTS, CONDITIONS,  
RESERVATIONS AND RESTRICTIONS FOR THE  
CITY MODERN COMMUNITY (SIXTH PAGE)

N30°43'55"W, 55.79 FEET; THENCE N59°21'59"E, 8.37 FEET; THENCE N20°25'34"W, 5.45 FEET;  
THENCE N43°50'33"W, 34.73 FEET; THENCE S59°16'09"W, 15.21 FEET; THENCE N30°43'51"W, 1.93  
FEET; THENCE N30°44'02"W, 24.00 FEET; THENCE N59°15'58"E, 3.00 FEET; THENCE N30°44'02"W,  
11.33 FEET; THENCE S59°15'58"W, 3.00 FEET; THENCE N30°44'02"W, 34.67 FEET TO THE POINT OF  
BEGINNING AND CONTAINING 0.094 ACRES OF LAND.