

City of Detroit  
OFFICE OF THE CITY CLERK

T-880 P.002/006 F-310

Janice M. Winfrey  
City Clerk

Vivian A. Hudson  
Deputy City Clerk

**DEPARTMENTAL REFERENCE COMMUNICATION**

March 15, 2006

To: The Department or Commission Listed Below

From: Janice M. Winfrey  
Detroit City Clerk

The following petition is herewith referred to you for report and recommendation to the City Council

In accordance with that body's directive, kindly return the same with your report in duplicate within four (4) weeks.

**/PUBLIC WORKS - CITY ENGINEERING DIVISION/**

0242 CDPA Architects - Midwest Creative Investments, LLC, for vacation of alleys and conversion into easements, in area of Carpenter Avenue, McDougall Avenue, Charest Avenue, and Gallagher Avenue.



By \_\_\_\_\_

200 Coleman A. Young Municipal Center • Detroit, Michigan 48226-3400  
(313) 224-3260 • Fax (313) 224-1466

SEC. 43B

Handwritten notes: CED, TBD, KNOCK

*0042*



Dennis F. Dundon  
Sissy E. Peterson  
John P. Argenta  
Ajim N. Saymaali

Kern Gilson

March 13, 2006

The Honorable City Council of the City of Detroit  
200 Coleman A. Young Municipal Center  
Two Woodward Avenue  
Detroit, Michigan 48226

Re: Vacating of Alleys  
Bridge Academy Charter School  
Detroit, Michigan  
Architect's Project No. : 05-077

DETROIT  
CITY CLERK  
MAR 15 P 3:57

Honorable City Council:

Our client, Midwest Creative Investments, LLC; 341 E. Huron Street, Ann Arbor, Michigan 48104, is converting the former and vacant North Detroit General Hospital on Carpenter Avenue to the new Bridge Academy Charter School.

As part of the total site development for the project, Midwest Creative Investments requests that the east-west alleys immediately north of Carpenter Avenue between McDougall Avenue, Charest Avenue and Gallagher Avenue and the north-south alleys behind lot 105 and part of lot 106 on Charest Avenue and behind lot 262 and part of lot 261 on Charest Avenue be permanently vacated as shown on attached drawing A-2.01. This vacated property will be used for playground and playfields for the new school.

To allow access to the remaining existing north-south alley between McDougall Avenue and Charest Avenue, Midwest Creative Investments will provide a 16 foot wide alley easement along the northern line of lot 96 from the existing alley to McDougall Avenue as shown on Drawing A-2.01.

To allow access to the remaining existing north-south alley between Charest Avenue and Gallagher Avenue, Midwest Creative Investments will provide a 16 foot wide alley easement along the northern line of lot 271 from the existing alley to Gallagher Avenue.

Enclosed is one copy each of Drawing A-1.01, A-2.01 and A-3.01 dated March 13, 2006. If you require any further information, please call me.

Sincerely,

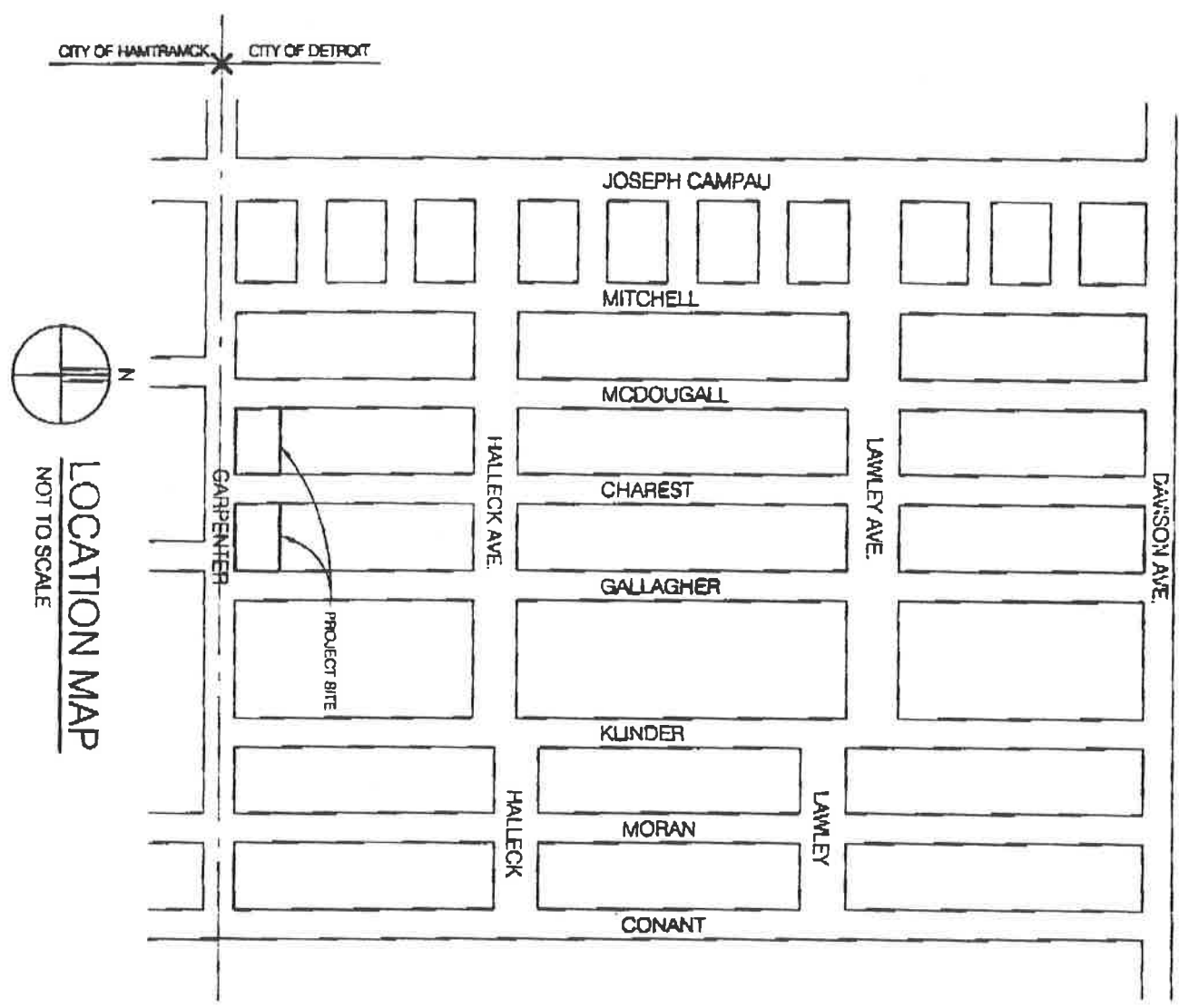
CDPA ARCHITECTS, INC.

*John P. Argenta*  
John P. Argenta, A.I.A.  
Principal-In-Charge

JPA/jm

Enclosure

pc: File  
Midwest Creative Investments, LLC  
D:\proj\cdpa\proj\050770\1106\_CityCouncil\_Detroit\pc.wpd



 N  
**LOCATION MAP**  
 NOT TO SCALE



**CDPA**  
 ARCHITECTS  
 2800 Telegraph Rd.  
 Suite 400  
 Southfield, Michigan 48034  
 TEL: (248) 354-2641  
 FAX: (248) 354-4214  
 cdpa@cdpa-architects.com

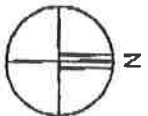
Date: 03/13/06  
 Issued For: VACATE ALLEY

Project Name and Client:  
**NEW  
 BRIDGE ACADEMY  
 CHARTER SCHOOL**  
 3105 CARPENTER  
 DETROIT, MICHIGAN

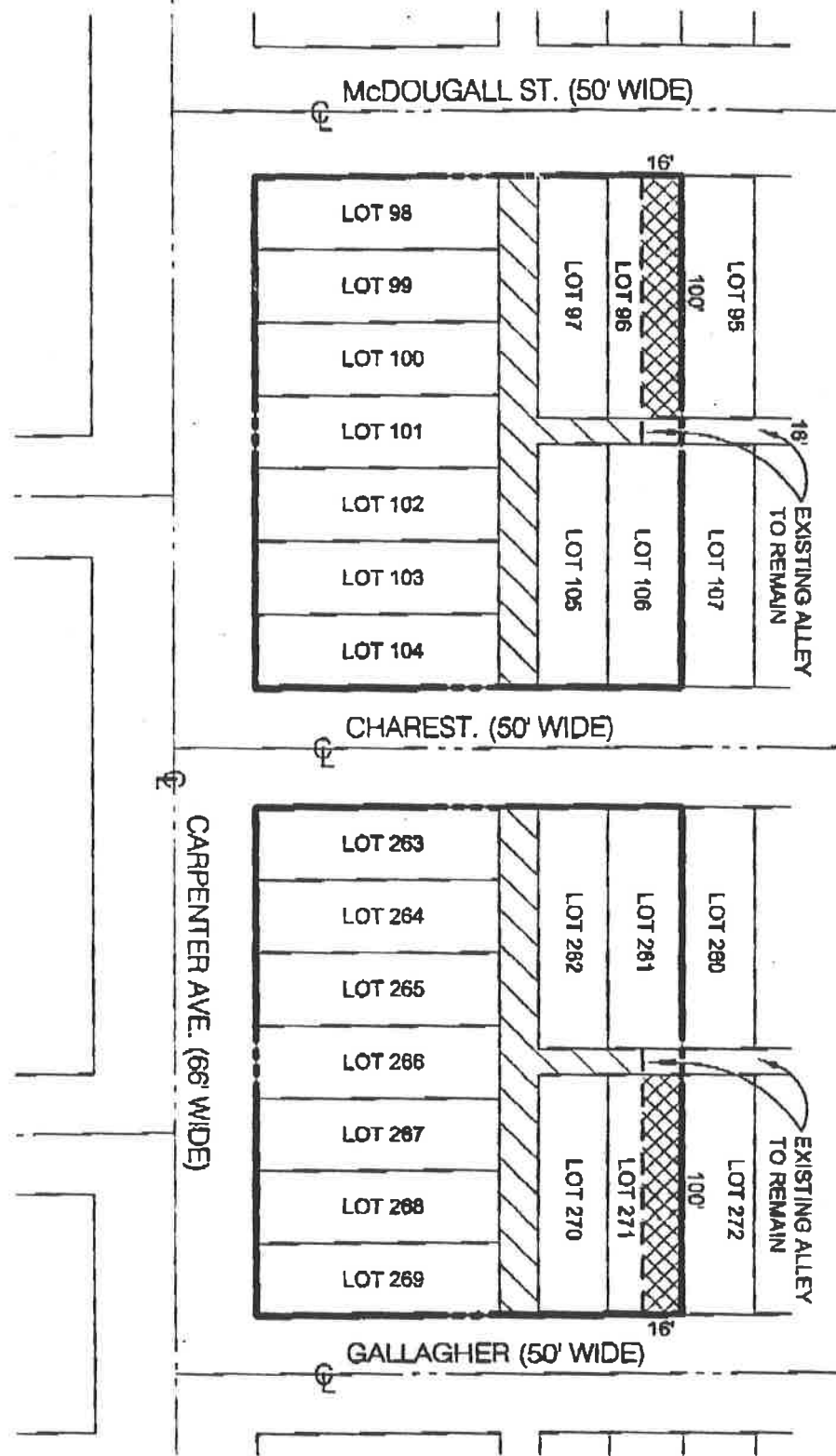
Sheet Title:  
**LOCATION MAP**

Project Number:  
**05-077**  
 Sheet Number:  
**A-1.01**

**LEGEND:**  
 ALLEY TO BE PERMANENTLY VACATED  
 ALLEY EASEMENT RELOCATION



**ALLEY PLAN**  
 NOT TO SCALE



**CDPA ARCHITECTS**  
 26000 Telegraph Rd.  
 Suite 400  
 Southfield, Michigan 48034  
 TEL: (248) 354-2441  
 FAX: (248) 354-4214  
 cdpaa@cdpa-architects.com

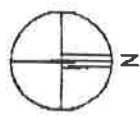
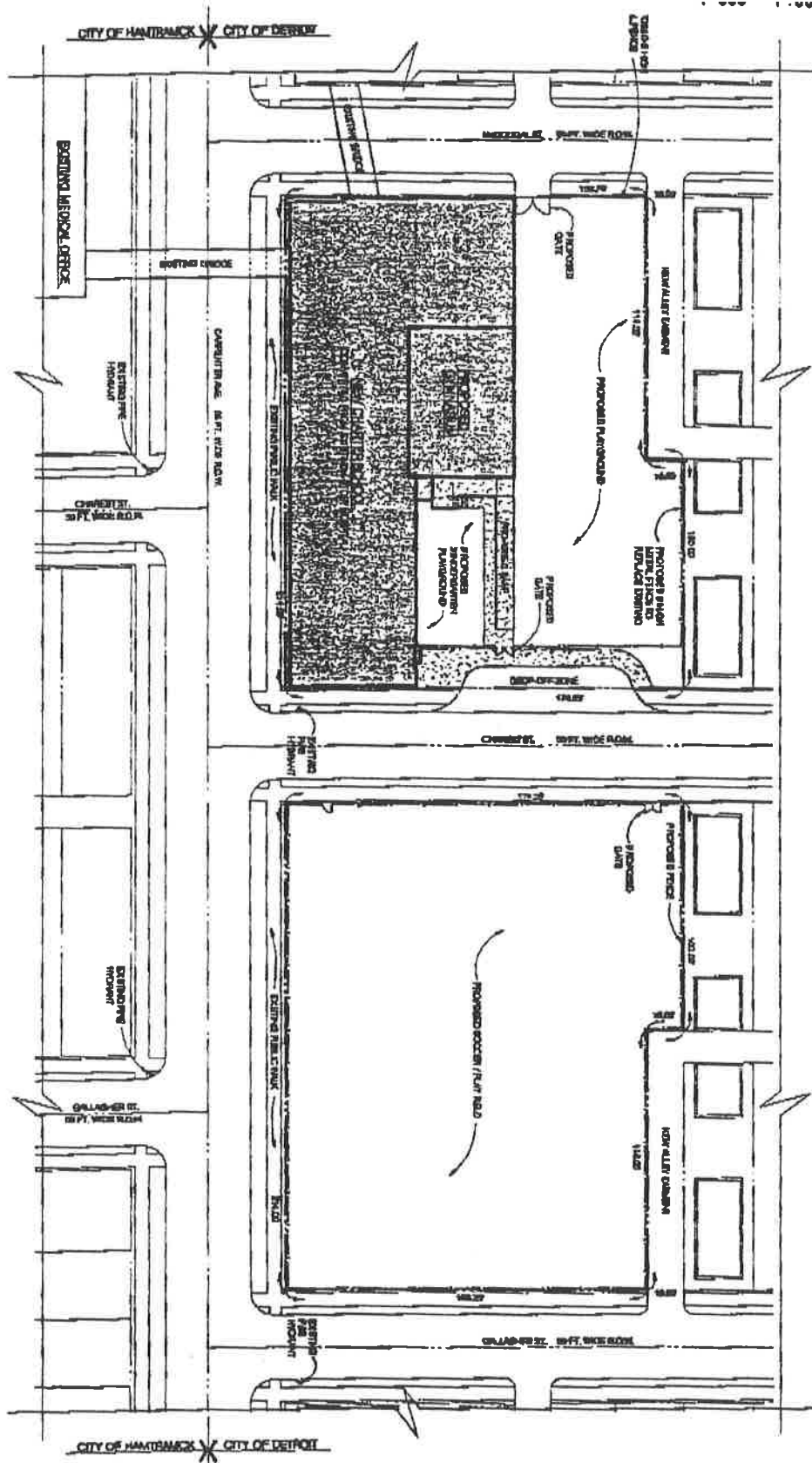
Date: 03/13/08  
 Issued For: VACATE ALLEY

Project Name and Client:  
**NEW BRIDGE ACADEMY CHARTER SCHOOL**  
 3105 CARPENTER  
 DETROIT, MICHIGAN

Sheet Title:  
**ALLEY PLAN**

Project Number:  
**05-077**

Sheet Number:  
**A-2.01**



**PROPOSED SITE PLAN**  
NOT TO SCALE

**CDPA**  
ARCHITECTS  
29009 Telegraph Rd.  
Suite 400  
Southfield, Michigan 48034  
TEL: (248) 353-2692  
FAX: (248) 264-4264  
cdpa@cdpa-architects.com

Date: 03/13/08  
Issued For: VACATE ALLEY

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**Project Name and Client:**  
**NEW BRIDGE ACADEMY CHARTER SCHOOL**  
3105 CARPENTER  
DETROIT, MICHIGAN

**Sheet Title:**  
**PROPOSED SITE PLAN**

**Project Number:**  
**05-077**

**Sheet Number:**  
**A-3.01**



26600 TELEGRAPH ROAD - SUITE 450  
SOUTHFIELD, MICHIGAN 48034  
(248) 354-2441 FAX (248) 354-4214

# DATA TRANSMITTAL

TO: **City of Detroit**  
**Department of Public Works**  
**City Engineering Division**  
**65 Cadillac Square, 9<sup>th</sup> Floor**  
**Detroit, Michigan 48226**

DATE: March 13, 2006

PROJECT: New Bridge Academy Charter School

OWNER: Midwest Creative Investments, LLC

CDPA PROJECT NO.: 05-077

ATTENTION: Noel R. Perry

We are transmitting to you:

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> For Review and Record | <input type="checkbox"/> As Requested            | <input type="checkbox"/> Other - See Remarks |
| <input type="checkbox"/> For Approval          | <input checked="" type="checkbox"/> For Your Use | <input type="checkbox"/>                     |

Mr. Perry:

Enclosed is a copy of the letter and drawings sent to the City Council today for vacating of alleys for the above project for your use.

Please call me if you need any further information.

Please contact this office immediately if enclosures are not as noted.

Sincerely,

CDPA ARCHITECTS, INC.

By: John P. Argenta

John P. Argenta, AIA  
Principal in Charge

RECEIVED  
CITY ENGINEERING DIVISION  
MAR 14 2006

By \_\_\_\_\_

DISTRIBUTION: File

COPY



ARCHITECTS

March 13, 2006

The Honorable City Council of the City of Detroit  
200 Coleman A. Young Municipal Center  
Two Woodward Avenue  
Detroit, Michigan 48226

Dennis F. Dundon  
Stacy E. Peterson  
John P. Argenta  
Najim N. Saymuah

Kern Gilson

Re: Vacating of Alleys  
Bridge Academy Charter School  
Detroit, Michigan  
Architect's Project No. : 05-077

Honorable City Council:

Our client, Midwest Creative Investments, LLC; 341 E. Huron Street, Ann Arbor, Michigan 48104, is converting the former and vacant North Detroit General Hospital on Carpenter Avenue to the new Bridge Academy Charter School.

As part of the total site development for the project, Midwest Creative Investments requests that the east-west alleys immediately north of Carpenter Avenue between McDougall Avenue, Charest Avenue and Gallagher Avenue and the north-south alleys behind lot 105 and part of lot 106 on Charest Avenue and behind lot 262 and part of lot 261 on Charest Avenue be permanently vacated as shown on attached drawing A-2.01. This vacated property will be used for playground and playfields for the new school.

To allow access to the remaining existing north-south alley between McDougall Avenue and Charest Avenue, Midwest Creative Investments will provide a 16 foot wide alley easement along the northern line of lot 96 from the existing alley to McDougall Avenue as shown on Drawing A-2.01.

To allow access to the remaining existing north-south alley between Charest Avenue and Gallagher Avenue, Midwest Creative Investments will provide a 16 foot wide alley easement along the northern line of lot 271 from the existing alley to Gallagher Avenue.

Enclosed is one copy each of Drawing A-1.01, A-2.01 and A-3.01 dated March 13, 2006. If you require any further information, please call me.

Sincerely,

CDPA ARCHITECTS, INC.

John P. Argenta, A.I.A.  
Principal-In-Charge

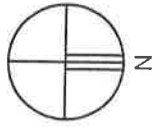
JPA/jm

Enclosure

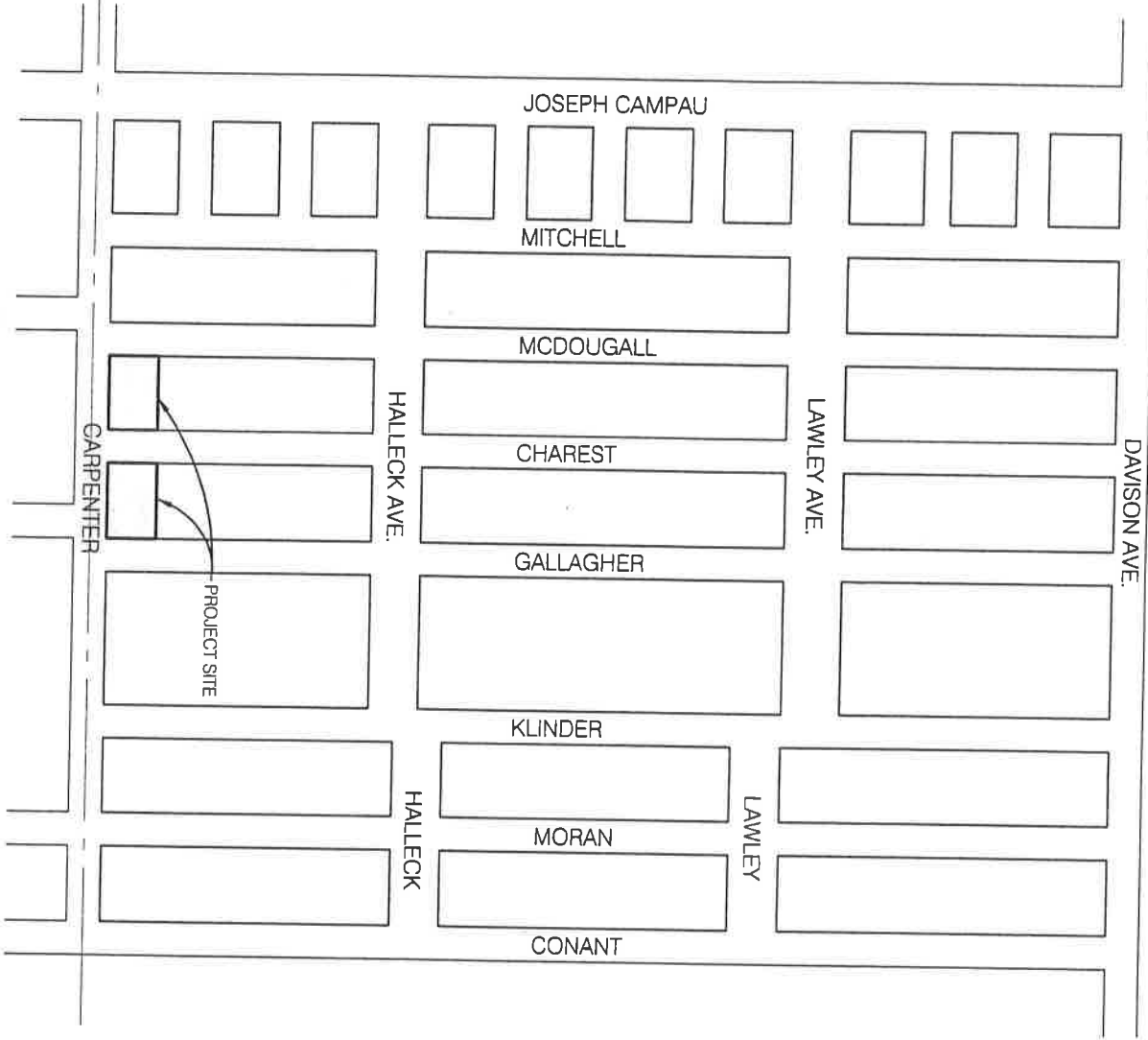
pc: File  
Midwest Creative Investments, LLC

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CITY OF HAMTRAMCK CITY OF DETROIT



LOCATION MAP  
NOT TO SCALE



**CDPA**  
 ARCHITECTS  
 28800 Telegraph Rd.  
 Suite 450  
 Southfield, Michigan 48034  
 TEL: (248) 354-2441  
 FAX: (248) 354-4214  
 cdpa@cdpa-architects.com

Date: 03/13/06  
 Issued For: VACATE ALLEY

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Project Name and Client:

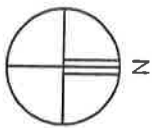
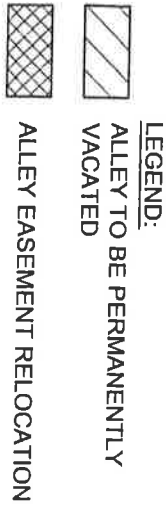
**NEW  
 BRIDGE ACADEMY  
 CHARTER SCHOOL**  
 3105 CARPENTER  
 DETROIT, MICHIGAN

Sheet Title:  
**LOCATION MAP**

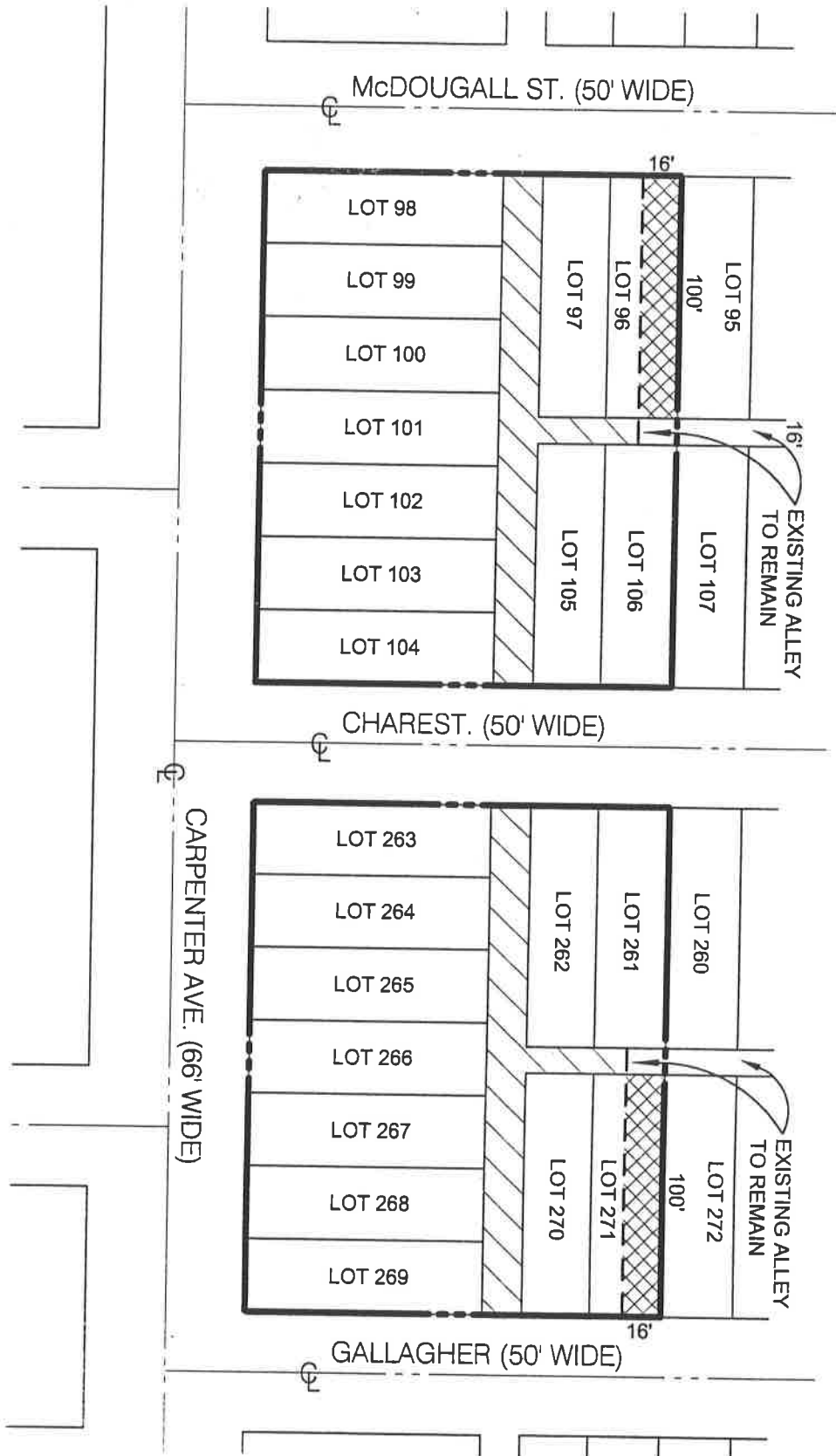
Project Number:  
**05-077**

Sheet Number:  
**A-1.01**





**ALLEY PLAN**  
 NOT TO SCALE



**CDPA** ARCHITECTS  
 28800 Telegraph Rd.  
 Suite 450  
 Southfield, Michigan 48034  
 TEL: (248) 354-2441  
 FAX: (248) 354-4214  
 cdpa@cdpa-architects.com

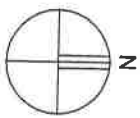
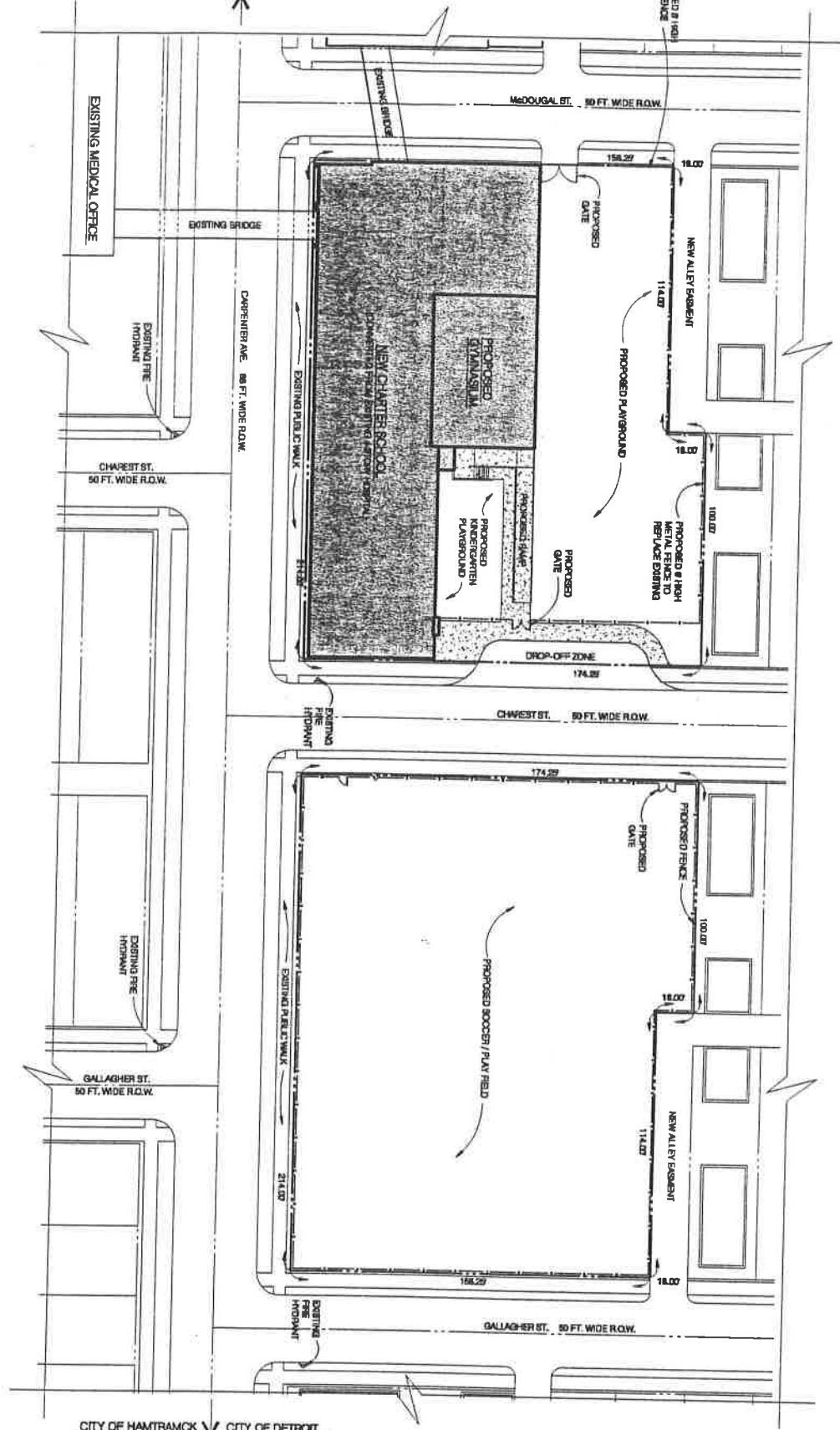
Date: 03/13/06  
 Issued For: VACATE ALLEY

Project Name and Client:  
**NEW BRIDGE ACADEMY CHARTER SCHOOL**  
 3105 CARPENTER DETROIT, MICHIGAN

Sheet Title:  
**ALLEY PLAN**

Project Number:  
**05-077**

Sheet Number:  
**A-2.01**



**PROPOSED SITE PLAN**  
NOT TO SCALE

**CDPA** ARCHITECTS  
28800 Telegraph Rd.  
Suite 450  
Southfield, Michigan 48034  
TEL: (248) 354-2441  
FAX: (248) 354-4214  
cdpa@cdpa-architects.com

Date: 03/13/06  
Issued For: VACATE ALLEY

**Project Name and Client**  
**NEW BRIDGE ACADEMY CHARTER SCHOOL**  
3105 CARPENTER  
DETROIT, MICHIGAN

Sheet Title:  
**PROPOSED SITE PLAN**

Project Number:  
**05-077**

Sheet Number:  
**A-3.01**

May 18, 2009

Honorable City Council:

RE: Petition No. 242 & 2668 – CDPA – Architects – Midwest Creative Investments, LLC, request for vacation of alleys and conversion into easements, in the area of Carpenter, McDougall, Halleck, and Gallagher.

Petition No. 242 and 2668 of “CDPA – Architects – Midwest Creative Investments, LLC”, request for the conversion to easements of the East – West public alleys, 16 feet wide, and portions of the North – South public alleys, 14 feet wide; Also request The Honorable City Council accept the dedication of private land for alley outlets all in the block bounded by Halleck Avenue, 50 feet wide, Carpenter Avenue, 66 feet wide, McDougal Avenue, 50 feet wide, and Gallagher Avenue, 50 feet wide. This request is to provide the new Bridge Academy Charter School with a playground and playfield.

The new-dedicated public alleys were approved by the City Engineering Division (CED) DPW/Street Design Bureau and the Traffic Engineering Division – DPW. The petition was referred to the City Engineering Division – DPW for investigation (utility review) and report. This is our report.

City Council is requested to accept the deed for the land for public purposes; provided said property complies with the requirements of Detroit codes and ordinance No. 29-94; Detroit Code Sections 2-1-11 through 2-1-15 also known as the “Environmental Review Guidelines”, and that the fee owner submit a properly executed “warranty” deed; proof of lien-free ownership; proof of paid Wayne County Taxes and proof of paid Detroit property taxes. The new public rights-of-way must be constructed to City Engineering Division – DPW specifications

All other city departments and privately owned utility companies have no objections to the requested vacation and dedication of the public rights-of-way.

An appropriate resolution is attached for consideration by your Honorable Body.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Jessy Jacob", is written over the typed name.

Jessy Jacob P.E., City Engineer  
City Engineering Division – DPW

NRP\

cc: Alfred Jordan, Director – DPW  
Mayor's Office, City Council Liaison

RESOLVED, All that part of the East – West public alley, 16 feet wide, in the block bounded by Carpenter Avenue, 66 feet wide, Halleck Avenue, 50 feet wide, Charest Avenue, 50 feet wide, and McDougal Avenue, 50 feet wide lying Northerly of and abutting the North line of Lots 98 through 104, both inclusive, and lying Southerly of and abutting the South line of Lots 97 and 105 all in the “Schellberg and Barne’s Subdivision” of the East 40 Acres of the West 80 Acres ¼ Section 20 10,000 Acre Tract Hamtramck (now City of Detroit) Wayne County, Michigan as recorded in Liber 17 Page 1, Plats, Wayne County Records;

Also, All that part of the North – South public alley, 14 feet wide, in the block bounded by Carpenter Avenue, 66 feet wide, Halleck Avenue, 50 feet wide, Charest Avenue, 50 feet wide, and McDougal Avenue, 50 feet wide lying Easterly of and abutting the East line of Lot 97 and the South 14.00 feet of Lot 96, and lying Westerly of and abutting the West line of Lot 105 and the South 14.00 feet of Lot 106 all in the “Schellberg and Barne’s Subdivision” of the East 40 Acres of the West 80 Acres ¼ Section 20 10,000 Acre Tract Hamtramck (now City of Detroit) Wayne County, Michigan as recorded in Liber 17 Page 1, Plats, Wayne County Records;

Also, All that part of the East – West public alley, 16 feet wide, in the block bounded by Charest Avenue, 50 feet wide, Gallagher Avenue, 50 feet wide, Carpenter Avenue, 66 feet wide, and Halleck Avenue, 50 feet wide lying Northerly of and abutting the North line of Lots 263 through 269, both inclusive, and lying Southerly of and abutting the South line of Lots 262 and 270 all in the “Schellberg and Barne’s Subdivision” of the East 40 Acres of the West 80 Acres ¼ Section 20 10,000 Acre Tract Hamtramck (now City of Detroit) Wayne County, Michigan as recorded in Liber 17 Page 1, Plats, Wayne County Records;

Also, all that part of the North – South public alley, 14 feet wide, in the block bounded by Charest Avenue, 50 feet wide, Gallagher Avenue, 50 feet wide, Carpenter Avenue, 66 feet wide, and Halleck Avenue, lying Easterly of and abutting the East line of Lot 262 and the South 14.00 feet of Lot 261 and lying Westerly of and abutting the West line of Lot 270 and the South 14.00 feet of Lot 271 all in the “Schellberg and Barne’s Subdivision” of the East 40 Acres of the West 80 Acres ¼ Section 20 10,000 Acre Tract Hamtramck (now City of Detroit) Wayne County, Michigan as recorded in Liber 17 Page 1, Plats, Wayne County Records;

Be and the same is hereby vacated as public alleys and is hereby converted into private easements for public utilities of the full width of the alleys, which easements shall be subject to the following covenants and agreements, uses, reservations and regulations, which shall be observed by the owners of the lots abutting on said alley and by their heirs, executors, administrators and assigns, forever to wit:

First, said owners hereby grant to and for the use of the public easements or rights-of-way over said vacated public alleys herein above described for the purposes of maintaining, installing, repairing, removing, or replacing public utilities such as water mains, sewers, gas lines or mains, telephone, electric light conduits or poles or things usually placed or installed in a public alley in the City of Detroit, with the right to ingress and egress at any time to and over said easements for the purpose above set forth,

Second, Said utility easements or rights-of-way in and over said vacated alleys herein above described shall be forever accessible to the maintenance and inspection forces of the utility companies, or those specifically authorized by them, for the purpose of inspecting, installing, maintaining, repairing, removing, or replacing any sewer, conduit, water main, gas line or main, telephone or light pole or any utility facility placed or installed in the utility easements or rights-of-way. The utility companies shall have the right to cross or use the driveways and yards of the adjoining properties for ingress and egress at any time to and over said utility easements with any necessary equipment to perform the above mentioned task, with the understanding that the utility companies shall use due care in such crossing or use, and that any property damaged by the utility companies, other than that specifically prohibited by this resolution, shall be restored to a satisfactory condition,

Third, Said owners for their heirs and assigns further agree that no buildings or structures of any nature whatsoever including, but not limited to, concrete slabs or driveways, retaining or partition walls, shall be built or placed upon said easements, nor change of surface grade made, without prior approval of the City Engineering Division – DPW,

Fourth, That if the owners of any lots abutting on said vacated alleys shall request the removal and/or relocation of any existing poles or other utilities in said easements, such owners shall pay all costs incidental to such removal and/or relocation, unless such charges are waived by the utility owners,

Fifth, That if any utility located in said property shall break or be damaged as a result of any action on the part of said owners or assigns (by way of illustration but not limitation) such as storage of excessive weights of materials or construction not in accordance with Section 3, mentioned above, then in such event said owners or assigns shall be liable for all costs incidental to the repair of such broken or damaged utility; and further

PROVIDED, That if it becomes necessary to remove the paved alley returns at the entrances (into McDougal, Charest and Gallagher Avenues), such removal and construction of new curb and sidewalk shall be done under city permit and inspection according to City Engineering Division – DPW specifications with all costs borne by the abutting owner(s), their heir or assigns; and further

RESOLVED, That your Honorable Body authorized the acceptance of the following described properties, subject to the approval of the Traffic Engineering Division – DPW, City Engineering Division – DPW and any other public or privately owned utility company, if necessary, for public alley purposes:

Land in the City of Detroit, Wayne County, Michigan being the North 16.00 feet of Lot 96 in the "Schellberg and Barne's Subdivision" of the East 40 Acres of the West 80 Acres ¼ Section 20 10,000 Acre Tract Hamtramck (now City of Detroit) Wayne County, Michigan as recorded in Liber 17 Page 1, Plats, Wayne County Records;

Also, Land in the City of Detroit, Wayne County, Michigan being the North 16.00 feet of Lot 271 in the "Schellberg and Barne's Subdivision" of the East 40 Acres of the West 80 Acres ¼ Section 20 10,000 Acre Tract Hamtramck (now City of Detroit) Wayne County, Michigan as recorded in Liber 17 Page 1, Plats, Wayne County Records;

PROVIDED, That the petitioner shall design and construct the proposed public alleys as required by the City Engineering Division – DPW (CED)/Street Design Bureau and the Traffic Engineering Division – DPW; and further

PROVIDED, That the entire work is to be performed in accordance with plans and specifications approved by CED and constructed under the inspection and approval of CED; and further

PROVIDED, That the entire cost of the proposed public alleys construction, including inspection, survey and engineering shall be borne by the petitioner; and further

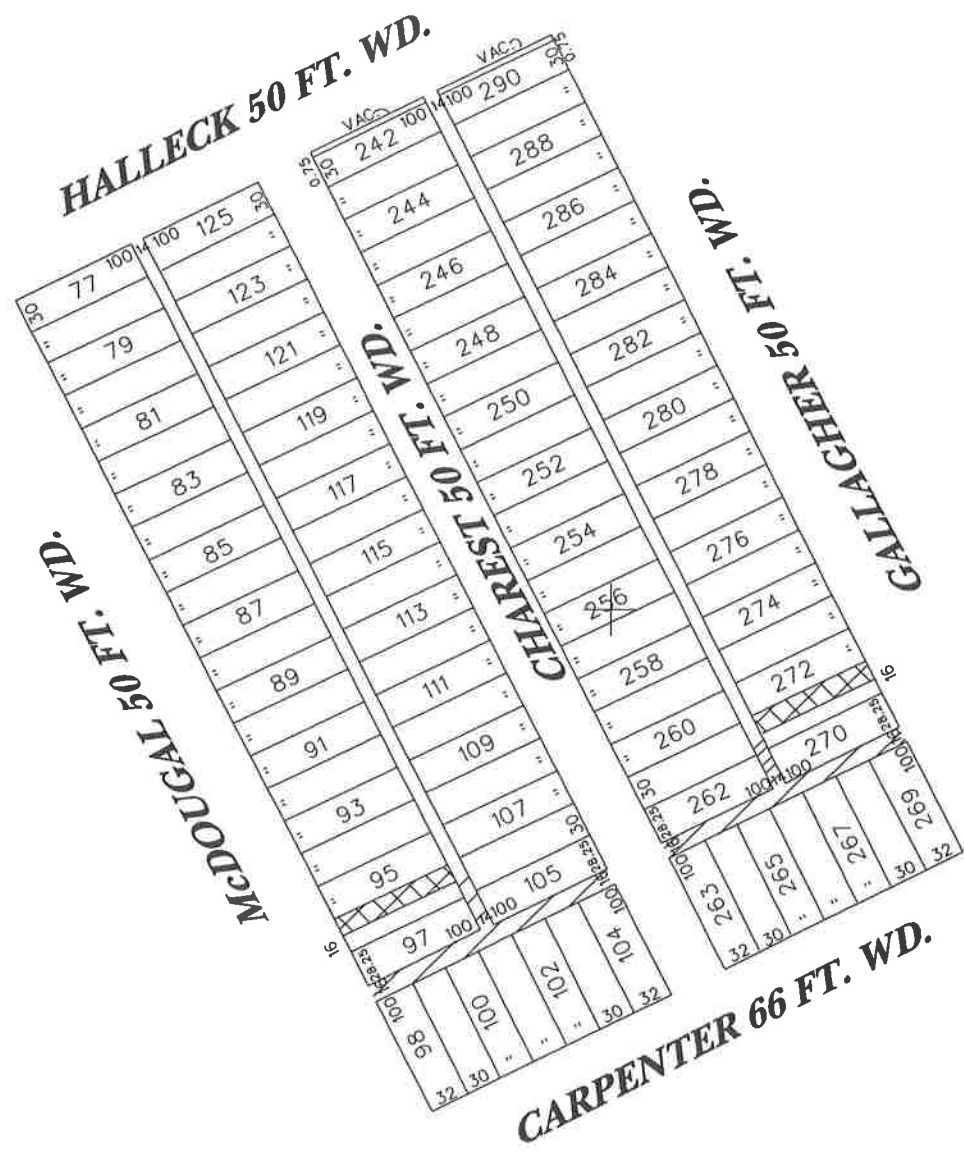
PROVIDED, That all taxes with respect to property of which the Dedication Area is a part of shall be paid and proof thereof furnished to the Law Department and/or City Engineering Division – DPW; and further

PROVIDED, That proof of compliance with Detroit Ordinance No. 29-94, Detroit Code Sections 2-1-11 through 2-1-15 also known as the Environmental Review Guidelines, is furnished to the Law Department and/or City Engineering Division – DPW; and further

PROVIDED, That the fee owner submit a properly executed warranty deed to the Law Department and/or City Engineering Division – DPW; and

PROVIDED, That the City Clerk shall within 30 days record a certified copy of this resolution with the Wayne County Register of Deeds.

**PETITION NO. 242**  
**CDPA ARCHITECTS, Inc.**  
**26600 TELEGRAGH RD. SUITE 450**  
**SOUTHFIELD, MI 48034**  
**c/o JOHN P. ARGENTA, A.L. A.**  
**PHONE NO. 248-354-2441**



 **-DEDICATION OF ALLEYS**

 **-REQUESTED CONVERSION TO EASEMENT**

(FOR OFFICE USE ONLY)

**CARTO 43A**

<b>B</b>					
<b>A</b>					
<b>DESCRIPTION</b>	<b>DRWN</b>	<b>CHKD</b>	<b>APPD</b>	<b>DATE</b>	
<b>REVISIONS</b>					
<b>DRAWN BY</b>	<b>AHB</b>				
<b>DATE</b>	<b>7/3/06</b>				
	<b>CHECKED</b>				
	<b>APPROVED</b>				

**REQUESTED CONVERSION TO EASEMENT OF ALLEYS, AND DEDICATION OF LAND FOR AN ALLEY OUTLET ALL IN THE AREA OF CARPENTER, HALLECK, MCDUGAL AND GALLAGHER.**

<b>CITY OF DETROIT</b>	
<b>CITY ENGINEERING DEPARTMENT</b>	
<b>SURVEY BUREAU</b>	
<b>JOB NO.</b>	<b>01-01</b>
<b>DRWG. NO.</b>	<b>x242</b>



COVENANT DEED

D & H MEDICAL PLAZA, LLC, a Michigan limited liability company ("Grantor"), whose address is 341 E. Huron St., Ann Arbor, MI 48104, hereby sells, conveys, grants and bargains to CITY OF DETROIT, a Michigan municipal corporation ("Grantee"), whose address is 1010 City County Building, Detroit, MI 48226-3491, the premises situated in Detroit, Wayne County, Michigan, more specifically described as:

See Exhibit A hereto

for the sum of One and 00/100 Dollar (\$1.00).

Grantor, for itself, its successors and assigns, covenants, grants, bargains, and agrees to and with Grantee, its successors and assigns, that, subject to the exceptions set forth on Exhibit B hereto, Grantor has not done, committed or knowingly suffered to be done or committed any act, matter, or thing whatsoever, whereby the premises hereby granted, or any part thereof, is, or shall or may be, charged or encumbered in title, estate or otherwise.


If the land being conveyed is unplatted, the following is deemed to be included:

Grantor grants to Grantee the right to make no (0) division(s) under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended.

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

GRANTOR:

D & H MEDICAL PLAZA, LLC,  
a Michigan limited liability company

By:   
Name: Raed TSSA  
Its: Member

Dated as of 17<sup>th</sup> June, 2009.

STATE OF MICHIGAN        )  
  ) SS.  
COUNTY OF Washtenaw)

This instrument was acknowledged before me in Washtenaw County, Michigan, on June 17, 2009, by Raed Issa the Member of D & H Medical Plaza, LLC, a Michigan limited liability company, on behalf of the limited liability company.

Tajhrad Adnan Dari  
Print Name of Notary Public: Tajhrad Adnan Dari  
Notary Public, State of Michigan, County of Washtenaw  
My commission expires: January 28, 2012  
Acting in the County of Washtenaw

Drafted by:  
Richard A. Barr, Esq.  
Honigman Miller Schwartz and Cohn LLP  
2290 First National Building  
660 Woodward Avenue  
Detroit, MI 48226

TAJHRID ADNAN DARI  
Notary Public, State of Michigan  
County of Washtenaw  
My Commission Expires Jan. 28, 2012  
Acting in the County of Washtenaw

When recorded return to:  
City of Detroit  
1010 City County Building  
Detroit, MI 48226-3491

Send subsequent tax bills to: Grantee

Transfer Tax: Exempt from State Transfer Tax under MCL 207.526(a)  
Exempt from County Transfer Tax under MCL 207.505(a)

**EXHIBIT A**

**LEGAL DESCRIPTION**

LAND IS SITUATED IN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN, AND DESCRIBED AS THE NORTH 16 FEET OF LOT 96, SCHELLBERG AND BARNES SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 17, PAGE 1 OF PLATS, WAYNE COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 96; THENCE S26°11'47"E (S25°54'00"E RECORD) ALONG THE EAST LINE OF SAID LOT 96, 16.00 FEET; THENCE S64°06'00"W PARALLEL TO THE NORTH LINE OF SAID LOT 96, 100.00 FEET; THENCE N26°11'47"W (N25°54'00"W RECORD) ALONG THE WESTERLY LINE OF SAID LOT 96, 16.00 FEET; THENCE N64°06'00"E ALONG THE NORTH LINE OF SAID LOT 96, 100.00 FEET TO THE POINT OF BEGINNING.

Tax Parcel No. 09010347. (part of)

**EXHIBIT B**

**EXCEPTIONS**

**Liens, encumbrances, restrictions and easements of record.**

COVENANT DEED

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See Exhibit A hereto

for the sum of One and 00/100 Dollar (\$1.00).

Grantor, for itself, its successors and assigns, covenants, grants, bargains, and agrees to and with Grantee, its successors and assigns, that, subject to the exceptions set forth on Exhibit B hereto, Grantor has not done, committed or knowingly suffered to be done or committed any act, matter, or thing whatsoever, whereby the premises hereby granted, or any part thereof, is, or shall or may be, charged or encumbered in title, estate or otherwise.

If the land being conveyed is unplatted, the following is deemed to be included:

Grantor grants to Grantee the right to make no (0) division(s) under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended.

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

GRANTOR:

D & H MEDICAL PLAZA, LLC,  
a Michigan limited liability company

By: Mohamad Issa  
Name: Mohamad Issa  
Its: 11/1/08

Dated as of 11/1, 2008

Covenant Deed

EXHIBIT A

LEGAL DESCRIPTION

LAND IS SITUATED IN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN, AND DESCRIBED AS THE NORTH 16 FEET OF LOT 271, SCHELLBERG AND BARNES SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 17, PAGE 1 OF PLATS, WAYNE COUNTY RECORDS. MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 271; THENCE S26°11'47"E (S25°54'00"E RECORD) ALONG THE EAST LINE OF SAID LOT 271, 16.00 FEET; THENCE S64°06'00"W PARALLEL TO THE NORTH LINE OF SAID LOT 271, 100.00 FEET; THENCE N26°11'47"W (N25°54'00"W RECORD) ALONG THE WESTERLY LINE OF SAID LOT 271, 16.00 FEET; THENCE N64°06'00"E ALONG THE NORTH LINE OF SAID LOT 271, 100.00 FEET TO THE POINT OF BEGINNING

Tax Parcel No. 09009941. (part of)

**EXHIBIT B**

**EXCEPTIONS**

Liens, encumbrances, restrictions and easements of record.

STATE OF MICHIGAN     )  
  ) SS.  
COUNTY OF Washtenaw )

This instrument was acknowledged before me in Washtenaw County, Michigan, on November 1, 2008, by Mohamed Issa the Landlord of D & H Medical Plaza, LLC, a Michigan limited liability company, on behalf of the limited liability company.

**TAJHRID ADNAN DARI**  
Notary Public, State of Michigan  
County of Washtenaw  
My Commission Expires Jan. 28, 2012  
Acting in the County of Washtenaw

Tajhrid Dari  
Print Name of Notary Public: Tajhrid Adnan Dari  
Notary Public, State of Michigan, County of Washtenaw.  
My commission expires: January 28 2012.  
Acting in the County of Washtenaw.

**Drafted by:**  
Richard A. Barr, Esq.  
Honigman Miller Schwartz and Cohn LLP  
2290 First National Building  
660 Woodward Avenue  
Detroit, MI 48226

**When recorded return to:**  
City of Detroit  
1010 City County Building  
Detroit, MI 48226-3491

Send subsequent tax bills to: Grantee

Transfer Tax: Exempt from State Transfer Tax under MCL 207.526(a)  
Exempt from County Transfer Tax under MCL 207.505(a)