

2015 NOV -6 AM 8:12

Bernard J. Youngblood
Wayne County Register of Deeds
2015420944 L: 52565 P: 914
11/06/2015 08:12 AM WD Total Pages: 5



P.A. 327 OF 1968 AFFIDAVIT FILED

TITLE

P O Box 5041
Troy, MI 48007-5041

WARRANTY DEED

PAINIA DEVELOPMENT CORPORATION, a Michigan corporation, the address of which is 28 W. Adams, Suite 900, Detroit, MI 48229 ("Grantor"), conveys and warrants to **EASTWOOD SENIOR LEASING, LLC**, a Michigan limited liability company, the address of which is 4000 Town Center, Ste. 700, Southfield, Michigan 48075 ("Grantee") the following:

land situated in City of Detroit, Wayne County, Michigan, and more particularly described in attached **Exhibit A** (the "Land"), together with the buildings, structures and improvements on, above or below the Land, and all fixtures owned by Grantor attached to, a part of or used in connection with the improvements, structures, buildings, facilities, walkways, ramps and other appurtenances relating to the Land, and all right, title and interest, if any, of Grantor in and to any land lying in the bed of any street, road or avenue, open or proposed, in front of or adjoining the Land to the center line thereof, all easements appurtenant to the Land, including, but not limited to, privileges or rights of way over adjoining premises inuring to the benefit of the Land, or the fee owner thereof, and all rights of use, air, mineral and subsurface rights, servitudes, licenses, tenements, hereditaments and appurtenances now or hereafter belonging to the foregoing (collectively, the "Property"), for good and valuable consideration (Real Estate Transfer Tax Valuation Affidavit filed).

Dated effective as of September 11th, 2015.

GRANTOR:

PAINIA DEVELOPMENT CORPORATION, a Michigan corporation

By: Freddie L. DuBose

Name: Freddie L. DuBose

Its: Vice President

This is to certify that there are no delinquent property taxes owed to our office on this property for five years prior to the date of this instrument. No representation is made as to the status of any tax liens or titles owed to any other entities.
No: 12750 Reaffirming Not Examined
Date 11-2-15 WAYNE COUNTY TREASURER Clerk RB

203269838.2 37945/177900
203269838.3 37945/177900

1419233

27

STATE OF MICHIGAN)
COUNTY OF Oakland) ss.

The foregoing instrument was acknowledged before me this 11th day of September, 2015, by Freddie L. DuBose, Vice President of Painia Development Corporation, on behalf of the corporation.


_____, Notary Public
_____, County, Michigan
My commission expires: _____
Acting in _____ County, Michigan

Bryan Melvin III
Notary Public, Wayne County, MI.
Acting in Oakland County, MI
My Commission Expires: 2/5/2017

Prepared by and, when recorded, return to:
David M. Blau, Esq.
Clark Hill PLC
151 S. Old Woodward Ave., Ste. 200
Birmingham, MI 48009

Send Tax Bills to:
4000 Town Center, Ste. 700
Southfield, Michigan 48075

Exhibit A to Warranty Deed
Legal Description of the Land

Tax Parcel Numbers:

203269838.2 37945/177900
203269838.3 37945/177900

Address Reference: 2285 #21, 2289 #22, 2293 #23, 2297 #24 Hendricks; 2624 #27, 2616 #28 Chene; and 2603 E. Vernor, Detroit, MI 48207

The land referred to in this Commitment is described as follows:

Property located in the City of Detroit, County of Wayne, State of Michigan.

PARCEL 1:

Being Lots 1 through 4 inclusive, Block 36, Plat of the Subdivision of the West 1/2 of Private Claim No. 91, as recorded in Liber 1, page 283, Wayne County Records, and Lots 1 through 8 inclusive, Block 23, Subdivision of Part of James Campau Farm, as recorded in Liber 2, page 17, Wayne County Records, described as follows: Beginning at the intersection of the Northerly line of Hendricks Street (50 foot right of way) and the Easterly line of Dubois Street (50 foot right of way), same being the Southwesterly corner of said Lot 4, Liber 1, page 283; thence along said Easterly line, North 26 degrees 00 minutes 00 seconds West, a distance of 105.25 feet to the Southerly line of a public alley (20 foot right of way), same being the Northwesterly corner of said Lot 4, Liber 1, page 283; thence along said Southerly line, North 60 degrees 00 minutes 00 seconds East, a distance of 434.00 feet to the Westerly line of a public alley (18 foot right of way) same being the Northeasterly corner of said Lot 8; thence along said Westerly line, South 26 degrees 00 minutes 00 seconds East a distance of 105.25 feet to a point on said Northerly line of Hendricks Street, same being the Southeasterly corner of said Lot 8; thence along said Northerly line, South 60 degrees 00 minutes 00 seconds West, a distance of 434.00 feet to the point of beginning.

PARCEL 2:

Being Lots 9 through 12, inclusive, Block 23, Subdivision of Part of James Campau Farm, as recorded in Liber 2, page 17, Wayne County Records, described as follows: Beginning at the intersection of the Northerly line of Hendricks Street (50 foot right of way) and the Westerly line of Chene Street (60 foot right of way), same being the Southeasterly corner of said Lot 9; thence, along said Northerly line, South 60 degrees 00 minutes 00 seconds West, a distance of 100.00 feet to the Easterly line of a public alley (18 foot right of way), same being the Southwesterly corner of said Lot 9; thence along said Easterly line, North 26 degrees 00 minutes 00 seconds West, a distance of 120.50 feet to the Northwesterly corner of said Lot 12; thence along the Northerly line of said Lot 12, North 64 degrees 00 minutes 51 seconds East, a distance of 99.75 feet to a point on said Westerly line of Chene Street, same being the Northeasterly corner of said Lot 12; thence along said Westerly line, South 26 degrees 00 minutes 00 seconds East, a distance of 113.50 feet to the point of beginning.

PARCEL 3:

Being Lots 289 through 296, inclusive, Subdivision of the Gabriel Chene Estate, as recorded in Liber 2 of Plats, page 43, Wayne County Records, described as follows: Beginning at the intersection of the Northerly line of Hendricks Street (50 foot right of way) and the Easterly line of Chene Street (60 foot right of way), same being the Southwesterly corner of said Lot 289; thence along said Easterly line, North 26 degrees 00 minutes 00 seconds West, a distance of 230.56 feet to the Southerly line of Hunt Street (50 foot right of way), same being the Northwesterly corner of said Lot 296; thence along said Southerly line, North 60 degrees 00 minutes 00 seconds East, a distance of 100.00 feet to the Westerly line of a public alley (20 foot right of way), same being the Northeasterly corner of said Lot 296; thence along said Westerly line, South 26 degrees 00 minutes 00 seconds East, a distance of 230.56 feet to a point on said Northerly line of Hendricks Street, same being the Southeasterly corner of said Lot 289; thence along said Northerly line, South 60 degrees 00 minutes 00 seconds West, a distance of 100.00 feet to the point of beginning.

PARCEL 5:

Being Lots 251 through 258, inclusive, Subdivision of the Gabriel Chene Estate, as recorded in Liber 2 of Plats, page 43, Wayne County Records, described as follows: Beginning at the intersection of the Southerly line of Hendricks Street (50 foot right of way) and the Easterly line of Chene Street (60 foot right of way), same being the Northwesterly corner of said Lot 258; thence along said Southerly line, North 60 degrees 00 minutes 00 seconds

PROPERTY DESCRIPTION

(Continued)

East, a distance of 100.00 feet to the intersection of said Southerly line with the Westerly line of a public alley (20 foot right of way), same being the Northeasterly corner of said Lot 258; thence along said Westerly line, South 26 degrees 00 minutes 00 seconds East, a distance of 230.56 feet to the Northerly line of Vernor Highway (86 foot right of way) same being the Southeasterly corner of said Lot 251; thence along said Northerly line, South 60 degrees 00 minutes 00 seconds West a distance of 100.00 feet to a point on said Easterly line of Chene Street, same being the Southwesterly corner of said Lot 251; thence along said Easterly line, North 26 degrees 00 minutes 00 seconds West, a distance of 230.56 feet to the point of beginning.

2015 JUL -8 AM 9:43

Bernard J. Youngblood
Wayne County Register of Deeds

2015288156 L: 52332 P: 1016
07/08/2015 11:01 AM MDA Total Pages: 2



**FIRST AMENDMENT TO THE MASTER DEED OF
PARADISE VALLEY CONDOMINIUMS TERMINATING CONDOMINIUM**

THIS FIRST AMENDMENT TO THE MASTER DEED OF PARADISE VALLEY CONDOMINIUMS is made and executed on this 6 day of July, 2015, by Painia Development Corporation ("Successor Developer"), a Michigan corporation, whose address for the purpose of this Amendment is 28 W. Adams, Ste. 900, Detroit, MI 48226, represented herein by Cullen Dubose, who is fully empowered and qualified to act on behalf of the Successor Developer in pursuance of the Michigan Condominium Act (being Act 59 of the Public Acts of 1978, as amended).

WITNESSETH:

A. The Successor Developer, as the holder of title to all Units in Paradise Valley Condominiums, a residential condominium project established pursuant to the Master Deed thereof recorded in Liber 46546, Pages 1294-1364, inclusive Wayne County Records and known as Wayne County Condominium Subdivision Plan No. 955, desires to amend the Master Deed for Paradise Valley Condominiums, pursuant to the authority granted by Article IX, Section 7 of the Master Deed and Section 50 of the Michigan Condominium Act (the "Act"), as amended, (MCLA § 559.150, MSA § 26.50(150)), for the purpose of terminating the Condominium.

B. The Master Deed shall be amended and the Condominium forthwith terminated upon recording with the Register of Deeds for Wayne County, as required by Section 73 of the Michigan Condominium Act (MCLA § 559.173, MSA 26.50(173)).

NOW THEREFORE, the following changes are hereby made to the Master Deed of Paradise Valley Condominiums:

1. From the date of recording of this Amendment forward, the Paradise Valley Condominiums project is hereby terminated and Units 1-30 therein shall cease to exist as Condominium Units. The property on which the Condominium was established shall revert to its original property description and parcel identification numbers, with the following being deleted from the property records:

- Tax Item No(s):
- 1242.001/Ward 9, as to Unit 1
- 1242.002L/Ward 9, as to Unit 2
- 1243.001/Ward 9, as to Unit 3
- 1243.002L/Ward 9, as to Unit 4
- 1244.001/Ward 9, as to Unit 5
- 1244.002L/Ward 9, as to Unit 6

EXAMINED AND APPROVED
DATE JUL 08 2015
BY AM WLL/U
AMY L. MILLER-VANDAWAKER
PLAT ENGINEER

WAYNE COUNTY TREASURER
7-8-15 [Signature]

- 1245.001/Ward 9, as to Unit 7
- 1245.002L/Ward 9, as to Unit 8
- 1246.001/Ward 9, as to Unit 9
- 1246.002L/Ward 9, as to Unit 10
- 1247.001/Ward 9, as to Unit 11
- 1247.002L/Ward 9, as to Unit 12
- 1248.001/Ward 9, as to Unit 13
- 1248.002L/Ward 9, as to Unit 14
- 1249.001/Ward 9, as to Unit 15
- 1249.002L/Ward 9, as to Unit 16
- 1250.001/Ward 9, as to Unit 17
- 1250.002L/Ward 9, as to Unit 18
- 1251.001/Ward 9, as to Unit 19
- 1251.002L/Ward 9, as to Unit 20
- 1252.001/Ward 9, as to Unit 21
- 1252.002L/Ward 9, as to Unit 22
- 1253.001/Ward 9, as to Unit 23
- 1253.002L/Ward 9, as to Unit 24
- 1254.001/Ward 9, as to Unit 25
- 1254.002L/Ward 9, as to Unit 26
- 1255.001/Ward 9, as to Unit 27
- 1255.002/Ward 9, as to Unit 28
- 1255.003/Ward 9, as to Unit 29
- 1255.004L/Ward 9, as to Unit 30

PER ASSESSORS
JPS 7-8-2015

IN WITNESS WHEREOF, the Successor Developer has caused this Amendment to be executed the day and year first above written.

Painia Development Corporation, a Michigan Corporation

By: Cullen Dubose
Cullen Dubose, President

STATE OF MICHIGAN }
 }ss
COUNTY OF WAYNE }

On this 6 day of July, 2015, the foregoing First Amendment to the Master Deed of Paradise Valley Condominiums was acknowledged before me by Cullen Dubose, President of Painia Development Corporation, a Michigan corporation, on behalf of and by authority of the corporation.

Drafted by and return to:

Mark F. Makower, Esq.
Makower Abbate Guerra PLLC
30140 Orchard Lake Rd
Farmington Hills, Michigan 48334

Stanley R Bush 07/06/15
 }, Notary Public
WAYNE County, MI
My commission expires:
Acting in WAYNE County, MI
STANLEY R. BUSH
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Jun 26, 2018
ACTING IN COUNTY OF WAYNE

COVENANT DEED

(Platted/Condominium)

Drafted By:

Christopher Denha, Sole Member
Urban Real Estate Properties LLC
28 W. Adams, Suite 900
Detroit, MI 48229

Return To:

Eastwood Senior Leasing, LLC
2295 E Vernor Highway
Detroit, MI 48207

Send Tax Bills To:

Eastwood Senior Leasing, LLC
2295 E Vernor Highway
Detroit, MI 48207

Recording Fee: \$24.00
File Number: 647381

State Transfer Tax: \$2,625.00
County Transfer Tax: \$385.00

Tax Parcel No.: 001230/Ward 09

THIS CONVEYANCE is made this June 12, 2015, *BETWEEN*

Urban Real Estate Properties LLC, a Michigan limited liability company

whose address is 28 W. Adams, Suite 900, Detroit, MI 48229, Grantor, grants and conveys,

Eastwood Senior Leasing, LLC, a Michigan limited liability company

whose address is 4000 Town Center, Suite 700, Southfield, MI 48075, Grantee

The Grantor, for and in consideration of the sum of

Three hundred fifty thousand Dollars (\$350,000.00)

said sum having been paid by the Grantee, the receipt whereof is hereby confessed and acknowledged, all right title and interest in a certain parcel of land known and described as follows as situated in the City of **Detroit**, County of **Wayne**, State of Michigan, to wit:

(SEE ATTACHED EXHIBIT A)

More commonly known as: **2295 E Vernor Highway, Detroit, MI 48207**

Subject To:

Existing building and use restrictions, easements of record, and zoning ordinances, if any.



First American Title Insurance Company

Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in Law or Equity, of, in, and to the above bargained premises, with the said hereditaments and appurtenances; to have and to hold the premises as before described, with the appurtenances, unto the Grantee, their heirs and assigns, forever.

And the Grantor, for itself, its successors and assigns, does covenant, grant, bargain and agree to and with the Grantee, their heirs and assigns, that the Grantor, has not heretofore done, committed or wittingly or willingly 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 howsoever.

Dated this June 12, 2015.

(Attached to and becoming a part of Covenant Deed dated: June 12, 2015 between Urban Real Estate Properties LLC, a Michigan limited liability company, as Grantor(s) and Eastwood Senior Leasing, LLC, a Michigan limited liability company, as Grantee(s).)

Seller(s):

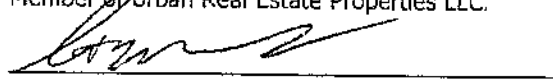
Urban Real Estate Properties LLC, a
Michigan limited liability company



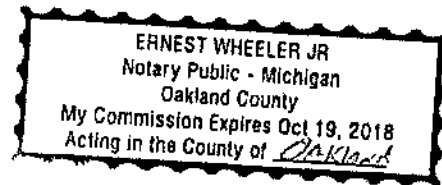
By: Christopher Denha, Sole Member

State of Michigan
County of Oakland

The foregoing instrument was acknowledged before me
this June 12, 2015 by Christopher Denha, Sole
Member of Urban Real Estate Properties LLC.



Notary Public: Ernest Wheeler, Jr.
Notary County/State: Oakland / Michigan
County Acting In: Oakland
Commission Expires: 10-19-2018



(Attached to and becoming a part of Covenant Deed dated: June 12, 2015 between Urban Real Estate Properties LLC, a Michigan limited liability company, as Grantor(s) and Eastwood Senior Leasing, LLC, a Michigan limited liability company, as Grantee(s).)

EXHIBIT A

Land situated in the City of Detroit, County of Wayne, State of Michigan, described as follows:

Lots 1 through 8, inclusive, Block 33 including the adjacent vacated alley, PLAT OF THE SUBDIVISION OF THE WEST 1/2 OF PRIVATE CLAIM NO. 91, FROM GERMAN ST TO RAIL ROAD ST, according to the plat thereof as recorded in Liber 1 of Plats, page 283, Wayne County Records, and Lots 1 through 24, Block 22, inclusive, including the vacated alleys adjacent thereto, SUBDIVISION OF PART OF JAMES CAMPAU FARM, EAST 1/2 P.C. 91, according to the plat thereof as recorded in Liber 2 of Plats, page 17, Wayne County Records.

Tax Item No: 001230/Ward 09

Tax Parcel Number: 001230/Ward 09

WARRANTY DEED

PAINIA DEVELOPMENT CORPORATION, a Michigan corporation, the address of which is 28 W. Adams, Suite 900, Detroit, MI 48229 ("**Grantor**"), conveys and warrants to **EASTWOOD SENIOR LEASING, LLC**, a Michigan limited liability company, the address of which is 4000 Town Center, Ste. 700, Southfield, Michigan 48075 ("**Grantee**") the following:

land situated in City of Detroit, Wayne County, Michigan, and more particularly described in attached **Exhibit A** (the "**Land**"), together with the buildings, structures and improvements on, above or below the Land, and all fixtures owned by Grantor attached to, a part of or used in connection with the improvements, structures, buildings, facilities, walkways, ramps and other appurtenances relating to the Land, and all right, title and interest, if any, of Grantor in and to any land lying in the bed of any street, road or avenue, open or proposed, in front of or adjoining the Land to the center line thereof, all easements appurtenant to the Land, including, but not limited to, privileges or rights of way over adjoining premises inuring to the benefit of the Land, or the fee owner thereof, and all rights of use, air, mineral and subsurface rights, servitudes, licenses, tenements, hereditaments and appurtenances now or hereafter belonging to the foregoing (collectively, the "**Property**"), for good and valuable consideration (Real Estate Transfer Tax Valuation Affidavit filed).

Dated effective as of September 11th, 2015.

GRANTOR:

PAINIA DEVELOPMENT CORPORATION, a Michigan corporation

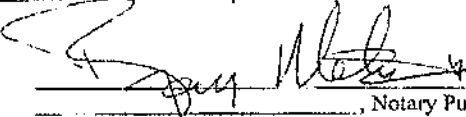
By: Freddie L. DuBase

Name: Freddie L. DuBase

Its: Vice President

STATE OF MICHIGAN)
COUNTY OF Oakland) ss.

The foregoing instrument was acknowledged before me this 11th day of September, 2015, by Freddie L. Dubose, Vice President of Painia Development Corporation, on behalf of the corporation.


_____, Notary Public
_____, County, Michigan
My commission expires: _____
Acting in _____ County, Michigan

Bryan Melvin III
Notary Public, Wayne County, MI.
Acting in Oakland County, MI
My Commission Expires: 2/6/2017

Prepared by and, when recorded, return to:
David M. Blau, Esq.
Clark Hill PLC
151 S. Old Woodward Ave., Ste. 200
Birmingham, MI 48009

Send Tax Bills to:
4000 Town Center, Ste. 700
Southfield, Michigan 48075

Exhibit A to Warranty Deed
Legal Description of the Land

Tax Parcel Numbers:

203269838.2 37945/177900
203269838.3 37945/177900

Address Reference: 2285 #21, 2289 #22, 2293 #23, 2297 #24 Hendricks; 2624 #27, 2616 #28 Chene; and 2603 E. Vernor, Detroit, MI 48207

The land referred to in this Commitment is described as follows:

Property located in the City of Detroit, County of Wayne, State of Michigan.

PARCEL 1:

Being Lots 1 through 4 inclusive, Block 36, Plat of the Subdivision of the West 1/2 of Private Claim No. 91, as recorded in Liber 1, page 283, Wayne County Records, and Lots 1 through 8 inclusive, Block 23, Subdivision of Part of James Campau Farm, as recorded in Liber 2, page 17, Wayne County Records, described as follows: Beginning at the intersection of the Northerly line of Hendricks Street (50 foot right of way) and the Easterly line of Dubofs Street (50 foot right of way), same being the Southwesterly corner of said Lot 4, Liber 1, page 283; thence along said Easterly line, North 26 degrees 00 minutes 00 seconds West, a distance of 105.25 feet to the Southerly line of a public alley (20 foot right of way), same being the Northwesterly corner of said Lot 4, Liber 1, page 283; thence along said Southerly line, North 60 degrees 00 minutes 00 seconds East, a distance of 434.00 feet to the Westerly line of a public alley (18 foot right of way) same being the Northeasterly corner of said Lot 8; thence along said Westerly line, South 26 degrees 00 minutes 00 seconds East a distance of 105.25 feet to a point on said Northerly line of Hendricks Street, same being the Southeasterly corner of said Lot 8; thence along said Northerly line, South 60 degrees 00 minutes 00 seconds West, a distance of 434.00 feet to the point of beginning.

PARCEL 2:

Being Lots 9 through 12, inclusive, Block 23, Subdivision of Part of James Campau Farm, as recorded in Liber 2, page 17, Wayne County Records, described as follows: Beginning at the intersection of the Northerly line of Hendricks Street (50 foot right of way) and the Westerly line of Chene Street (60 foot right of way), same being the Southeasterly corner of said Lot 9; thence, along said Northerly line, South 60 degrees 00 minutes 00 seconds West, a distance of 100.00 feet to the Easterly line of a public alley (18 foot right of way), same being the Southwesterly corner of said Lot 9; thence along said Easterly line, North 26 degrees 00 minutes 00 seconds West, a distance of 120.50 feet to the Northwesterly corner of said Lot 12; thence along the Northerly line of said Lot 12, North 64 degrees 00 minutes 51 seconds East, a distance of 99.75 feet to a point on said Westerly line of Chene Street, same being the Northeasterly corner of said Lot 12; thence along said Westerly line, South 26 degrees 00 minutes 00 seconds East, a distance of 113.50 feet to the point of beginning.

PARCEL 3:

Being Lots 289 through 296, inclusive, Subdivision of the Gabriel Chene Estate, as recorded in Liber 2 of Plats, page 43, Wayne County Records, described as follows: Beginning at the intersection of the Northerly line of Hendricks Street (50 foot right of way) and the Easterly line of Chene Street (60 foot right of way), same being the Southwesterly corner of said Lot 289; thence along said Easterly line, North 26 degrees 00 minutes 00 seconds West, a distance of 230.56 feet to the Southerly line of Hunt Street (50 foot right of way), same being the Northwesterly corner of said Lot 296; thence along said Southerly line, North 60 degrees 00 minutes 00 seconds East, a distance of 100.00 feet to the Westerly line of a public alley (20 foot right of way), same being the Northeasterly corner of said Lot 296; thence along said Westerly line, South 26 degrees 00 minutes 00 seconds East, a distance of 230.56 feet to a point on said Northerly line of Hendricks Street, same being the Southeasterly corner of said Lot 289; thence along said Northerly line, South 60 degrees 00 minutes 00 seconds West, a distance of 100.00 feet to the point of beginning.

PARCEL 5:

Being Lots 251 through 258, inclusive, Subdivision of the Gabriel Chene Estate, as recorded in Liber 2 of Plats, page 43, Wayne County Records, described as follows: Beginning at the intersection of the Southerly line of Hendricks Street (50 foot right of way) and the Easterly line of Chene Street (60 foot right of way), same being the Northwesterly corner of said Lot 258; thence along said Southerly line, North 60 degrees 00 minutes 00 seconds

PROPERTY DESCRIPTION

(Continued)

East, a distance of 100.00 feet to the intersection of said Southerly line with the Westerly line of a public alley (20 foot right of way), same being the Northeastly corner of said Lot 258; thence along said Westerly line, South 26 degrees 00 minutes 00 seconds East, a distance of 230.56 feet to the Northerly line of Vernor Highway (86 foot right of way) same being the Southeastly corner of said Lot 251; thence along said Northerly line, South 60 degrees 00 minutes 00 seconds West a distance of 100.00 feet to a point on said Easterly line of Chene Street, same being the Southwestly corner of said Lot 251; thence along said Easterly line, North 26 degrees 00 minutes 00 seconds West, a distance of 230.56 feet to the point of beginning.