

314  
280

100%  
15%

\* UNCLAIMED MAIL  
OR  
CONSENT

597-0089  
6067  
Siegel Cell

2 left  
Sept 28 16  
Shell

Linda Moore  
 Baltimore Milwaukie  
 INTEREST FOR  
 Biodiesel  
 YOU  
 DEED  
 Dealing express truck  
 TAYGRA Group LLC  
 DEED  
 Knights of Atlas  
 OWNER

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 30  
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 60

MICHIGAN REAL ESTATE TRANSFER TAX  
Wayne County Tax Stamp #366956  
04/07/2015  
Receipt# 15-171931 L: 52167 P: 334  
State Tax: \$90.00 County Tax: \$13.20



2015188246 L: 52167 P: 334 WD  
04/07/2015 09:40:06 AM Total Pages: 4  
Bernard J. Youngblood, Register of Deeds - Wayne County, MI  
ELECTRONICALLY RECORDED

### WARRANTY DEED

**Corporate**(Platted/Condominium)

**Drafted By:**  
Russell Teall, ~~CEO~~  
BIODICO, INC  
280, 286 and 296 E Baltimore  
Detroit, MI 48202

**Return To:**  
280 East Baltimore LLC  
PO Box 160  
Detroit, MI 48207

**Send Tax Bills To:**  
280 East Baltimore LLC  
PO Box 160  
Detroit, MI 48207

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Recording Fee: \$22.00	State Transfer Tax: \$90.00	Tax Parcel No.: 001806/Ward 1,
File Number: 693514	County Transfer Tax: \$13.20	001807/Ward 1, 001808/Ward 1

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*Know All Persons by These Presents:* That **BIODICO INC, fka Biodiesel Industries Incorporated, a Delaware corporation**  
whose address is 280, 286 and 296 E Baltimore, Detroit, MI 48202

Convey(s) and Warrant(s) to **280 East Baltimore LLC, a Michigan limited liability company**  
whose address is PO Box 160, Detroit, MI 48207

the following described premises situated in the City of **Detroit**, County of **Wayne**, State of Michigan, to wit:

(SEE ATTACHED EXHIBIT A)

More commonly known as: **280, 286 and 296 E Baltimore, Detroit, MI 48202**

For the full consideration of: **eleven thousand seven hundred fifty Dollars (\$11,750.00)**

**Subject To:**

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



**First American**

First American Title Insurance Company

*(Attached to and becoming a part of Warranty Deed dated: March 23, 2015 between BIODICO INC, fka Biodiesel Industries Incorporated, a Delaware corporation, as Seller(s) and 280 East Baltimore LLC, a Michigan limited liability company, as Purchaser(s).)*

Dated this March 23, 2015.

**Seller(s):**

BIODICO INC, fka Biodiesel Industries  
Incorporated, a Delaware corporation



By: Russell Teall, CEO

State of Michigan  
County of \_\_\_\_\_

The foregoing instrument was acknowledged before me  
this March 23, 2015 by Russell Teall, CEO of Biodiesel  
Industries Incorporated, a Delaware corporation.

See attached.

Notary Public:  
Notary County/State: /  
County Acting In:  
Commission Expires:

### ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Santa Barbara

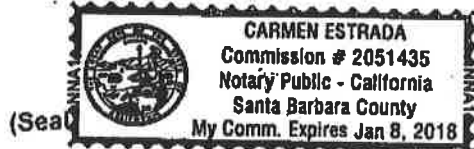
On 3/23/15 before me, Carmen Estrada, notary public  
(Insert name and title of the officer)

personally appeared Russell Tremaine Teal, III  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature C Estrada



*(Attached to and becoming a part of Warranty Deed dated: March 23, 2015 between BIODICO INC, fka Biodiesel Industries Incorporated, a Delaware corporation, as Seller(s) and 280 East Baltimore LLC, a Michigan limited liability company, as Purchaser(s).)*

**EXHIBIT A**

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

Lots 103, 104 and 105 of PATRICK MC GINNIS SUBN OF LOTS 1 2 3 4 5 6 7 8 AND 9 OF MC CUNNE' SUBN OF PART OF FRACTIONAL SECTION 31, according to the plat thereof recorded in Liber 4 of Plats, Page 93 of Wayne County Records.

Tax Item Nos:

001808/Ward 1, as to Lot 103

001807/Ward 1, as to Lot 104

001806/Ward 1, as to Lot 105

Tax Parcel Number: 001806/Ward 1, 001807/Ward 1, 001808/Ward 1

This is to certify that there are no delinquent property taxes as of this date owed to our office on this property. No representation is made as to the status of any tax liens or titles owed to any other entities.

No. 3756 R. H. W. J. 2014 Not Examined  
Date 3/15/15 WAYNE COUNTY TREASURER Clerk [Signature]

2013 JAN 16 AM 11:26

Real Estate Transfer Tax



County: \$27.50  
State: \$187.50  
Receipt: 15495  
Stamp: 285991

Bernard J. Youngblood  
Wayne County Register of Deeds  
January 16, 2013 11:26 AM  
Inst: 2013016036 WD Pages: 3  
Liber: 50414 Page: 1147



WARRANTY DEED

On December 29, 2012, Grand Lodge Knights of Pythias, a Michigan non-profit corporation, and Grand Court of Calanthe, a Michigan non-profit corporation, whose address is 314 East Baltimore, Detroit, MI 48202 (Grantors), conveys and warrants to JACOBSTREET, LLC, a Delaware limited liability company, whose address is 6533 East Jefferson, #221, Detroit, MI 48207 (Grantee), the real property in the City of Detroit, Wayne County, Michigan, and described as:

*Lots 108 and 109, plus that part of the adjacent alley described as: Beginning at the Southwesterly corner of Lot 108; thence Southerly along the Easterly line of Lot 107, 16.5 feet to a point; thence along a line Easterly and parallele to the Southerly line of the above mentioned Lot 108, 14.5 feet to a point; thence along a line Northeasterly 44.6 feet to a point in the Southerly line of Lot 109, said point being 3.4 feet Westerly along the Southerly line of Lots 108 and 109, thence Westerly along the Southerly line of Lots 108 and 109, 54.6 feet to the point of beginning; AND Lots 111 and 110, Patrick McGinnis Subdivision, recorded in Liber 4, Page 93 of Plats, Wayne County Records*

Commonly known as: 314 and 324 East Baltimore

For the full consideration of Twenty Five Thousand and 00/100 (\$25,000.00) dollars.

subject to any easements and building and use restrictions of record and the lien of taxes not yet due and payable,

Grantor grants to Grantee the right to make all divisions under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967.

GRAND LODGE KNIGHTS OF  
PYTHIAS, a Michigan Non-Profit  
Corporation

Dated: 12-29-12

By: /s/ Lois Lee  
Lois Lee  
Its: Secretary and Vice-President

Parcel #'s 010018023 + 01001801

This is to certify that there are no tax liens or titles on this property and that taxes are paid for FIVE YEARS previous to date of this Instrument EXCEPT

No. 2013-339 Raymond J. Wojcinski Date 1-11-13  
WAYNE COUNTY TREASURER Clerk [Signature]

STATE OF MICHIGAN )  
WAYNE COUNTY )

Dated: 12-29-12

GRAND COURT OF CALANTHE,  
A Michigan Non-Profit Corporation

By: /s/ Lois Lee  
Lois Lee

Its: Secretary and President

The foregoing instrument was acknowledged before me on December 29, 2012.  
GRAND LODGE KNIGHTS OF PYTHIAS and GRAND COURT OF  
CALANTHE, Michigan non-profit corporations, on behalf of each corporation.

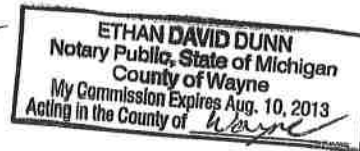
/s/ Ethan David Dunn

Ethan David Dunn

Notary public, State of Michigan, County of Wayne

My commission expires 8-10-2013

Acting in the County of Wayne



Drafted by and when recorded return to:  
MAXWELL DUNN, PLC  
26339 Woodward Avenue  
Huntington Woods, MI 48070

Send subsequent tax bills to:  
JACOBSTREET, LLC  
6533 East Jefferson, #221  
Detroit, MI 48207

Recording Fee:

Transfer Tax:

## Property and Land Search Results

City of Detroit

[Back to Non-Printer Friendly Version] [Send To Printer]

35 total record(s) were found in your search.

### Search Criteria:

Search for records where **Street Name** begins with "baltimore" AND **Street Number From** is greater than or equal to "200" AND **Street Number To** is less than or equal to "330".

<u>Parcel Number</u>	<u>Owner Name</u>	<u>Property Address</u> ↑	
<a href="#">01001842.</a>	JACOBSTREET LLC	207 E BALTIMORE	
<a href="#">01001842.</a>	**Sub-Address - view parcel details for owner information.	209 E BALTIMORE	
<a href="#">01001843.</a>	MCDONALD, VALERIE	225 E BALTIMORE	
<a href="#">01001843.</a>	**Sub-Address - view parcel details for owner information.	229 E BALTIMORE	
<a href="#">01001844.</a>	MCDONALD, VALERIE	243 E BALTIMORE	
<a href="#">01001814-21</a>	248 EAST BALTUMORE, LLC.	248 E BALTIMORE	
<a href="#">01001845-50</a>	BRADLEY, KENNY	249 E BALTIMORE	
<a href="#">01001813.</a>	248 EAST BALTUMORE, LLC.	252 E BALTIMORE	
<a href="#">01001812.</a>	248 EAST BALTUMORE, LLC.	256 E BALTIMORE	
<a href="#">01001812.</a>	**Sub-Address - view parcel details for owner information.	258 E BALTIMORE	
<a href="#">01001811.</a>	248 EAST BALTUMORE, LLC.	260 E BALTIMORE	
<a href="#">01991051.00</a>	GRACE FELLOWSHIP MISSIONARY BAPTIST	265 E BALTIMORE	
<a href="#">01001810.</a>	MOORE, LINDA J	268 E BALTIMORE	
<a href="#">01001809.</a>	BALTIMORE MILWAUKEE, LLC	276 E BALTIMORE	
<a href="#">01001851.</a>	SKY GROUP GRAND LLC	277 E BALTIMORE	
<a href="#">01001808.</a>	BIODIESEL INDUSTRIES INC	280 E BALTIMORE	
<a href="#">01001852.</a>	SKY GROUP GRAND LLC	283 E BALTIMORE	
<a href="#">01001807.</a>	BIODIESEL INDUSTRIES INC	286 E BALTIMORE	
<a href="#">01001853.</a>	SKY GROUP GRAND LLC	289 E BALTIMORE	
<a href="#">01001854.</a>	SKY GROUP GRAND LLC	295 E BALTIMORE	
<a href="#">01001806.</a>	BIODIESEL INDUSTRIES INC	296 E BALTIMORE	
<a href="#">01001805.</a>	DEARING EXPRESS TRUST I	300 E BALTIMORE	
<a href="#">01001855.</a>	DETROIT CELLULAR TELEPHONE	301 E BALTIMORE	
<a href="#">01981050.00</a>	NEW PAR	301 E BALTIMORE	
<a href="#">01991050.00</a>	NEW PAR	301 E BALTIMORE	**Personal Parcel
<a href="#">01001804.</a>	TAYGRA GROUP LLC	306 E BALTIMORE	
<a href="#">01001856.</a>	VERIZON WIRLESS	307 E BALTIMORE	
<a href="#">01001857.</a>	MILLER PROTECTION LLC	313 E BALTIMORE	
<a href="#">01991049.01</a>	MILLER PROTECTION SERVICE INC	313 E BALTIMORE	**Personal Parcel
<a href="#">01001802-3</a>	KNIGHTS OF PHYTHIAS	314 E BALTIMORE	
<a href="#">01991048.00</a>	GRAND LODGE KNIGHTS OF PYTHIAS &	314 E BALTIMORE	**Personal Parcel
<a href="#">01001858.</a>	PERRY, SARAH J & TOBIAS E	321 E BALTIMORE	
<a href="#">01001801.</a>	KNIGHTS OF PHYTHIAS	324 E BALTIMORE	
<a href="#">01001859.</a>	PERRY, SARAH J & TOBIAS E	327 E BALTIMORE	
<a href="#">01001860.</a>	PERRY, SARAH J & TOBIAS E	329 E BALTIMORE	



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[Privacy Policy](#)

J ADDRESS STREET LLC  
PO Box 160  
Detroit, MI 48207

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE  
**CERTIFIED MAIL™**



7008 2810 0000 9258 3423

UNCLAIMED

HP  
Noble  
G.M.

ATTN: LINDA MOORE, OR  
VALERIE THOMAS, OR  
CURRENT OWNER  
268 EAST BALTIMORE STREET  
DETROIT, MI 48202



1000

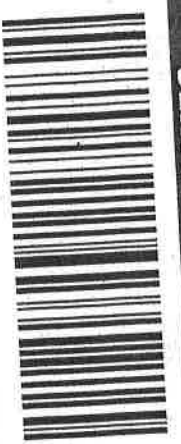


48202

U.S. POSTAGE  
PAID  
DETROIT, MI  
48202  
JUL 25, 16  
AMOUNT  
**\$4.24**  
R2305K134396-3

J ADDRESS STREET LLC  
PO Box 160  
Detroit, MI 48207

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS, HOLD AT DOTTED LINE  
**CERTIFIED MAIL™**



7008 2810 0000 9258 3423

 UNCLAIMED

HP  
Nashville  
TN

ATTN: LINDA MOORE, OR  
VALERIE THOMAS, OR  
CURRENT OWNER  
268 EAST BALTIMORE STREET  
DETROIT, MI 48202



1000



48202

U.S. POSTAGE  
PAID  
DETROIT, MI  
48202  
JUL 25 15  
AMOUNT  
**\$4.24**  
R2305K134396-3

248 East Baltimore LLC  
PO Box 160  
Detroit, MI 48207  
607-592-0089  
[esiegel@jacobsst.com](mailto:esiegel@jacobsst.com)

Ms. Linda Moore or  
Ms. Valerie McDonald or  
or Current Resident  
268 East Baltimore Street  
Detroit, MI 48202

RE: Request for Conversion to Easement of Alley

Dear Property Owner,

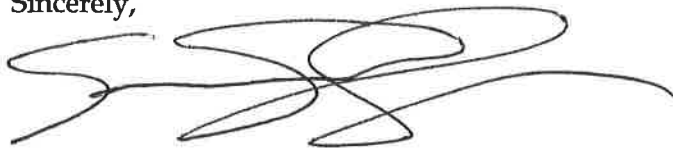
On behalf of 248 East Baltimore LLC, a single purpose real estate holding company, owners of a 0.8 acre land parcel on the southeastern corner of John R and Baltimore, I am sending you notice that we have petitioned the city of Detroit under Section 50-6-3 of the City of Detroit City Code, to convert the city of Detroit alleys adjacent our properties as well as north of the railroad lines, between John R and Brush Streets, into an easement for utilities.

In effect, landowners would now have rights for parking or landscaping (but not structures) on one half of the alley land adjacent to their property that is converted into an easement. This would provide the parcel owners with greater control of their parcels for purposes of cleanliness, controlled access, etc.

An easement is normally retained in the former alley (Please see Sec. 50-6-5 of the city of Detroit Municipal Code for further information) by the city of Detroit. It is our understanding that one may not build any permanent structures such as a garage or masonry wall in the easement. The easement permits the City and utility companies to have access to any pipes, sewers, poles, lines, etc.

Thank you for your time and consideration. If you have any objection to this matter, please do not hesitate to reach out to us.

Sincerely,

A handwritten signature in black ink, appearing to be 'Edward Siegel', written in a cursive style.

Edward Siegel  
Managing Member, 248 East Baltimore LLC

248 East Baltimore LLC  
PO Box 160  
Detroit, MI 48207  
607-592-0089  
[esiegel@jacobsst.com](mailto:esiegel@jacobsst.com)

Ms. Linda Moore or  
Ms. Valerie McDonald or  
or Current Resident  
268 East Baltimore Street  
Detroit, MI 48202

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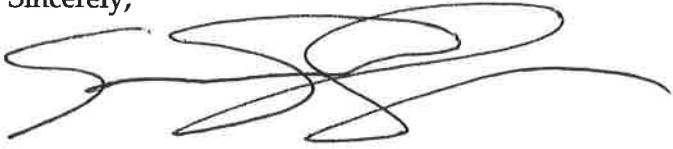
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Managing Member, 248 East Baltimore LLC