

2014 OCT 14 PM 1:41

Bernard J. Youngblood
Wayne County Register of Deeds
2014414257 L: 51807 P: 973
10/14/2014 01:41 PM DD Total Pages: 3



P.A. 327 OF 1968
AFFIDAVIT FILED

COVENANT DEED

KNOW ALL MEN BY THESE PRESENTS, THAT **SYSTEM PROPERTY DEVELOPMENT COMPANY, INC.**, a California corporation, whose address is 80 S. Lake Avenue, Suite 860 Pasadena, California 91101 ("Grantor"), for valuable consideration paid, grants, bargains, sells, and conveys to **TSD SOLUTIONS, LLC**, a Michigan limited liability company, ("Grantee") whose tax mailing address is 1163 S. Main Street, #174, Chelsea, Michigan 48118, the real property situated in the City of Detroit and State of Michigan and more particularly described on Exhibit "A" attached hereto and made a part hereof ("Real Property").

Permanent Parcel Nos.: Ward 02 Item 002332 & Ward 02 Item 002335

Property address: 2740 & 2780 Second Avenue, Detroit, Michigan

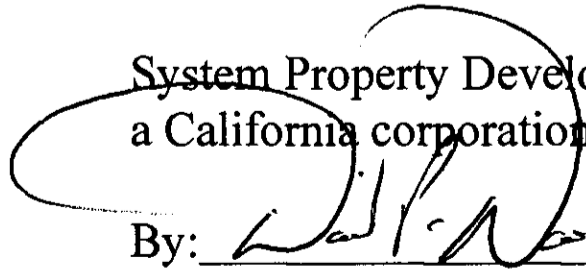
For the consideration, please see the Real Estate Transfer Tax Valuation Affidavit filed herewith.

Grantor covenants to Grantee that Grantor has not done or suffered to be done or committed, any act whereby the Real Property, or any part thereof, is or may be charged or encumbered beyond that which is currently of record and that Grantor will defend title to the Real Property against all persons lawfully claiming by, through, or under Grantor, but not otherwise.

The Real Property is being conveyed subject to zoning ordinances, conditions, restrictions, reservations, easements and rights of way of record or that would be disclosed by an accurate title review, survey and examination of the Real Property, and real estate taxes and assessments, both general and special, not yet due and payable.

EXECUTED as of this 15th day of September, 2014.

System Property Development Company, Inc.,
a California corporation

By: 

Name: David P. Damus

Title: Chief Executive Officer

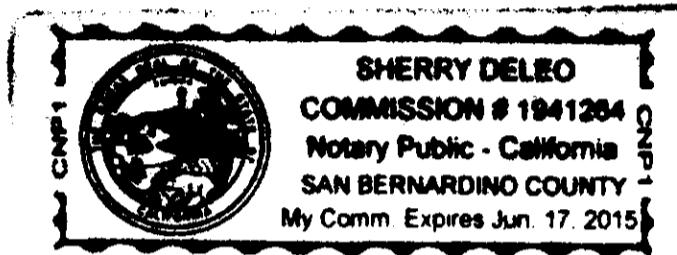
66 907962

Return to : 1st AM.Title
134 N. First St
Brighton, Mi 48116

STATE OF CALIFORNIA)
COUNTY OF Los Angeles) SS:

BEFORE ME, a Notary Public in and for said County and State, personally appeared System Property Development Company, Inc., a California corporation, by David P. Damus, its Chief Executive Officer, who acknowledged that he did sign the foregoing instrument, on behalf of said entity that the same is his free act and deed both individually and as such Executive Vice President and the free act and deed of said entity.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, at Los Angeles, CA, this 10th day of September, 2014.



Sherry DeLeo
Notary Public

My commission expires: June 17, 2015

<p>Drafted By:</p> <p>Catharine B. LaMont, Esq. First American Title Insurance Company 2990 W. Grand Blvd., Suite 300 Detroit, Michigan 48202</p>	<p>After recording return to: 1163 S Main St # 174 Chelsea MI 48118 Grantee</p>	<p>Send Subsequent Tax Bills to:</p> <p>Grantee 1163 S main # 174 Chelsea MI 48118</p>
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EXHIBIT A

LEGAL DESCRIPTION

1

Parcel 1:

North 45 feet of Lot 16 and all of Lot 15; Block 81, Cass Farm Subdivision, according to the plat thereof, as recorded in Liber 1, Pages 92 and 93 of Plats, Wayne County Records.

Commonly known as: 2740 Second
Tax Parcel ID: Ward 02 Item 002332

Parcel 2:

West 115 feet of Lots 10 and 11; Block 81, Cass Farm Subdivision, according to the plat thereof, as recorded in Liber 1, Pages 92 and 93 of Plats, Wayne County Records.

Commonly known as: 2780 Second
Tax Parcel ID: Ward 02 Item 002335

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: 10740 _____ Not Examined
Date 30SEP14 *Randy W. King* WAYNE COUNTY TREASURER Clerk *[Signature]*

2
2014 OCT 22 PM 2:25

Bernard J. Youngblood
Wayne County Register of Deeds

2014416244 L: 51812 P: 229
10/22/2014 02:25 PM WD Total Pages: 1



**P.A. 327 OF 1968
AFFIDAVIT FILED**

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That R&B COLEMAN ASSOCIATES LLC, a Michigan limited liability company, whose address is 313 James Circle, Royal Oak, Michigan 48067 ("Grantor") conveys and warrants to TSD SOLUTIONS, LLC, a Michigan limited liability company whose address is 1163 S. Main St., #174, Chelsea, Michigan 48118 ("Grantee"), the following described premises situated in the City of Detroit, County of Wayne and State of Michigan:

Lots 13 and 14 in Block 81, SUBDIVISION OF BLOCKS 79, 80, 81 AND 82 OF CASS FARM, according to the plat thereof as recorded in Liber 1 of Plats, Pages 92 and 93, Wayne County Records.

Commonly known as: 2746 Second Avenue
Tax Parcel ID: Ward 02 Item 002333

For the consideration of: "See Attached Real Estate Transfer Tax Valuation Affidavit" filed simultaneously herewith.

together with all buildings and other improvements situated thereon, all fixtures and other property affixed thereto and all right, title and interest of Grantor in and to adjacent streets, alleys and rights-of-way, and all tenements, hereditaments, and appurtenances, including, without limitation, rights, if any, to strips or gores between the real property described above, subject to easements and building and use restrictions of record.

Subject to real estate taxes and assessments for the year 2014 not yet due and payable.

Dated: October 16, 2014

Signed

R&B COLEMAN ASSOCIATES LLC, a Michigan limited liability company

Name: Ronald Y. Coleman
Its: Manager

and

Name: Bruce Coleman
Its: Manager

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: 11763 Ronald Y. Coleman Not Examined
Date: 10-22-14 WAYNE COUNTY TREASURER Clerk [Signature]

State of Michigan)
) SS
County of Wayne)

On this 16th day of October, 2014, before me personally appeared Ronald Y. Coleman and Bruce Coleman, each as Manager of R&B Coleman Associates LLC to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed on behalf of said limited liability company.

Printed Name: _____
Notary Public
County, Michigan
My Commission Expires: _____
Acting in _____ County

Donna S Wilcox
Notary Public, State of MI
County of Oakland
My Commission Expires Mar 30, 2017
Acting in County of Oakland

Drafted by:
Catharine LaMont, Esq.
First American Title Insurance Company
100 Bloomfield Hills Parkway, Suite 195
Bloomfield Hills, Michigan 48304

When recorded return to: Grantee
Send subsequent tax bills to: Grantee

669084 AH



P.A. 327 OF 1968
AFFIDAVIT FILED

COVENANT DEED

THE GRANTOR, MOSLEM TEMPLE ASSOCIATION, a Michigan nonprofit corporation also known as Moslem Temple Association, Inc., whose address is 24350 Southfield Rd., Southfield, Michigan 48075, grants, bargains, sells, and conveys to **TSD Solutions, LLC**, a Michigan limited liability company, whose address is 1163 S. Main Street, #174, Chelsea, Michigan 48118 (“Grantee”) the following described premises situated in the City of Detroit, Wayne County, Michigan (the “Property”):

See **Exhibit A**

together with all buildings and other improvements situated thereon, all fixtures and other property affixed thereto and all right, title and interest of Grantor in and to all easements, air, mineral, and riparian rights, adjacent streets, alleys and rights-of-way, and all tenements, hereditaments, privileges, parking areas, and appurtenances belonging or in any way appertaining thereto, including, without limitation, rights, if any, to strips or gores between the real property described above.

for the consideration, please see the Real Estate Transfer Tax Valuation Affidavit filed herewith.

Grantor does covenant and agree that Grantor has not done, committed, or willingly suffered to be done or committed, any act, matter, or thing whatsoever, whereby the Property hereby conveyed, or any part thereof is or shall or may be charged or encumbered in title or estate, except as to easements of record, restrictions of record, and encumbrances of record and as otherwise described on **Exhibit B** attached hereto (collectively, the “Permitted Exceptions”).

669650 BH

Dated as of the 28th day of July, 2014.

MOSLEM TEMPLE ASSOCIATION, a Michigan nonprofit corporation also known as Moslem Temple Association, Inc.

By: Robert W. Pate

Name: Robert Pate

Its: Potentate and Chairman of the Board

STATE OF MICHIGAN)
)SS.
COUNTY OF WAYNE)

The foregoing Covenant Deed was acknowledged before me the 28th day of July, 2014, by Robert Pate, Potentate and Chairman of the Board of Moslem Temple Association, a Michigan nonprofit corporation, also known as Moslem Temple Association, Inc., on behalf of the nonprofit corporation.

Donna S Wilcox
Notary Public, State of MI
County of Oakland 21
My Commission Expires Mar 30, 2014
Acting in County of WAYNE

[Signature]
Notary Public _____
County, _____
My Commission Expires: _____
Acting in the County of: _____

<p>Drafted By:</p> <p>Catharine B. LaMont, Esq. First American Title Insurance Company 2990 W. Grand Blvd., Suite 300 Detroit, Michigan 48202</p>	<p>After recording return to: *</p> <p>Grantee</p>	<p>Send Subsequent Tax Bills to:</p> <p>TSD Solutions, LLC Grantee 1163 S. Main Street #174 Chelsea MI 48118</p>
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* Return To: Donna S Wilcox
First American Title Insurance Co.
100 Bloomfield Hills Pkwy, Ste 195
Bloomfield Hills, MI 48304

EXHIBIT A TO DEED
LEGAL DESCRIPTION

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

PARCEL 5:

Lots 4 and 5, also the South 40 feet of Lot 6, Block 81, of BLOCKS 81 & 82 CASS FARM, according to the plat thereof as recorded in Liber 1 of Plats, pages 92 and 93, Wayne County Records.

Tax Item No. 002263-5/Ward 02
Commonly known as: 2745 Cass Avenue, Detroit, Michigan

PARCEL 6:

The North 8 feet of Lot 2 and all of Lot 3, Block 81, of BLOCKS 81 & 82 CASS FARM, according to the plat thereof as recorded in Liber 1 of Plats, pages 92 and 93, Wayne County Records.

Tax Item No. 002266/Ward 02
Commonly known as: 2721 Cass Avenue, Detroit, Michigan

PARCEL 7:

Lot 1 and the South 42 feet of Lot 2, Block 81, of BLOCKS 81 & 82 CASS FARM, according to the plat thereof as recorded in Liber 1 of Plats, pages 92 and 93, Wayne County Records.

Tax Item No. 002267/Ward 02
Commonly known as: 2701 Cass Avenue, Detroit, Michigan

...delinquent property...
...on this property. No representation...
...of any tax liens or titles owed to any other parties.
No. 8729 R. [Signature] of Examined
Date 73014 WAYNE COUNTY TREASURER Clerk [Signature]

EXHIBIT B TO DEED

PERMITTED EXCEPTIONS

- (a) Subject to real estate taxes and assessments not yet due and payable as of the date hereof.
- (b) Terms and Conditions contained in Declaration of Restrictive Covenant for a Restricted Nonresidential Corrective Action as disclosed by instrument recorded in Liber 51582, page 1314, as to Parcel 7.
- (c) Rights of Grantor, as tenant only, under that certain unrecorded lease as to Parcel 7.
- (d) The following matters as disclosed by survey dated May 11, 2012, prepared by Nowak & Fraus Engineers, being Job No. G895, as to Parcel 5:
 - a. Overhead lines crossing property and property lines.
 - b. Light poles on property.
 - c. Asphalt encroaches into Cass Avenue right-of-way.
 - d. Fence inside Westerly and Easterly property lines.
- (e) The following matters as disclosed by survey dated May 11, 2012, prepared by Nowak & Fraus Engineers, being Job No. G895, as to Parcel 6:
 - a. Overhead lines crossing property and property lines.
 - b. Utility pole on property.
 - c. Fence inside Westerly property line.
 - d. Asphalt encroaches into Cass Avenue right-of-way.
 - e. Building encroaches onto property from the South.
- (f) The following matters as disclosed by survey dated May 11, 2012, prepared by Nowak & Fraus Engineers, being Job No. G895, as to Parcel 7:
 - a. Building encroaches onto property to the North.

2014 JUL 30 PM 3:32

Bernard J. Youngblood
Wayne County Register of Deeds
2014316360 L: 51653 P: 1469
07/30/2014 03:31 PM DD Total Pages: 6

P.A. 327 OF 1968
AFFIDAVIT FILED



COVENANT DEED

THE GRANTOR, MOSLEM TEMPLE A.A.O.N.M.S. INC., a Michigan nonprofit corporation also known as Moslem Temple Ancient Arabic Order, Nobles of the Mystic Shrine for North America; Moslem Temple, Ancient Arabic Order, Nobles of the Mystic Shrine for North America; and Moslem Temple A.A.O.N.M.S., Inc., whose address is 24350 Southfield Rd., Southfield, Michigan 48075, grants, bargains, sells, and conveys to **TSD Solutions, LLC**, a Michigan limited liability company, whose address is 1163 S. Main Street, #174, Chelsea, Michigan 48118 (“Grantee”) the following described premises situated in the City of Detroit, Wayne County, Michigan (the “Property”):

See **Exhibit A**

together with all buildings and other improvements situated thereon, all fixtures and other property affixed thereto and all right, title and interest of Grantor in and to all easements, air, mineral, and riparian rights, adjacent streets, alleys and rights-of-way, and all tenements, hereditaments, privileges, parking areas, and appurtenances belonging or in any way appertaining thereto, including, without limitation, rights, if any, to strips or gores between the real property described above.

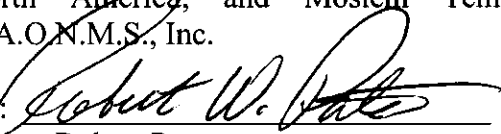
for the consideration, please see the Real Estate Transfer Tax Valuation Affidavit filed herewith.

Grantor does covenant and agree that Grantor has not done, committed, or willingly suffered to be done or committed, any act, matter, or thing whatsoever, whereby the Property hereby conveyed, or any part thereof is or shall or may be charged or encumbered in title or estate, except as to easements of record, restrictions of record, and encumbrances of record and as otherwise described on **Exhibit B** attached hereto (collectively, the “Permitted Exceptions”).

W9650 BH

Dated as of the 28th day of July, 2014.

MOSLEM TEMPLE A.A.O.N.M.S. INC., a Michigan nonprofit corporation also known as Moslem Temple Ancient Arabic Order, Nobles of the Mystic Shrine for North America; Moslem Temple, Ancient Arabic Order, Nobles of the Mystic Shrine for North America; and Moslem Temple A.A.O.N.M.S., Inc.

By: 

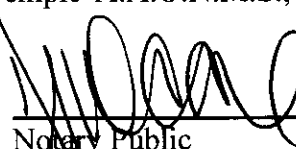
Name: Robert Pate

Its: Potentate and Chairman of the Board

STATE OF MICHIGAN)
)SS.
COUNTY OF WAYNE)

The foregoing Covenant Deed was acknowledged before me the 28th day of July, 2014, by Robert Pate, Potentate and Chairman of the Board of Moslem Temple A.A.O.N.M.S. Inc., a Michigan nonprofit corporation, also known as Moslem Temple Ancient Arabic Order, Nobles of the Mystic Shrine for North America; Moslem Temple, Ancient Arabic Order, Nobles of the Mystic Shrine for North America; and Moslem Temple A.A.O.N.M.S., Inc., on behalf of the nonprofit corporation.

Donna S Wilcox
Notary Public, State of MI
County of Oakland
My Commission Expires Mar 30, 2014
Acting in County of WAYNE



Notary Public

County, _____
My Commission Expires: _____
Acting in the County of: _____

<p>Drafted By:</p> <p>Catharine B. LaMont, Esq. First American Title Insurance Company 2990 W. Grand Blvd., Suite 300 Detroit, Michigan 48202</p>	<p>After recording return to: *</p> <p>Grantee</p>	<p>Send Subsequent Tax Bills to:</p> <p>Grantee TSD Solutions, LLC 1163 S. Main St #194 Chelsea MI 48118</p>
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* Return To: Donna S Wilcox
First American Title Insurance Co.
100 Bloomfield Hills Pkwy, Ste 195
Bloomfield Hills, MI 48304

EXHIBIT A TO DEED
LEGAL DESCRIPTION

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

PARCEL 1:

Lots 29 through 34, Block 75, of PLAT OF SUBDIVISION OF PARK LOTS, 72, 73, 74, 75 AND 76, according to the plat thereof as recorded in Liber 53 of Deeds, page 196, Wayne County Records.

Tax Item No. 002058-9/Ward 02
Commonly known as: 2756 Cass Avenue, Detroit, Michigan

PARCEL 2:

The North 1/2 of Lot 31, of E.S. SIBLEY'S SUBDIVISION OF THE WEST PART OF PARK LOT NO. 76, according to the plat thereof as recorded in Liber 1 of Plats, page 296, Wayne County Records.

Tax Item No. 002056/Ward 02
Commonly known as: 2724 Cass Avenue, Detroit, Michigan

PARCEL 3:

Lot 32, of E.S. SIBLEY'S SUBDIVISION OF THE WEST PART OF PARK LOT NO. 76, according to the plat thereof as recorded in Liber 1 of Plats, page 296, Wayne County Records.

Tax Item No. 002057/Ward 02
Commonly known as: 2732 Cass Avenue, Detroit, Michigan

PARCEL 4:

The North 10 feet of Lot 6 and all of Lots 7, 8 and 9, Block 81 of BLOCKS 81 & 82 CASS FARM, according to the plat thereof as recorded in Liber 1 of Plats, pages 92 and 93, Wayne County Records.

Tax Item No. 002262/Ward 02
Commonly known as: 2779 Cass Avenue, Detroit, Michigan

PARCEL 8:

The North 1/2 of Lot 7 and all of Lot 8, Block 83, of PLAT OF PART OF CASS FARM, according to the plat thereof as recorded in Liber 1 of Plats, page 131, Wayne County Records.

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 taxes owed to any other entities.

No. 8229 _____ Not Examined
Date 7/30/14 Ray [Signature] WAYNE COUNTY TREASURER Clerk [Signature]

Tax Item No. 002257/Ward 02
Commonly known as: 2965 Cass Avenue, Detroit, Michigan

PARCEL 9:

Lot 6 and the South 1/2 of Lot 7, Block 83, of PLAT OF PART OF CASS FARM, according to the plat thereof as recorded in Liber 1 of Plats, page 131, Wayne County Records.

Tax Item No. 002258/Ward 02
Commonly known as: 2955 Cass Avenue, Detroit, Michigan

PARCEL 10:

Lot 4, Block 83, of PLAT OF PART OF CASS FARM, according to the plat thereof as recorded in Liber 1 of Plats, page 131, Wayne County Records.

Tax Item No. 002260.001/Ward 02
Commonly known as: 2935 Cass Avenue, Detroit, Michigan

PARCEL 11:

Lot 9, Block 83, of PLAT OF PART OF CASS FARM, according to the plat thereof as recorded in Liber 1 of Plats, page 131, Wayne County Records.

Tax Item No. 000669/Ward 02
Commonly known as: 435 Charlotte, Detroit, Michigan

PARCEL 12:

Lot 10, Block 83, of PLAT OF PART OF CASS FARM, according to the plat thereof as recorded in Liber 1 of Plats, page 131, Wayne County Records.

Tax Item No. 000670/Ward 02
Commonly known as: 447 Charlotte, Detroit, Michigan

EXHIBIT B TO DEED

PERMITTED EXCEPTIONS

- (a) Subject to real estate taxes and assessments not yet due and payable as of the date hereof.
- (b) Terms and Conditions contained in Resolution as disclosed by instrument recorded in Liber 20598, page 825, Register #G432114, as to Parcels 11 and 12.
- (c) Terms, Conditions and Easement contained in Resolution as disclosed by instrument recorded in Liber 21618, page 857, Register #G728517, as to Parcels 8, 9 and 11.
- (d) The following matters as disclosed by survey dated May 11, 2012, prepared by Nowak & Fraus Engineers, being Job No. G895, as to Parcel 1:
 - a. Overhead lines crossing property and property lines.
 - b. Light poles on property.
 - c. Asphalt and fence encroach into Cass Avenue right-of-way.
 - d. Fence inside Westerly, Northerly and Easterly property lines.
 - e. Gate crossing Easterly property line.
- (e) The following matters as disclosed by survey dated May 11, 2012, prepared by Nowak & Fraus Engineers, being Job No. G895, as to Parcel 2:
 - a. Overhead lines crossing property and property lines.
 - b. Light poles on property.
 - c. Asphalt crossing Southerly property line.
 - d. Asphalt encroaches into Cass Avenue right-of-way.
 - e. Fence inside Southerly and Easterly property lines.
- (f) The following matters as disclosed by survey dated May 11, 2012, prepared by Nowak & Fraus Engineers, being Job No. G895, as to Parcel 3:
 - a. Overhead lines crossing property and property lines.
 - b. Asphalt encroaches into Cass Avenue right-of-way.
 - c. Fence inside Northerly and Easterly property lines.
- (g) The following matters as disclosed by survey dated May 11, 2012, prepared by Nowak & Fraus Engineers, being Job No. G895, as to Parcel 4:
 - a. Overhead lines crossing property and property lines.
 - b. Light poles on property.
 - c. Gate, asphalt and fence encroach into Temple Street right-of-way and Cass Avenue right-ofway.
 - d. Fence inside Westerly property line and outside Easterly property line.

(h) The following matters as disclosed by survey dated May 11, 2012, prepared by Nowak & Fraus Engineers, being Job No. G895, as to Parcel 8:

- a. Light pole on property.
- b. Asphalt, fence and parking spaces encroach into Charlotte Street right-of-way.
- c. Fence inside Easterly property line.
- d. Shed encroaches from the South.

(i) The following matters as disclosed by survey dated May 11, 2012, prepared by Nowak & Fraus Engineers, being Job No. G895, as to Parcel 9:

- a. Overhead lines crossing property and property lines.
- b. Light poles on property.
- c. Shed encroaches into property to the North.
- d. Fence inside Easterly property line.

(j) The following matters as disclosed by survey dated May 11, 2012, prepared by Nowak & Fraus Engineers, being Job No. G895, as to Parcel 10:

- a. Overhead lines crossing property and property lines.
- b. Fence inside Westerly and Easterly property lines.

(k) The following matters as disclosed by survey dated May 11, 2012, prepared by Nowak & Fraus Engineers, being Job No. G895, as to Parcel 11:

- a. Overhead lines crossing property and property lines.
- b. Fence inside Westerly, Northerly and Southerly property lines and crossing Westerly, Northerly and Easterly property lines.
- c. Parking Stripes encroach into Public Alley.

(l) The following matters as disclosed by survey dated May 11, 2012, prepared by Nowak & Fraus Engineers, being Job No. G895, as to Parcel 12:

- a. Overhead lines crossing property and property lines.
- b. Light pole on property.
- c. Fence inside Southerly and Northerly property lines and crossing Northerly and Easterly property lines.