

## COVENANT DEED

THE GRANTOR: Jeffriv LLC, a Michigan limited liability company,

WHOSE ADDRESS IS: 6947 Carrington Circle East  
West Bloomfield Twp., MI 48322,

CONVEYS AND TRANSFERS TO THE GRANTEE: RDG Rivertown Market, L.L.C., a Michigan limited liability company,

WHOSE ADDRESS IS: 601 First Street, NW  
Grand Rapids, MI 49504,

the real estate situated in the City of Detroit, Wayne County, Michigan, more fully described on **Exhibit A** attached to this Deed, together with all improvements, fixtures, easements, hereditaments, and appurtenances associated with the real estate ("**Property**"), and subject only to those matters described on **Exhibit B** attached to this Deed.

The Grantor shall defend title to the Property from and against all lawful claims and demands of all persons claiming by, through, or under the Grantor, but against no other persons, subject to the exceptions set forth above.

The grantor grants to the grantee the right to make zero divisions under section 108 of the land division act, 1967 PA 288, MCL 560.108. 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.

This Deed is given for the consideration set forth in the Real Estate Transfer Tax Valuation Affidavit filed with this Deed.

Dated: September 24, 2020.

Jeffriv LLC,  
a Michigan limited liability company

By: Albert Ammori  
Albert Ammori, Sole Member

STATE OF MICHIGAN     )  
  :SS.  
COUNTY OF OAKLAND     )

The foregoing instrument was acknowledged before me this 29 day of September 2020, by Albert Ammori, Sole Member of Jeffriv LLC, a Michigan limited liability company.

  
\_\_\_\_\_  
Ryan A. Husaynu  
Notary public, State of Michigan, County of Oakland  
My commission expires 6/14/24  
Acting in the County of Oakland

PREPARED BY AND RETURN TO:

Joel Freeman  
RDG Rivertown Market, L.L.C.  
601 First Street NW  
Grand Rapids, MI 49504  
Telephone: 616-285-6933

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## EXHIBIT A

### Property

Land situated in the City of Detroit, Wayne County, Michigan:

#### PARCEL 1:

Lot 40 and part of Lots 41 and 42 of the subdivision of THE GOUIN FARM, according to the plat thereof recorded in Liber 11, page 596 of Deeds, Wayne County Records, and bounded and described as follows: Beginning at the intersection of the Easterly line of Russell Street with the Northerly line of Jefferson Avenue (said point of beginning beginning being also the Southwesterly corner of Lot 40); thence Easterly along said Northerly line of Jefferson Avenue, 111.16 feet to a point; thence North 29 degrees 31 minutes West 51.88 feet to a point; thence North 29 degrees 24 minutes West 113.86 feet to a point; thence North 29 degrees 34 minutes West 34.26 feet to a point in the Southerly line of Larned Street; thence Westerly along said Southerly line of Larned Street 99.08 feet to the point of intersection of said Southerly line of Larned Street with the Easterly line of Russell Street; thence Southerly along said Easterly line of Russell Street, 200.43 feet to the place of beginning.

#### PARCEL 2:

Lots C, D and part of Lot B, of re-subdivision of Lots 3 and 4 of the subdivision of Lots 7 and 8, MULLETT FARM, North of Jefferson Avenue, also Lots 9, 10, 11 and 12, of subdivision of the Mullett Farm, between Jefferson Avenue and Larned Street, and West of Russell Street, according to the plat thereof recorded in Liber 7 of Plats, page 43, Wayne County Records, together with vacated Russell Street adjoining said land being more particularly described as follows: Beginning at the intersection of the Easterly line of vacated Russell Street, 50 feet wide, with the Northerly line of East Jefferson Avenue, 120 feet wide, said point of beginning being the Southwesterly corner of Lot 40 of the subdivision of the Gouin Farm, according to the plat thereof recorded in Liber 11 of Deeds, page 596, Wayne County Records, said point being also the extreme Southeasterly corner of the parcel herein intended to be described; thence South 60 degrees 00 minutes West, along said Northerly line of East Jefferson Avenue, 120 feet wide, 218.06 feet to a point; thence North 30 degrees 00 minutes West at right angles to the aforesaid line, 200.00 feet to a point on the Southerly line of Larned Street, 120 feet wide); thence North 60 degrees 00 minutes East along said Southerly line of Larned Street, 120 feet wide, 232.06 feet to the point of intersection of said Southerly line of Larned Street with the Easterly line of vacated Russell Street, 50 feet wide, said point being also the Northwesterly corner of said Lot 40 of the subdivision of the Gouin Farm; thence South 26 degrees 00 minutes East along said Easterly line of vacated Russell Street, 50 feet wide, 200.49 feet to the point of beginning.

#### PARCEL 3:

Part of Lot 41, a part of Lot 42, and a part of Lot 43 of the subdivision of the Gouin Farm, according to the plat thereof recorded in Liber 11 of Deeds, page 596, Wayne County Records, is more particularly described as follows: Commencing at the intersection of the Easterly line of Russell Street (50 feet wide, as originally platted) with Northerly line of Jefferson Avenue (120.00 feet wide, as now established) also being the Southwesterly corner of Lot 40 of the subdivision of the Gouin Farm and proceeding thence North 59 degrees 50 minutes 30 seconds East along said

Northerly line of Jefferson Avenue, a distance of 111.16 feet to the point of beginning of property herein described; thence North 29 degrees 40 minutes 20 seconds West a distance of 51.88 feet; thence North 29 degrees 33 minutes 20 seconds West a distance of 113.86 feet; thence North 29 degrees 43 minutes 20 seconds West a distance of 35.57 feet measured to the Southerly line of Larned Avenue (60.0 feet wide as originally platted); thence North 59 degrees 51 minutes 50 seconds East along said Southerly line of Larned Avenue, a distance of 43.76 feet; thence South 30 degrees 09 minutes 20 seconds East a distance of 201.27 feet to a point in said Northerly line of Jefferson Avenue; thence South 59 degrees 50 minutes 40 seconds West along the Northerly line of Jefferson Avenue, a distance of 45.66 feet to the point of beginning.

The property address and tax parcel number listed below are provided solely for informational purposes, without warranty as to accuracy or completeness. If the information listed below is inconsistent in any way with the legal description listed above, the legal description listed above shall control.

Property Address: 1401, 1411 and 1475 E. Jefferson, Detroit, MI 48207

Tax Parcel No.: 07000083. and 05000083-99

## **EXHIBIT B**

This deed is subject to following exceptions:

- Terms, provisions and conditions of Right of Way in favor of The Detroit Edison Company as set forth in instrument recorded in Liber 15572, Page 224, Wayne County Records.
- An encroachment of a concrete pad onto the land by approximately 1.5 feet along the Westerly property line
- Terms, provisions and conditions of easement reserved over vacated Russell Street as set forth in Resolution recorded in Liber 14764, Page 916, Wayne County Records.