

Real Estate Transfer Tax



County: \$211.75
State: \$1,443.75
Receipt: 471532
Stamp: 280729

Bernard J. Youngblood
Wayne County Register of Deeds

November 19, 2012 12:40 PM
Inst: 2012462250 WD Pages: 3
Liber: 50306 Page: 184



WARRANTY DEED

Corporate(Platted/Condominium)

Drafted By:
Sharon Millman
P.O. Box 18116
River Rouge, MI 48218

Return To: SBS Buildings LLC
801 Coolidge
River Rouge, MI 48218

Send Tax Bills To: SBS Buildings LLC
801 Coolidge
River Rouge, MI 48218

Recording Fee: \$
File Number: 581450 **BN**

State Transfer Tax: \$1,443.75
County Transfer Tax: \$211.75

Tax Parcel No.: 17785-96/Ward 20,
2003/Ward 24, 17781/Ward 20,
17782/Ward 20, 17784/Ward 20,
17783/Ward 20, 11559-60/Ward 20,
11558/Ward 20, 11557/Ward 20,
11556/Ward 20

Know All Persons by These Presents: That **Sharon Millman, Successor Trustee of the Harry A. Millman Revocable Living Trust** whose address is P.O. Box 18116, River Rouge, MI 48218

Convey(s) and Warrant(s) to **SBS Buildings LLC, a Michigan limited liability company** whose address is 801 Coolidge, River Rouge, MI 48218

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: **11811, 11903, 11909, 11913 and 11917 Pleasant Street, 1029 S Ethel Avenue, 1034, 1050 and 1042 S Bassett Avenue, Detroit, MI**

For the full consideration of: **one hundred ninety two thousand five hundred** Dollars (\$192,500.00)

Subject To:

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

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. 11391 Revised Writting Date 11-13-12

WAYNE COUNTY TREASURER Clerk J. Millman



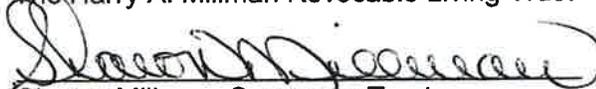
First American Title Insurance Company

(Attached to and becoming a part of Warranty Deed dated: October 16, 2012 between Sharon Millman, Successor Trustee of the Harry A. Millman Revocable Living Trust, as Seller(s) and SBS Buildings LLC, a Michigan limited liability company, as Purchaser(s).)

Dated this October 16, 2012.

Seller(s):

The Harry A. Millman Revocable Living Trust



Sharon Millman, Successor Trustee

State of Michigan
County of Oakland

The foregoing instrument was acknowledged before me this October 16, 2012 by Sharon Millman, Successor Trustee of Sharon Millman, Successor Trustee of the Harry A. Millman Revocable Living Trust.



Notary Public:

Notary County/State: /

County Acting In:

Commission Expires:

MARYANN HOTTLE
Notary Public, State of Michigan
County of Macomb
My Commission Expires Jul. 5, 2013
Acting in the County of Oakland

(Attached to and becoming a part of Warranty Deed dated: October 16, 2012 between Sharon Millman, Successor Trustee of the Harry A. Millman Revocable Living Trust, as Seller(s) and SBS Buildings 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:

PARCEL 1:

Lots 1066 through 1077, both inclusive, MARION PARK NO. 3, according to the plat thereof recorded in Liber 56 of Plats, page 1, Wayne County Records.

Tax Item No. 17785-96/Ward 20.

PARCEL 2:

Closed public alley adjacent to Lots 1066 through 1077, MARION PARK NO. 3, according to the plat thereof recorded in Liber 56 of Plats, page 1, Wayne County Records.

Tax Item No. 2003/Ward 24

PARCEL 3:

Lots 71 and 72, MENZIES' PLEASANT MANOR, according to the plat thereof recorded in Liber 59 of Plats, page 2, Wayne County Records.

Tax Item Nos.

17781/Ward 20, as to Lot 71

17782/Ward 20, as to Lot 72

PARCEL 4:

Lots 1078 and 1079, MARION PARK NO. 3, according to the plat thereof recorded in Liber 56 of Plats, page 1, Wayne County Records.

Tax Item Nos.

17784/Ward 20, as to Lot 1078

17783/Ward 20, as to Lot 1079

PARCEL 5:

The North 15 feet of Lot 1142 and all of Lots 1143 and 1144, including the adjoining vacated public alley at the rear thereof, MARION PARK NO. 3, according to the plat thereof recorded in Liber 56 of Plats, page 1, Wayne County Records.

Tax Item Nos.

11559-60/Ward 20, as to Lots 1143, N 15 feet of 1142 and W 10 ft of vacated alley

11558/Ward 20, as to Lot 1144 and E 10 ft of vacated alley

PARCEL 6:

Lots 1145 and 1146, including the adjoining vacated public alley at the rear thereof, MARION PARK NO. 3, according to the plat thereof recorded in Liber 56 of Plats, page 1, Wayne County Records.

Tax Item Nos.

11557/Ward 20, as to Lot 1145 and E 10 ft of vacated alley

11556/Ward 20, as to Lot 1146 and E 10 ft of vacated alley

Tax Parcel Number: 17785-96/Ward 20, 2003/Ward 24, 17781/Ward 20, 17782/Ward 20, 17784/Ward 20, 17783/Ward 20, 11559-60/Ward 20, 11558/Ward 20, 11557/Ward 20, 11556/Ward 20

TELEPHONE
OVERHEAD WIRES
FENCE

Legal Description

LEGAL DESCRIPTION PER FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 581450, WITH AN EFFECTIVE DATE OF MARCH 12, 2012 @ 8:00 A.M.

The land referred to in this Commitment, situated in the County of Wayne, City of Detroit, State of Michigan, is described as follows:

- PARCEL 1:
Lots 1066 through 1077, both inclusive, MARION PARK NO. 3, according to the plat thereof recorded in Liber 56 of Plats, page 1, Wayne County Records.
Tax Item No.: 17785-96/ Ward 20
- PARCEL 2:
Closed public alley adjacent to Lots 1066 through 1077, MARION PARK NO. 3, according to the plat thereof recorded in Liber 56 of Plats, page 1, Wayne County Records. Tax Item No.: 02003/ Ward 24
- PARCEL 3:
Lots 71 and 72, MENZIES' PLEASANT MANOR, according to the plat thereof recorded in Liber 56 of Plats, page 2, Wayne County Records.
Tax Item No.: 17781/ Ward 20, as to Lot 71, 17782/ Ward 20, as to Lot 72
- PARCEL 4:
Lots 1078 and 1079, MARION PARK NO. 3, according to the plat thereof recorded in Liber 56 of Plats, page 1, Wayne County Records.
Tax Item No.: 17784/ Ward 20, as to Lot 1078, 17783/ Ward 20, as to Lot 1079
- PARCEL 5:
The North 15 feet of Lot 1142 and all of Lots 1143 and 1144, including the adjoining vacated public alley at the rear thereof, MARION PARK NO. 3, according to the plat thereof recorded in Liber 56 of Plats, page 1, Wayne County Records.
Tax Item Nos.: 11559-60/ Ward 20, as to Lots 1143, N 15 feet of 1142 and W 10 ft of vacated alley;
1158/ Ward 20, as to Lot 1144 and E 10 ft of vacated alley
- PARCEL 6:
Lots 1145 and 1146, including the adjoining vacated public alley at the rear thereof, MARION PARK NO. 3, according to the plat thereof recorded in Liber 56 of Plats, page 1, Wayne County Records.
Tax Item Nos.:
11557/ Ward 20, as to Lot 1145 and E 10 ft of vacated alley
11556/ Ward 20, as to Lot 1146 and E 10 ft of vacated alley

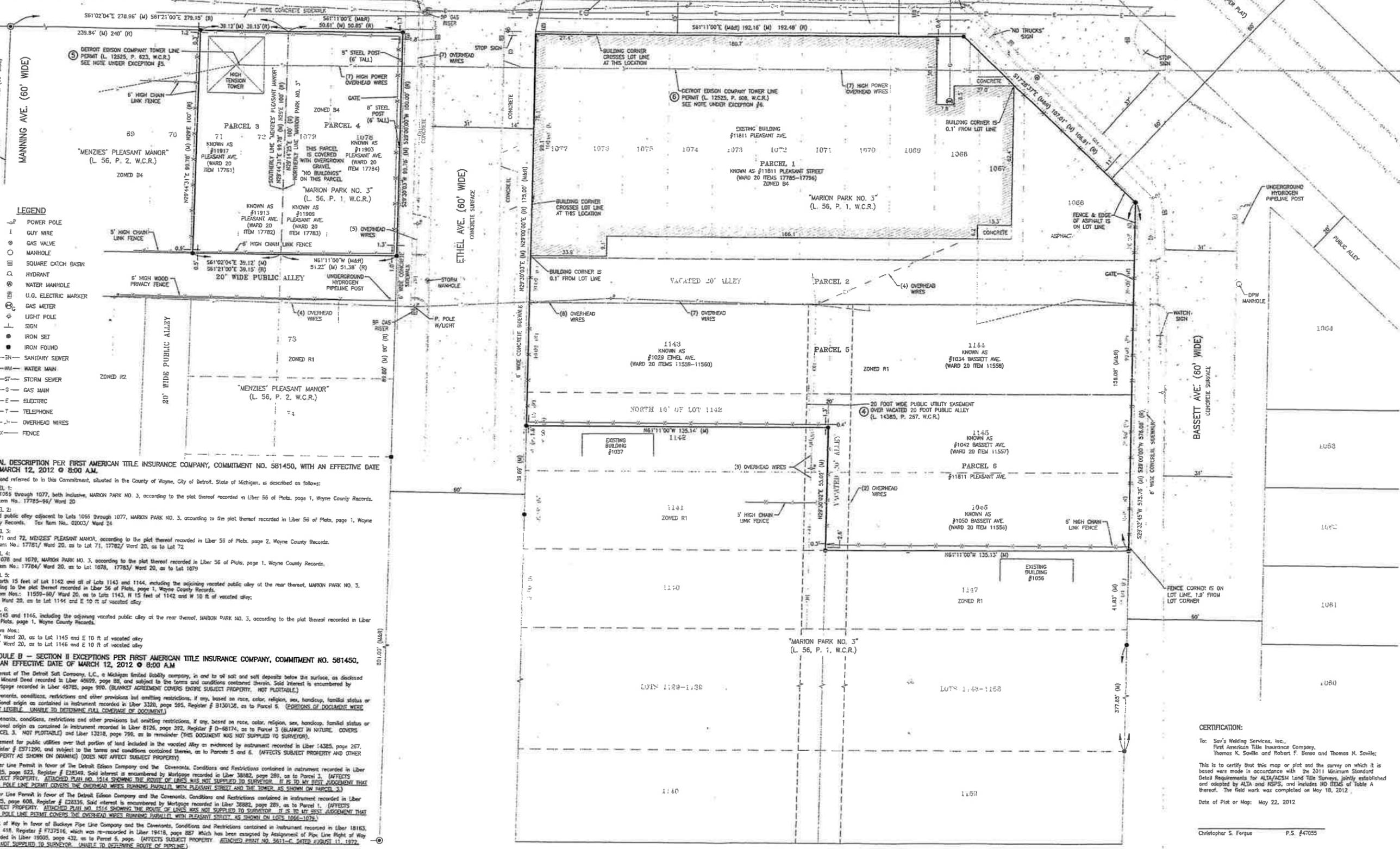
SCHEDULE B - SECTION II EXCEPTIONS PER FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 581450, WITH AN EFFECTIVE DATE OF MARCH 12, 2012 @ 8:00 A.M

- 1 Interest of The Detroit Salt Company, L.C., a Michigan limited liability company, in and to all salt and salt deposits below the surface, as disclosed by Mineral Deed recorded in Liber 48699, page 88, and subject to the terms and conditions contained therein. Said interest is encumbered by Mortgage recorded in Liber 48785, page 990. (BLANKET AGREEMENT COVERS ENTIRE SUBJECT PROPERTY. NOT PLOTTABLE.)
- 2 Covenants, conditions, restrictions and other provisions but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin as contained in instrument recorded in Liber 3320, page 595, Register # B130138, as to Parcel 6. (PORTIONS OF DOCUMENT WERE NOT LEGIBLE. UNABLE TO DETERMINE FULL COVERAGE OF DOCUMENT.)
- 3 Covenants, conditions, restrictions and other provisions but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin as contained in instrument recorded in Liber 8126, page 392, Register # D-68174, as to Parcel 3 (BLANKET IN NATURE. COVERS PARCEL 3. NOT PLOTTABLE) and Liber 13218, page 799, as to remainder (THIS DOCUMENT WAS NOT SUPPLIED TO SURVEYOR).
- 4 Easement for public utilities over that portion of land included in the vacated Alley as evidenced by instrument recorded in Liber 14385, page 267, Register # E571290, and subject to the terms and conditions contained therein, as to Parcels 5 and 6. (AFFECTS SUBJECT PROPERTY AND OTHER PROPERTY AS SHOWN ON DRAWING) (DOES NOT AFFECT SUBJECT PROPERTY)
- 5 Tower Line Permit in favor of The Detroit Edison Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 12525, page 623, Register # E28349. Said interest is encumbered by Mortgage recorded in Liber 38882, page 289, as to Parcel 3. (AFFECTS SUBJECT PROPERTY. ATTACHED PLAN NO. 1514 SHOWING THE ROUTE OF LINES WAS NOT SUPPLIED TO SURVEYOR. IT IS TO MY BEST JUDGEMENT THAT THIS POLE LINE PERMIT COVERS THE OVERHEAD WIRES RUNNING PARALLEL WITH PLEASANT STREET AND THE TOWER, AS SHOWN ON PARCEL 3.)
- 6 Tower Line Permit in favor of The Detroit Edison Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 12525, page 608, Register # E28336. Said interest is encumbered by Mortgage recorded in Liber 38882, page 289, as to Parcel 1. (AFFECTS SUBJECT PROPERTY. ATTACHED PLAN NO. 1514 SHOWING THE ROUTE OF LINES WAS NOT SUPPLIED TO SURVEYOR. IT IS TO MY BEST JUDGEMENT THAT THIS POLE LINE PERMIT COVERS THE OVERHEAD WIRES RUNNING PARALLEL WITH PLEASANT STREET, AS SHOWN ON LOTS 1066-1079.)
- 7 Right of Way in favor of Buckeye Pipe Line Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 18163, page 418, Register # F737516, which was re-recorded in Liber 19418, page 887. Which has been assigned by Assignment of Pipe Line Right of Way recorded in Liber 19005, page 432, as to Parcel 6, page. (AFFECTS SUBJECT PROPERTY. ATTACHED PRINT NO. 5611-C, DATED AUGUST 11, 1972. WAS NOT SUPPLIED TO SURVEYOR. UNABLE TO DETERMINE ROUTE OF PIPELINE.)

501.00' (M&R)

ALTA/ACSM LAND TITLE SURVEY

- GENERAL SURVEY NOTES:**
- CURRENT ZONING: B4 & R1
 - MINIMUM SETBACK REQUIREMENTS:
 (SETBACKS VARY DEPENDING ON USE)
 ALL DISTRICT
 FRONT = 20 FEET
 SIDES = 4 FEET (ONE SIDE); 14 FEET (TOTAL)
 REAR = 30 FEET
 - BEARINGS WERE ESTABLISHED FROM THE PLATTS OF "MARION PARK NO. 3" AS RECORDED IN LIBER 56 OF PLATS, PAGE 1, WAYNE COUNTY RECORDS AND "MENZIES' PLEASANT MANOR" AS RECORDED IN LIBER 56 OF PLATS, PAGE 2, WAYNE COUNTY RECORDS.
 - SUBSURFACE UTILITIES NOT LOCATED FOR THIS SURVEY MAY EXIST. IT IS THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE UTILITY TO ACCURATELY LOCATE SUCH UTILITIES. EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.
 - OWNER OF SUBJECT PROPERTY: HARRY A. MILLMAN.



- LEGEND**
- POWER POLE
 - GUY WIRE
 - GAS VALVE
 - MANHOLE
 - SQUARE CATCH BASIN
 - HYDRANT
 - WATER MANHOLE
 - U.G. ELECTRIC MARKER
 - GAS METER
 - LIGHT POLE
 - SIGN
 - IRON SET
 - IRON FOUND
 - SANITARY SEWER
 - WATER MAIN
 - STORM SEWER
 - GAS MAIN
 - ELECTRIC
 - TELEPHONE
 - OVERHEAD WIRES
 - FENCE

LEGAL DESCRIPTION PER FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 581450, WITH AN EFFECTIVE DATE OF MARCH 12, 2012 @ 8:00 A.M.

- The land referred to in this Commitment, situated in the County of Wayne, City of Detroit, State of Michigan, is described as follows:
- PARCEL 1:**
Lots 1065 through 1077, both inclusive, MARION PARK NO. 3, according to the plat thereof recorded in Liber 56 of Plats, page 1, Wayne County Records. Tax Item No. 17785-66/ Ward 20
- PARCEL 2:**
Closed public alley adjacent to Lots 1055 through 1077, MARION PARK NO. 3, according to the plat thereof recorded in Liber 56 of Plats, page 1, Wayne County Records. Tax Item No. 02003/ Ward 24
- PARCEL 3:**
Lots 71 and 72, MENZIES' PLEASANT MANOR, according to the plat thereof recorded in Liber 56 of Plats, page 2, Wayne County Records. Tax Item No. 17781/ Ward 20, as to Lot 71, 17782/ Ward 20, as to Lot 72
- PARCEL 4:**
Lots 1078 and 1079, MARION PARK NO. 3, according to the plat thereof recorded in Liber 56 of Plats, page 1, Wayne County Records. Tax Item No. 17784/ Ward 20, as to Lot 1078, 17783/ Ward 20, as to Lot 1079
- PARCEL 5:**
The North 15 feet of Lot 1142 and all of Lots 1143 and 1144, including the adjoining vacated public alley at the rear thereof, MARION PARK NO. 3, according to the plat thereof recorded in Liber 56 of Plats, page 1, Wayne County Records. Tax Item Nos.: 11559-60/ Ward 20, as to Lots 1143, N 15 feet of 1142 and W 10 ft of vacated alley; 1156/ Ward 20, as to Lot 1144 and E 10 ft of vacated alley
- PARCEL 6:**
Lots 1145 and 1146, including the adjoining vacated public alley at the rear thereof, MARION PARK NO. 3, according to the plat thereof recorded in Liber 56 of Plats, page 1, Wayne County Records. Tax Item Nos.: 11557/ Ward 20, as to Lot 1145 and E 10 ft of vacated alley; 1156/ Ward 20, as to Lot 1146 and E 10 ft of vacated alley

SCHEDULE B - SECTION II EXCEPTIONS PER FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 581450, WITH AN EFFECTIVE DATE OF MARCH 12, 2012 @ 8:00 A.M.

- Interest of The Detroit Soil Company, L.C., a Michigan limited liability company, in and to all soil and soil deposits below the surface, as disclosed by Mineral Deed recorded in Liber 48899, page 88, and subject to the terms and conditions contained therein. Said interest is encumbered by Mortgage recorded in Liber 48785, page 980. (BLANKET AGREEMENT COVERS ENTIRE SUBJECT PROPERTY. NOT PLOTTABLE.)
- Covenants, conditions, restrictions and other provisions but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin as contained in instrument recorded in Liber 3320, page 595, Register # 9130136, as to Parcel 5. (PORTIONS OF DOCUMENT WERE NOT LEGIBLE - UNABLE TO DETERMINE FULL COMPARSE OF DOCUMENT.)
- Covenants, conditions, restrictions and other provisions but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin as contained in instrument recorded in Liber 8126, page 392, Register # D-65174, as to Parcel 3 (BLANKET IN WITNESS COVERS PARCEL 3. NOT PLOTTABLE) and Liber 13218, page 796, as to remainder. (THIS DOCUMENT WAS NOT SUPPLIED TO SURVEYOR.)
- Easement for public utilities over that portion of land included in the vacated Alley as evidenced by instrument recorded in Liber 14385, page 267, Register # 2371290, and subject to the terms and conditions contained therein, as to Parcels 5 and 6. (AFFECTS SUBJECT PROPERTY AND OTHER PROPERTY AS SHOWN ON DRAWING) (DOES NOT AFFECT SUBJECT PROPERTY)
- Tower Line Permit in favor of The Detroit Edison Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 12525, page 623, Register # E28349. Said interest is encumbered by Mortgage recorded in Liber 38882, page 289, as to Parcel 1. (AFFECTS SUBJECT PROPERTY. ATTACHED PLAN NO. 1514 SHOWING THE ROUTE OF LINES WAS NOT SUPPLIED TO SURVEYOR. IT IS TO BE SET ASBESTOS THAT THIS POLE LINE PERMIT COVERS THE OVERHEAD WIRES RUNNING PARALLEL WITH PLEASANT STREET AND THE TOWER, AS SHOWN ON PARCEL 1.)
- Tower Line Permit in favor of The Detroit Edison Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 12525, page 608, Register # E28335. Said interest is encumbered by Mortgage recorded in Liber 38882, page 289, as to Parcel 1. (AFFECTS SUBJECT PROPERTY. ATTACHED PLAN NO. 1514 SHOWING THE ROUTE OF LINES WAS NOT SUPPLIED TO SURVEYOR. IT IS TO BE SET ASBESTOS THAT THIS POLE LINE PERMIT COVERS THE OVERHEAD WIRES RUNNING PARALLEL WITH PLEASANT STREET, AS SHOWN ON LOTS 1066-1079.)
- Right of Way in favor of Buckeye Pipe Line Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 18183, page 418, Register # F737516, which was re-recorded in Liber 19418, page 887 which has been assigned by Assignment of Pipe Line Right of Way recorded in Liber 19005, page 432, as to Parcel 5, page. (AFFECTS SUBJECT PROPERTY. ATTACHED PLAN NO. 3611-C, DATED AUGUST 11, 1972, WAS NOT SUPPLIED TO SURVEYOR. UNABLE TO DETERMINE ROUTE OF PIPELINE.)

BOSS ENGINEERING
 ENGINEERS • SURVEYORS • PLANNERS
 LANDSCAPE ARCHITECTS
 315 W. LANSING AVE.
 DETROIT, MI 48226
 (313) 961-3430
 (800) 248-0725 FAX (313) 516-1070

PROJECT: 11811 PLEASANT STREET, DETROIT, MI
 PREPARED FOR: SAU'S WELDING SERVICES, INC.
 801 COOLIDGE HIGHWAY
 RIVER ROUGE, MI 48218
 313-941-3430

TITLE: ALTA/ACSM LAND TITLE SURVEY

NO.	BY	REVISION PER	DATE

DESIGNED BY: AEB
 DRAWN BY: AEB
 CHECKED BY:
 SCALE: 1" = 20'
 JOB NO.: 12-128
 DATE: 5-22-12
 SHEET NO.: 1 OF 1

CERTIFICATION:

To: Sau's Welding Services, Inc.,
 First American Title Insurance Company,
 Thomas K. Saville and Robert F. Besno and Thomas N. Saville;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes NO ITEMS of Table A thereof. The field work was completed on May 18, 2012.

Date of Plat or Map: May 22, 2012

Christopher S. Fergus P.S. #47055



CITY OF DETROIT
DEPARTMENT OF PUBLIC WORKS
CITY ENGINEERING DIVISION

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVE. SUITE 601
DETROIT, MICHIGAN 48226
PHONE: (313) 224-3949 • TTY: 711
FAX: (313) 224-3471
WWW.DETROITMI.GOV

Date: June 30th, 2023

SBS Buildings, LLC
11811 Pleasant Street
Detroit, MI, 48217

Regarding: The status of open/closed public street or alley adjacent to property owned by the recipient of this notice.

Street/Alley description: public alley, lying between S Ethel Street and S Bassett Street, adjacent to the property commonly known as 11811 Pleasant Street.

Previously approved closure of public street or alley: No approval on record.

The recipient of this notice has been identified as being the steward of the above-described public street or alley that had previously been approved, through decision by the City of Detroit City Council, to be closed on a temporary basis. City records indicate that the expiration date for the closure has passed, and the described street or alley is required to be re-opened for public use or is required to be approved for an extension of closure.

Items to consider prior to making the next step:

Street and alleys approved for temporary closure are subject to the following provisions:

- No buildings or other structures of any nature shall be constructed on or over the street or alley proposed to be closed.
- Owners may not utilize the closed street or alley for the storage of materials, displays of merchandise, or installation of signs.
- Owners are to restore the street or alley to its original condition upon expiration.

Approval for temporary closure is intended for the improvement of safety and security of adjacent owners. Approval for temporary closure does not allow adjacent businesses to expand into the closed street or alley to increase parking capacity, for the staging of equipment or materials, or for the construction of any structure.

You are hereby notified that the adjacent public street or alley, described above, has passed expiration for the previously approved closure. Notified owners are to respond by re-opening the closed street or alley or submit to extend closure.

To apply for extension of the closure visit the DPW website to access the online application at <https://detroitmi.gov/departments/department-public-works/maps-and-records>. Owners who have not satisfied the provisions of the previously approved closure may not be eligible for extension.

Failure to comply with this notice will subject you to the penalties provided for in section 43-8-7 of the Municipal Code, City of Detroit, and will make it necessary for this Department to remove the obstruction(s). The cost of such removal will be assessed against your property. Failure to comply may also subject you to the penalties provided under section 43-1-1 of the Municipal Code, City of Detroit, indicating that obstruction of a public street or alley is a misdemeanor offense and may result in fines up to \$500 and up to 90 days in jail.

Recipients of this notice have until July 30th to re-open the above-described public street or alley or apply for extension using the online application portal.

City of Detroit

Department of Public Works

City Engineering Division

Mapsandrecordsbureau@detroitmi.gov

313-224-3970