August 20, 2019

Honorable City Council:

RE: Petition No. 248 — College for Creative Studies, request to vacate an alley located between John R. Rd. and Brush Street

Petition No. 248 — College for Creative Studies request to vacate and convert to easement the east-west alley, 20 feet wide, in the block of Kirby Avenue, 80 feet wide, Ferry Avenue, 80 feet wide, John R. Street, 60 feet wide, and Brush Street, 60 feet wide.

The petition was referred to the City Engineering Division – DPW for investigation (utility review) and report. This is our report.

The request is being made to facilitate program services.

The request was approved by the Solid Waste Division – DPW, and Traffic Engineering Division – DPW, and City Engineering - DPW.

Detroit Water and Sewerage Department (DWSD) has no objection to the conversion to easement. The specific DWSD provisions for easements are included in the resolution. DTE Energy objects because they have services in the area; however a specific provision to maintain access to DTE facilities is a part of the resolution.

All other involved City Departments, and privately owned utility companies have reported no objections to the conversion of the public right-of-way into a private easement for public utilities. Provisions protecting utility installations are part of the attached resolution.

I am recommending adoption of the attached resolution.

Respectfully submitted,

Richard Doherty, P.E., City Engineer
City Engineering Division – DPW

/JK
Cc: Ron Brundidge, Director, DPW
    Mayor’s Office – City Council Liaison
RESOLVED, that the east-west alley, 20 feet wide, in the block of Kirby Avenue, 80 feet wide, Ferry Avenue, 80 feet wide, John R. Street, 60 feet wide, and Brush Street, 60 feet wide; further described as land in the City of Detroit, Wayne County, Michigan being:

The east-west alley, 20 feet wide, lying northerly of and adjoining the northerly line of Lots 1 through 6, both inclusive “Ferry’s Subdivision of Park Lot 40 and of Lots 1-18 inclusive of the Farnsworth Subdivision of Park Lots 38 and 39, City of Detroit, Wayne County, Michigan” as recorded in Liber 18, Page 71 of Plats, Wayne County Records; also lying southerly of and adjoining the southerly line of Lots 14 through 19, both inclusive “Plat of D. M. Ferry’s Subdivision of Park Lot 41 also showing John R. Street from the South line of Park Lot 40 to the South line of Palmer Avenue” as recorded in Liber 10, Page 4 of Plats, Wayne County Records; also lying northerly of and adjoining the northerly line of Lots 10 through 14, both inclusive, Block 27, and lying southerly of and adjoining the southerly line of Lots 1 through 5, both inclusive, Block 27 “Brush Subdivision of that part of the Brush Farm, lying between the North line of Farnsworth St. and the South line of Harper Avenue, City of Detroit, Wayne County, Michigan” as recorded in Liber 17, Page 28 of Plats, Wayne County Records.

Be and the same is hereby vacated as a public right-of-way and converted into a private easement for public utilities of the full width of the right-of-way, which easement shall be subject to the following covenants and agreements, uses, reservations and regulations, which shall be observed by the owners of the lots abutting on said right-of-way and by their heirs, executors, administrators and assigns, forever to wit:

First, said owners hereby grant to and for the use of the public an easement or right-of-way over said vacated public alley herein above described for the purposes of maintaining, installing, repairing, removing, or replacing public utilities such as water mains, sewers, gas lines or mains, telephone, electric light conduits or poles or things usually placed or installed in a public right-of-way in the City of Detroit, with the right to ingress and egress at any time to and over said easement for the purpose above set forth,

Second, said utility easement or right-of-way in and over said vacated alley herein above described shall be forever accessible to the maintenance and inspection forces of the utility companies, or those specifically authorized by them, for the purpose of inspecting, installing, maintaining, repairing, removing, or replacing any sewer, conduit, water main, gas line or main, telephone or light pole or any utility facility placed or installed in the utility easement or right-of-way. The utility companies shall have the right to cross or use the driveways and yards of the adjoining properties for ingress and egress at any time to and over said utility easement with any necessary equipment to perform the above mentioned task, with the understanding that the utility companies shall use due care in such crossing or use, and that any property damaged by the utility companies, other than that specifically prohibited by this resolution, shall be restored to a satisfactory condition.

Third, said owners for their heirs and assigns further agree that no buildings or structures of any nature whatsoever including, but not limited to, concrete slabs or driveways, retaining or partition
walls (except necessary line fences or gates), shall be built or placed upon said easement, nor change of surface grade made, without prior approval of the City Engineering Division – DPW,

Fourth, that if the owners of any lots abutting on said vacated alley shall request the removal and/or relocation of any existing poles or other utilities in said easement; such owners shall pay all costs incidental to such removal and/or relocation, unless such charges are waived by the utility owners,

Fifth, that if any utility located in said property shall break or be damaged as a result of any action on the part of said owners or assigns (by way of illustration but not limitation) such as storage of excessive weights of materials or construction not in accordance with Section 3, mentioned above, then in such event said owners or assigns shall be liable for all costs incidental to the repair of such broken or damaged utility; and

Provided, that the property owners maintain for DTE Energy, full access to their facilities at all times (i.e. gated access with DTE locks at all ends of the easement) and that free and easy access to the DTE facilities is reserved for DTE equipment, including the use of backhoes, bull dozers, cranes or pipe trucks, and other heavy construction equipment, as necessary for the alteration or repair of DTE facilities, and further

Provided, that an easement, the full width of the existing rights-of-way, is reserved for the Detroit Water and Sewerage Department for the purpose of installing, maintaining, repairing, removing, or replacing any sewers, water mains, fire hydrants and appurtenances, with the right of ingress and egress at any time to, and over said easement for the purpose above set forth; and be it further

Provided, that free and easy access to the sewers, water mains, fire hydrants and appurtenances within the easement is required for Detroit Water and Sewerage Department equipment, including the use of backhoes, bull dozers, cranes or pipe trucks, and other heavy construction equipment, as necessary for the alteration or repair of the sewer or water main facilities; and be it further

Provided, that the Detroit Water and Sewerage Department retains the right to install suitable permanent main location guide post over its water mains at reasonable intervals and at points of deflection; and be it further

Provided, that said owners of the adjoining property, for themselves, their heirs and assigns, agree that no building or structure of any nature whatsoever, including porches, patios, balconies, etc., shall be built upon or over said easement, or that no grade changes or storage of materials shall be made within said easement without prior written approval and agreement with the Detroit Water and Sewerage Department; and be it further

Provided, that if any time in the future, the owners of any lots abutting on said vacated alley shall request the removal and/or relocation of the aforementioned utilities in said easement, such owners shall pay all costs incident to such removal and/or relocation. It is further provided that if sewers, water mains, and/or appurtenances in said easement shall break or be damaged as a result of any action on the part of the owner, or assigns, then in such event, the owner or assigns shall be liable for all costs incident to the repair of such broken or damaged sewers and water mains, and shall also be liable for all claims for damages resulting from his action; and be it further
Provided, that if it becomes necessary to remove the paved alley returns at the entrances (into either John R. Street or Brush Street or both) such removal and construction of new curb and sidewalk shall be done under city permit and inspection according to City Engineering Division – DPW specifications with all costs borne by the abutting owner(s), their heir or assigns; and further

Provided, that the City Clerk shall within 30 days record a certified copy of this resolution with the Wayne County Register of Deeds.
FERRY AVE. 80 FT. WD.

JOHN R. ST. 60 FT. WD.

KIRBY AVE. 80 FT. WD.

CONVERSION TO EASEMENT

THE EAST/WEST PUBLIC ALLEY, VARIOUS WIDTHS
IN THE BLOCK BOUND BY
FERRY, KIRBY AVE., BRUSH
AND JOHN R. ST.

CARTO 30 A

CONVERSION TO EASEMENT

FOR OFFICE USE ONLY

CITY OF DETROIT
CITY ENGINEERING DEPARTMENT
SURVEY BUREAU

JOB NO. 01-01

DRWG. NO. X 248
DEPARTMENTAL REFERENCE COMMUNICATION

Monday, March 26, 2018

To: The Department or Commission Listed Below

From: Janice M. Winfrey, Detroit City Clerk

The following petition is herewith referred to you for report and recommendation to the City Council.

In accordance with that body's directive, kindly return the same with your report in duplicate within four (4) weeks.

PLANNING AND DEVELOPMENT DEPARTMENT   DPW - CITY ENGINEERING DIVISION

248 College for Creative Studies, request to vacate an alley located between John R Rd and Brush Street.
March 21, 2018

BY HAND DELIVERY
The Honorable City Council
ATTN: Office of the City Clerk
200 Coleman A. Young Municipal Center
Detroit, MI 48226

Re: Petition for Vacation of Alley

Dear Honorable Councilmembers:

On behalf of the College for Creative Studies, the sponsoring petitioner, we submit this petition for the vacation of the alleyway located between John R. Road and Brush Street, as detailed in Exhibit A hereto. This request is being made so that the College of Creative Studies may place a trash compactor in the alleyway, which is necessary to facilitate its program services.

The property abutting the alleyway is owned by:
1. The College for Creative Studies, a Michigan nonprofit corporation;
2. Bre Faison, an individual and resident of Michigan; and
3. The Detroit Association of Women’s Clubs, a Michigan corporation.

The College for Creative Studies has received written approval to vacate the alleyway from each of the above-referenced property owners.

Attached hereto are the following materials to facilitate the review of this petition:
1. Exhibit A – a map showing the location of the alleyway and all abutting properties;
2. Exhibit B – the abutting property parcel ID numbers, addresses and signatures of approval to vacate the alleyway;
3. Exhibit C – copies of deeds for the property abutting the alleyway;
4. Exhibit D – a diagram of the alleyway after the vacation occurs.

Should you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,

CLARK HILL

Emily J. Baldwin
EXHIBIT INDEX:

Exhibit A – a map showing the location of the alleyway and all abutting properties;
Exhibit B – the abutting property parcel ID numbers, addresses and signatures of approval to vacate the alleyway;
Exhibit C – copies of deeds for the property abutting the alleyway;
Exhibit D – a diagram of the alleyway after the vacation occurs.
Exhibit A

A map showing the location of the alleyway and all abutting properties.
Exhibit B

A list of the abutting property parcel ID numbers, addresses and signatures of approval to vacate the alleyway.
PETITION TO VACATE

WHO: College for Creative Studies and adjacent property owners.

WHAT: Request that the entire alley herein described is vacated.

WHERE: That certain alley located between John R. Road and Brush Street in Detroit, Michigan, contiguous to which are certain parcels of real property owned by the property owners described below.

WHEN: July 2018.

WHY: In order to facilitate its program services, College for Creative Studies requires a trash compactor, which it proposes to place in the alley.

The College for Creative Studies has received approval for this vacation from all of the owners of the property abutting the alleyway.

The following property abuts the alley:

<table>
<thead>
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<th>Property Address</th>
<th>Property ID</th>
<th>Property Owner</th>
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<tr>
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<td>Bre Faison</td>
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<td>326 E. Ferry, Detroit, MI 48202</td>
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<td>PARCEL NUMBER</td>
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PETITION FOR CONVERSION OF ALLEY TO EASEMENT
Detroit, MI

Date February 15, 2018

TO THE HONORABLE CITY COUNCIL:

Gentlemen: We, the undersigned owners of the property abutting the alley:

Location of Alley

do respectfully petition your Honorable Body to vacate said alley and convert same into a public easement.

Further, the undersigned representing not less than two-thirds (2/3) ownership of property abutting said alley hereby agree that all existing utilities in said alley are to remain in their present location, and that if at any time in the future a request is made to remove or relocate any existing poles or other utilities in the easement, the property owners making such request and upon whose property the pole or other utilities are located will pay all costs incurred in such removal or relocation unless such charges are waived by the utility owners.

We do further agree that no buildings or structures of any nature whatsoever (except necessary line fences) shall be built upon the easement or any part thereof, so that said easement shall be forever accessible for maintenance of utilities.

SPONSORING PETITIONER

(Name)

(Address)

(Phone No.)

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<tr>
<th>Lot No.</th>
<th>Signature of Deed Holder</th>
<th>Signature of Wife or Other Co-Owner</th>
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TO THE HONORABLE CITY COUNCIL:

Gentlemen: We, the undersigned owners of the property abutting the alley:

326 E. Ferry
Location of Alley

do respectfully petition your Honorable Body to vacate said alley and convert same into a public easement.

Further, the undersigned representing not less than two-thirds (66-2/3%) ownership of property abutting said alley hereby agree that all existing utilities in said alley are to remain in their present location, and that if at any time in the future a request is made to remove or relocate any existing poles or other utilities in the easement, the property owners making such request and upon whose property the pole or other utilities are located will pay all costs incurred in such removal or relocation unless such charges are waived by the utility owners.

We do further agree that no buildings or structures of any nature whatsoever (except necessary line fences) shall be built upon the easement or any part thereof, so that said easement shall be forever accessible for maintenance of utilities.

SPONSORING PETITIONER: College for Creative Studies 2016 Kirb, Detroit, MI 313-832-8475
(Name) (Address) (Phone No.)

<table>
<thead>
<tr>
<th>Lot No.</th>
<th>Signature of Deed Holder</th>
<th>Signature of Wife or Other Co-Owner</th>
<th>Address</th>
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<td>5</td>
<td>George Calloway</td>
<td></td>
<td>326 E. Ferry Det, MI 313-832-8362</td>
<td>3/18</td>
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Exhibit C

Copies of deeds for the property abutting the alley.
WARRANTY DEED

STATUTORY FORM

KNOW ALL MEN BY THESE PRESENTS: That PHYLLIS PONDERS, a/k/a PHYLLIS PONDER, and MARJORIE HARRIS, as Joint Tenants with Rights of Survivorship, as to Lot 13, and Tenants in Common as to the balance of the property, whose street number and post office address is 17350 Meyers, Detroit, Michigan 48235

Convey and Warrant to CENTER FOR CREATIVE STUDIES, a Michigan non-profit corporation,

whose street number and post office address is 245 East Kirby, Detroit, Michigan

the following described premises situated in the City of Detroit County of Wayne

and State of Michigan, to-wit:

Lots 12, 13, 18, 19, except the Southerly 30 feet of Lot 18, Plat of D.M. FERRY’S SUBDIVISION, as recorded in Liber 10, Page 4 of Plats, Wayne County Records,

which are more particularly described as follows:

Together with all and singular the easements, hereditaments and appurtenances thereto belonging or in anywise appertaining, for the sum of One Hundred Eighty Thousand ($180,000.00) and 00/100 Dollars

subject to easements, restrictions and building and use restrictions of record.

Dated this 20th day of December 1979

Signed in the presence of

PHYLLIS PONDERS a/k/a PHYLLIS PONDER

MARJORIE HARRIS

SIGNED AND ACKNOWLEDGED BEFORE ME, a notary public in and for the State of Michigan

JULIE A. HUSTON

Notary Public

Acting in Wayne County, Michigan

The foregoing instrument was acknowledged before me the 20th day of December 1979

By PHYLLIS PONDERS a/k/a PHYLLIS PONDER

MARJORIE HARRIS

My Commission expires March 23, 1982

2086 City Treasurer’s Certificate

City records under the seal described property

$180,000.00

Drafted by

EDWARD C. DAViD, ESQ.

TREASURER

1600 FIRST FEDERAL BLDG.

DEToRiI, MICH. 48226

L. T. I. C.

S. 00.00

REVENUE STAMP $198.00

North 131 feet of Lot 18 (Ward No. 1, Item 1491.1)

Lot 16 - (Ward No. 1, Item 1492.)

TAX Parcel 291-02-013

222 E Ferry
KNOW ALL MEN BY THESE PRESENTS: That CLAUD R. YOUNG, an unmarried man, whose address is 19490 Parkside, Detroit, Michigan 48221,

Committed and Warranted to CENTER FOR CREATIVE STUDIES, a Michigan non-profit charitable corporation, whose address is 245 East Kirby, Detroit, Michigan 48202,

the following described premises situated in the City of Detroit,

County of Wayne and State of Michigan, to-wit:

Lots 1 and 3 of Block 27 of Brush’s Subdivision as recorded in Liber 17, Page 28 of Plats, Wayne County Records

being hereupon sold to show consideration and payment of Michigan Transfer Tax.

RECORD

for the full consideration of Forty-eight Thousand Dollars ($48,000.00)

subject to any existing restrictions or easements of record and zoning ordinances.

Dated this 9th day of June 1978

Witneses:

Arthur Buchanan

Claud R. Young

Charles Wright III

STATE OF MICHIGAN

CO Unncy of Wayne

The foregoing instrument was acknowledged before me this 9th day of June 1978 by Claud R. Young, an unmarried man,

My commission expires April 25, 1979

Instrument Defined by Charles Wright III

Notary Public Wayne County, Michigan

1100 Ford Building

Detroit, Michigan 48226

Recording Fee $3.00

Real Transferee Tax $225.80

856453

W - 1 - 7486

Tax Parcel # 78-38-987

NO-REVENUE-ATTACHED
KEEP ALL MEN BY THESE PRESENTS: THE FOURTEENTH STREET INVESTMENT COMPANY, a 

Michigan corporation

whose address is 8500 Fourteenth Street, Detroit, Michigan 48206

Conveys and Warrants to CENTER FOR CREATIVE STUDIES, a Michigan non-profit charitable corporation,

whose address is 265 East Kirby, Detroit, Michigan 48202

the following described premises situated in the City of Detroit

County of Wayne and State of Michigan, to wit:

Lot 2, of Block 27, Brush's Subdivision as recorded

in Liber 17, Page 28 of Plat, Wayne County Records

Being recorded to show consideration and payment of 

Michigan Transfer Tax.

for the full consideration of Thirty-two Thousand Dollars ($32,000.00)

subject to any existing restrictions or easements of record and 

zoning ordinances.

Dated this 9th day of June 1978

Arthur Buchanan

WITNESSES

SIGNED AND SEALLED:

FORTYTH STREET INVESTMENT COMPANY

by: CLAUD YOUNG

President

STATE OF MICHIGAN

REAL ESTATE TRANSFER TAX

STATE OF MICHIGAN

COUNTY OF Wayne

The foregoing instrument was acknowledged before me this 9th day of June 1978

(1) by CLAUD YOUNG

(2) President

Fourteenth Street Investment Company

(3) of Michigan Corporation on behalf of the said corporation.

Charles Wright III

Secretary

COUNTY OF Wayne

City of Detroit, Michigan 48226

Notary Public

Charles Wright III

Notary Public

County of Wayne

My commission expires

April 25, 1979

Note: Insert at (1) name(s) of officer(s) (2) title(s) of officer(s) (3) name of corporation (4) state of incorporation

1100 Ford Building

Detroott, Michigan 48226

Instrument Drafted by Charles Wright III

Recorded on Pre-Printed Form

Recording Fee $3.00

State Transfer Tax $35.20

File Number 856453

When recorded returned to Charles Wright III

1100 Ford Building

Detroit, Michigan 48226

Send subsequent tax bills
Know all men by these presents: That Fourteenth Street Investment Company, a Michigan corporation whose address is 8500 Fourteenth Street, Detroit, Michigan 48206 and Central for Creative Studies, a Michigan non-profit charitable corporation, whose address is 265 East Kirby, Detroit, Michigan 48202 and the following described premises situated in the City of Detroit and State of Michigan, to wit:

Lot 14 of Block 28, Brush's Subdivision as recorded in Liber 17, Page 28 of Plats, Wayne County Records for the full consideration of Twelve Thousand Dollars ($12,000.00)

subject to any existing restrictions or easements of record and zoning ordinances.

Dated this 3rd day of June 1978

Witnesses:

Arthur Buchanan
Charles Wright III

IN WITNESS WHEREOF, the undersigned, President of Fourteenth Street Investment Company, have hereunto set their hands this 3rd day of June 1978.

Fourteenth Street Investment Company

Michigan Corporation

Notary Public
Wayne County, Michigan

April 25, 1979

Charles Wright III

Recording Fee: $13.20

State Transfer Tax: $1.60
Know all men by these presents: That CLAUD R. YOUNG, an unmarried man, also known as Claud Young, whose address is 19490 Parkside, Detroit, Michigan 48221, has conveyed and warranted to CENTER FOR CREATIVE STUDIES, a Michigan non-profit charitable corporation, whose address is 245 East Kirby, Detroit, Michigan 48202, the following described premises situated in the City of Detroit, County of Wayne, and State of Michigan, to wit:

Lots 11 and 12 of Block 28 of Brush's Subdivision as recorded in Liber 17, Page 28 of Plato, Wayne County Records

for the full consideration of Twenty Thousand Five Hundred Dollars ($20,500.00) subject to any existing restrictions or easements of record and zoning ordinances.

Deed this 23rd day of July 1978

Witneses:

ARTHUR BUCHANAN

Charles Wright III

STATE OF MICHIGAN

COUNTY OF Wayne

The foregoing instrument was acknowledged before me this 23rd day of July 1978 by CLAUD R. YOUNG, an unmarried man, also known as Claud Young, whose address is 19490 Parkside, Detroit, Michigan 48221, an individual.

My commission expires April 21, 1979

Charles Wright III

Business Address 1100 Ford Building

 Wayne County, Michigan 48226

Recorder of Deeds

A true copy of the record of such instrument is kept in the office of the Recorder of Deeds of the County of Wayne, State of Michigan, and is subject to the provisions of the Michigan Constitution and Michigan Revised Statutes. This copy is made from the original instrument and is true and correct. The instrument is recorded in Liber 17, Page 28, and is indexed to the interests listed above. The instrument was recorded on July 6, 1978, and any person who has recorded after the date of this instrument, except as otherwise noted, must record subsequent transfers in the same manner as if this instrument were still in force.

Recording Fees:

State Transfer Tax

County Transfer Tax

Tax Parcel

COUNTY TREASURER'S CERTIFICATE

This instrument contains a transfer tax certificate issued by the County Treasurer of Wayne County, Michigan, for the payment of real estate transfer taxes. The certificate is valid for the period of time specified on the certificate.

Recording Fees:

State Transfer Tax

County Transfer Tax

Tax Parcel

COUNTY TREASURER'S CERTIFICATE

This instrument contains a transfer tax certificate issued by the County Treasurer of Wayne County, Michigan, for the payment of real estate transfer taxes. The certificate is valid for the period of time specified on the certificate.

Recording Fees:

State Transfer Tax

County Transfer Tax

Tax Parcel
The Grantor: ART CENTRE APARTMENTS COMPANY, a Michigan partnership, 29201 Telegraph Road, Sta. 400, Southfield, MI 48034, whose address is CENTER FOR CREATIVE STUDIES, a Michigan non-profit corporation, whose address is 245 E. Kirby, Detroit, MI 48202

The following described premises situated in the City of Detroit, County of Wayne and State of Michigan:

1. Lots 1, 2 and Westerly 30 feet of Lot 3, and 1/2 of adjacent vacated Kirby Avenue, PERRY'S SUBDIVISION, as recorded in Liber 18, page 71 of Plat, Wayne County Records.

2. Lots 17 and 18, except the Northerly 131 feet of Lot 18, D.M. FERRY'S SUBDIVISION as recorded in Liber 10, page 4 of Plat, Wayne County Records.

For the sum of ONE ($1.00) DOLLAR and other valuable consideration

Subject to easements and building and use restrictions of record and other matters referred to in Liber 21199, page 832, and Liber 20229 pages 1 through 310, and in Liber 20051, page 619 and fl., W.C.R., and further subject to the rights of tenants in possession.

Dated the 1st day of June, 1983

Signed in presence of:

[Signature]

WALTER SHAPIRO
Walter Shapiro, a duly authorized Partner

STATE OF MICHIGAN

COUNTY OF OAKLAND

The foregoing instrument was acknowledged before me this 1st day of June 1983, by WALTER SHAPIRO, duly authorized Partner of ART CENTRE APARTMENTS COMPANY, a Michigan partnership.

[Signature]

Gloria S. Bair
Notary Public

County Clerk's Certificate

This is to certify that the premises set forth above are not subject to any liens or taxes on record, and that taxes are paid for five years previous to date of this instrument EXCEPT:

[Date]

JUN 7 1983

Walter Shapiro

When Recorded Return To: Charles Wright III

Send Subsequent Tax Bills To: Center for Creative Studies

245 East Kirby

Detroit, Michigan 48202

no change submitc

Phone: (313) 231-0898

Attn: Walter Shapiro
This Indenteur,
Made the 10th Day of September,
in the year of our Lord one thousand nine hundred and forty-three.

BETWEEN
WILLIAM L. LENNANE, JR., CLAIRE L. LENNANE, ARTHUR A. LENNANE and MARY E. LENNANE, Executors under the last will of William E. Lennane,
deceased, late of Detroit, Michigan, hereinafter referred to as the Grantor/s; and
DETROIT ASSOCIATION OF WOMEN'S CLUBS, a Michigan corporation,
5461 Brush Street, Detroit, Michigan, hereinafter referred to as the Grantee/s.

Witnesseth, That the said Grantor/s, by virtue of the power and authority given to the Grantor/s by the last will and testament of said William E. Lennane,
deceased, late of Detroit, Michigan, and for and in consideration of the sum of One Dollar and other valuable consideration paid by the said Grantee/s, the receipt whereof is hereby acknowledged, has/have been granted, bargained, sold and conveyed, and by these presents do/es grant, bargain, sell and convey unto the said Grantee/s, and to the heirs successors and assigns of the said Grantee/s, forever,
and situated in the City of Detroit, County of Wayne.

State of Michigan, described as follows, to wit:
Lot Five (5), Block 27, "Brush's Subdivision" of that part of the brush Farm lying between the North line of Farnsworth Street and the South Line of Harper Avenue, according to the plat thereof recorded in the office of the register of deeds for Wayne County in Volume 17 of Plats, Page 56;

Subject to restrictions upon the use of said premises appearing of record, if any, and

Subject to such claims as have attached or accrued by or through the acts or omissions of persons other than the Grantors since April 1, 1941;

Signed, sealed and delivered the day and year first above written.

In Presence of

[Signatures]

Executors under the Last Will and Testament of William E. Lennane, Deceased.
STATE OF MICHIGAN

On this 27th day of September, A.D. 1945,

before me, the subscriber, a Notary Public in and for said county, personally appeared WILLIAM E. LENHANE, Jr., ELWIN F. LENHANE, ALFRED ARFORD and MARY C. MCCARTHY, Executors of the Last Will and Testament of William E. Lenhane, Deceased, known to me to be the persons described in and who executed the within instrument, and then acknowledged the execution thereof to be his/her/their free act and deed, as such executant(s) in said instrument described.

[Signature]

Notary Public

My Commission expires January 12, 1946

Wayne County, Michigan

WANE COUNTY TREASURER

[Signature]

Oct. 22, 1943

EXECUTOR'S DEED UNDER POWER OF SALE IN A WILL

[Signature]

Register's Office

Wayne County, Michigan

Received for record, this 22nd day of October, 1943.

Bank of Detroit, Michigan

[Signature]

Return To

River Rouge Savings Bank
WARRANTY DEED

STATUTORY FORM-WAYNE COUNTY, MICHIGAN

Know all men by these presents: That George Kellogg, and Lillie Kellogg, his wife, of Detroit, Michigan,
Convey and Warrant to Roy Porter and Bessie Porter, his wife,
whose Street Number and Precinct is 5545 Brush Street, Detroit 2, Michigan.

the following described premises situated in the City of Detroit, County of Wayne, State of Michigan, Lot 4, block 27 of Brush's Subdivision of that part of the Brush Farm lying between the north line of Farnsworth Street and the south line of Harper Avenue, according to the plat thereof recorded in Liber 17, Page 28 of Plats, Wayne County Records, and more commonly known as 314 E. Ferry Avenue, Detroit, Michigan.

for the sum of One Dollar ($1.00) and other good and valuable considerations,

subject to restrictions of record and a mortgage on said premises held by River Rouge Savings Bank, a Michigan Corporation, upon which mortgage there is now due and unpaid the balance of Four Thousand Four Hundred Fifty ($4350.00) Dollars, with interest from April 18, 1947.

the 7th day of May, A.D. 1948.

Signed, Sealed and Delivered in Presence of:

George Kellogg

Lillie Kellogg

Frank L. Wiley

State of Michigan

On this 7th day of May, A.D. 1948, before me, personally

affirmed to me that the above-named George Kellogg and Lillie Kellogg, his wife,

in my presence, and in compliance with my request, executed the writing Instrument, acknowledged that

the same was executed by them.

My commission expires Dec. 9, 1950.

J. W. Allen

Relator Public, Wayne County, Michigan

This is to certify that the within instrument is duly executed on this property and that taxes are paid for the year preceding to date of this instrument.

No. 912

MAY 8, 1948

H. E. Still

Treasurer

MAY 8, 1948

 filed & recorded in my office of Recorder of Deeds in Wayne County, Michigan.

Roy Porter

5545 Brush, Apt. 27

Detroit 2, Michigan.

Bar S.

[Signature]
G313027

Laundry Title Insurance Corporation

KNOW ALL MEN BY THESE PRESENTS: That FOURTEENTH STREET INVESTMENT COMPANY, a Michigan corporation whose address is 8500 Fourteenth Street, Detroit, Michigan 48206

Conveys and Warrants to CENTER FOR CREATIVE STUDIES, a Michigan non-profit charitable corporation, whose address is 245 East Kirby, Detroit, Michigan 48202

the following described premises situated in the City of Detroit

Lot 2, of Block 27, Brush's Subdivision as recorded in Liber 17, Page 28 of Plats, Wayne County Records

Being rerecorded to show consideration and payment of Michigan Transfer Tax.

for the full consideration of Thirty-two Thousand Dollars ($32,000.00)

subject to any existing restrictions or easements of record and zoning ordinances.

Dated this 9th day of June 1978

Witnesses

[Signature]

[Signature]

Charles Wright III

President

Fourteenth Street Investment Company

Michigan Corporation

Notary Public

Wayne County, Michigan

April 25, 1979

County Treasurer

Issued Jun 28 1978

Recorded Jun 28 1978

FEE: $3.00

STATE OF MICHIGAN

RE-RECORD

STATE OF MICHIGAN

COUNTY OF Wayne

The foregoing instrument was acknowledged before me this 9th day of June 1978

(1) by Claud Young
(2) President
(3) of Fourteenth Street Investment
(4) a Michigan Corporation on behalf of the said corporation

Charles Wright III

Notary Public

Wayne County, Michigan

Instrument Drafted by Charles Wright III

1100 Ford Building

Detroit, Michigan 48226

Business Address

City Treasurer's Certificate

City Treasurer's Certificate

Jun 28 1978

RE-RECORD

Recorded For $3.00

856453

$32.20

856453

1100 Ford Building

Detroit, Michigan 48226

Notary Public

Wayne County, Michigan

The Parcel of
Know all men by these presents. That CLAUS R. YOUNG, an unmarried man, whose address is 19490 Parkside, Detroit, Michigan 48221, convey and warrant to CENTER FOR CREATIVE STUDIES, a Michigan non-profit charitable corporation, whose address is 245 East Kirby, Detroit, Michigan 48202, the following described premises situated in the City of Detroit, County of Wayne, and State of Michigan, to wit: Lots 1 and 3 of Block 27 of Brush's Subdivision as recorded in Liber 17, Page 28 of Plats, Wayne County Records, being re-recorded to show consideration and payment of Michigan Transfer Tax.

For the full consideration of Forty-eight Thousand Dollars ($48,000.00) subject to any existing restrictions or easements of record and zoning ordinances.

Dated this 9th day of June, 1978

Witnesses:
Arthur Buchanan
Charles Wright III

Signed and sealed:
CLAUS R. YOUNG
Charles Wright III

STATE OF MICHIGAN
COUNTY OF Wayne

The foregoing instrument was acknowledged before me this 9th day of June, 1978, by CLAUS R. YOUNG, an unmarried man,

My commission expires: April 25, 1979

Notary Public
Wayne County, Michigan
1100 Ford Building
Detroit, Michigan 48226
WARRANTY DEED

The Grantor, Geneva Wright, survivor of herself and her deceased joint tenant, Charles B. Berry whose death certificate is hereto attached for recording.

Whose address is 17157 Mackay, Detroit, MI 48212

Conveys and Warrants to College for Creative Studies, a Michigan non-profit corporation

Whose address is 201 E. Kirby, Detroit, MI 48202

The following property located in the City of Detroit, County of Wayne, and State of Michigan:

Lot 14 and the East 7 feet of Lot 15, D.M. Ferry's Subdivision, according to the plat thereof recorded in Liber 10 of Plats, Page(s) 4, Wayne County Records.

Address: 270 East Ferry

Ward 1 Item No. 1467

For the sum of $1.00 (One Dollar and 00/100) see attached real estate transfer valuation affidavit.

Subject to permitted exceptions hereto attached.

Grantor grants to Grantee the right to make divisions under Section 108 of the Michigan Land Division Act, Act No. 288 of Public Acts of 1967 (if unplatted land).

The property described herein 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 (if unplatted land).

Dated: December 19, 2008

Geneva Wright, survivor of herself and her deceased joint tenant, Charles B. Berry, whose death certificate is hereto attached for recording

01-13-832-DEC
STATE OF MICHIGAN  
COUNTY OF WAYNE  

The foregoing instrument was acknowledged before me this [DEC. 18, 2008], 2008 by Geneva Wright, survivor of herself and her deceased joint tenant, Charles B. Berry, whose death certificate is here attached for recording.

[Signature]
MARIE CAVAN
Notary Public
OAKLAND County

Acting in
Wayne County

My commission expires 10-18-11

Drafted by: Brandon Muller, 500 Woodward Avenue, Suite 3500, Detroit, MI 48226

Return to: Drafter

Send tax bills to: Grantee

When recorded return to:
Fidelity National Title Insurance Company
39533 Woodward Avenue, Suite 333
Bloomfield Hills, MI 48304
File No. 01-130832 (DER)

This is to certify that there are no tax liens or titles on this property and that taxes are paid in full according to our records.

DEC 23 2008

[Signature]
Treasurer, City of Detroit
Attached to a certain Warranty Deed dated 12-19-08 between Geneva Wright as Granter and College for Creative Studies as Grantee as permitted exceptions:

1. Terms, conditions and provisions contained in Resolution as recited in instrument recorded in Liber 21199, Page 852.

2. Terms, conditions and provisions contained in Affidavit of Historic Designation Restrictions as recited in instrument recorded in Liber 24836, Page 909.

3. Matters of Survey as disclosed on ALTA/ACSM survey dated November 6, 2008 by Professional Engineering Associates (PEA) being job number 2008-170:

   a) Overhead lines on subject property without benefit of a recorded easement
   b) Fence inside property line at rear of property (east side)
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That JAMES B. FRITZ, as Trustee of the James B. Fritz Revocable Trust under agreement dated November 21, 1997, whose address is 23194 Reynard, Southfield, Michigan 48034, conveys and warrants to Colleges for Creative Studies, a Michigan non-profit corporation, whose address is 201 E. Kirby, Detroit, Michigan 48202, the following described premises situated in the City of Detroit, County of Wayne and State of Michigan to wit: *Which is herein attached.*

LOT 15 EXCEPT EAST 7 FEET, D.M. FERRY'S SUBDIVISION
OF PARK LOT 41, PLATS LIBER 10, PAGE 4, WAYNE COUNTY RECORDS

COMMONLY KNOWN AS: 240 EAST FERRY
Tax Item No. Ward 1, Roll 001, Item No. 1488

LOT 16, D.M. FERRY'S SUBDIVISION, DETROIT, MICHIGAN
RECORDED SEPTEMBER 10, 1886, IN LIBER 10 PAGE 4 OF PLATS

COMMONLY KNOWN AS: 248 EAST FERRY
Tax Item No. Ward 1, Roll 001, Item No. 1489

for the sum of ($50,000), Real Estate Transfer Tax Valuation Affidavit), subject to the exceptions listed on Exhibit A, attached hereto and made a part hereof.

Dated this 15th day of June, 2006

JAMES B. FRITZ REVOCABLE TRUST,
under agreement dated November 21, 1997

By: James B. Fritz, Trustee

If the land being conveyed is unplatted, the following is deemed to be included: "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 right to farm act."

Acknowledgements are on the following page.
STATE OF MICHIGAN)  
COUNTY OF WAYNE)  

The foregoing instrument was acknowledged before me this 15th day of June, 2008, by James B. Fritz, Trustee of the James B. Fritz Revocable Trust, under agreement dated November 21, 1997.

POLLY L. TOBIN  
Notary Public - Michigan  
Oakland County  
My Commission Expires Mar 10, 2011  
Acting in the County of Wayne

County Treasurer's Certificate  

<table>
<thead>
<tr>
<th>When Recorded</th>
<th>Return To:</th>
<th>City Treasurer's Certificate</th>
</tr>
</thead>
</table>
|               | Timothy Ketly  
1500 Woodward Avenue  
Detroit, Michigan 48226 | Send Subsequent Tax Bills  
To:  
Grantee |  
Drafted By:  
Kathy H. Murphy  
Lewis & Munday  
660 Woodward, Suite 2490  
Detroit, Michigan 48226 |

Tax Parcel #:  
S003-12-04-0211  
Recording Fee:  
811.00 + 24 = 835  
Revenue Stamps  
Sealed

WHEN RECORDED RETURN TO:  
Fidelity National Title Insurance Company  
36533 Woodward Avenue, Suite 330  
Bloomfield Hills, MI 48304  
File No. 1164982

This is to certify that there are not tax liens or titles on this property and that taxes are paid for FIVE YEARS previous to date of this instrument.

No. 8210  
Date: Jul 11 2006  

JUL 11 2006  

2005040.0023.403979
1. Modified Development Plan Art Center Rehabilitation Project recorded in Liber 20229, Page 1, Wayne County Records.

2. Ordinance to Establish East Perry Avenue Historic District recorded in Liber 21199, Page 852, Wayne County Records.

3. Restrictions placed on subject property, as disclosed by Affidavit of Historic Designation Restrictions recorded in Liber 24836, Page 909, Wayne County Records.

4. The lien of general real estate taxes not yet due and payable.

5. The following encroachments disclosed by ALTA/ACSM Land Title Survey prepared by GLA Surveyors & Engineers, Job No. 2739-0015, dated March 9, 2006:
   a. Fence encroaches over the property line onto adjacent property in various places;
   b. Asphalt encroaches over the property line onto adjacent property in various places;
   c. Brick garage encroaches over sanitary sewer lead.
CERTIFICATE OF TRUST EXISTENCE AND AUTHORITY

The undersigned, James B. Fritz, being first duly sworn, deposes and says as follows:

1. That Affiant, whose address is, 23194 Reynaud, Southfield, Michigan 48202, is the Trustee under the James B. Fritz Revocable Trust, under Trust Agreement dated November 21, 1977 (the "Trust").

2. That the referenced Trust empowered the trustee to sell, convey, mortgage or lease any and all real estate subject to the Trust including the property referenced on Exhibit A.

3. That the provisions of the Trust, as amended, which rectify the powers and restrictions of the trustee relating to real property, are set forth verbatim on Exhibit B attached hereto.

4. That the Trust remains in full force and effect.

5. That the current Trustee is: James B. Fritz

6. This certificate is made pursuant to MSA 26.745(2) for the purpose of a purchaser or other party to rely upon the information contained herein without further examination of the Trust and Amendments referenced herein.

7. That the referenced Trust shall be governed by Michigan Law.

Witnesses:

[Signatures]

Affiant:

[Signatures]

James B. Fritz

STATE OF MICHIGAN

COUNTY OF WAYNE

The foregoing instrument was acknowledged before me this 15 day of June, 2006, by James B. Fritz.

[Notary Stamp]

POLLY L. FORB
Notary Public - Michigan
Oakland County
My Commission Expires May 10, 2011
Acting in the County of Wayne

[Notary Stamp]

Polly L. Fors
Notary Public

Oakland County, Michigan
Acting in Wayne County, Michigan
My commission expires 5/10/2011
WARRANTY DEED
STATUTORY FORM

KNOW ALL MEN BY THESE PRESENTS: That

Mary Klinczak

whose address is
16690 Juliana Street
East Detroit, Michigan.

Solomon Watson Jr., and Elizabeth Watson,
his wife,

5993 Elmwood Street, Detroit, Michigan, 48211

Convey and Warrant to

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

Lot 17, Abers and Fox's Subdivision of Lot 13,
Collins Farm, Private Claims I and 153, Northeasternly
of Gratiot Avenue, Wayne County, Michigan, as recorded
in Liber 10, page 116 of Plat, Wayne County Records.

which together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining,

for the sum of


two thousand dollars

subject to

ALBANY, JAN 9 1972
BERNARD J. O'NEILL, Register of Deeds
WAYNE COUNTY, MICHIGAN 48226

Made this 11th day of December 1971

Signed in the presence of:

Mary Klinczak

John Niesz

Signed by:

Mary Klinczak

Chester A. Komoroz

STATE OF MICHIGAN
COUNTY OF Wayne

The foregoing instrument was acknowledged before me this 11th day of December, 1971.

My Commission expires 4-2-1973

Chester A. Komoroz

County Treasurer's Certificate

This is to certify that there are no liens on the property described as the
property is free of lien, and which are held for FIVE YEARS present
the date of this certificate, except:

DEC 29 1971
City Treasurer's Certificate

When Recorded Return To:

Send Subsequent Tax Bills To:

Deeded By:

C.A. Komoroz

Business Address
2991 Chase
Detroit, Michigan, 48211

Return to Solomon Watson Jr.,
5993 Elmwood
Detroit, Michigan, 48211

234 E. Ferry
Exhibit D

Diagram of the alley after the vacation occurs.
QUIT CLAIM DEED
47-062-023 (3/97)

The Grantor Bessie Porter, Survivor of Roy Porter - Death Cert. Recorded in whose address is 314 E Ferry, Detroit, MI 48202 

quit claim(s) to Bessie Porter and Bre' J. Faison, Joint Tenants with Right of whose address is 314 E Ferry, Det, Mi 

Survivorship 

the following described premises situated in the City of Detroit 

County of Wayne and State of Michigan: Lot 4, Block 27 of Brush's Sub of that part of the Brush Farm lying between the North line of 

Farnsworth Street and the south line of Harper Ave, according to plat thereof recorded in Liber 17, Page 28 of Plats, Wayne County Records, and more commonly known as 314 E. Ferry Ave, Detroit, Mich 

Tax Parcel No. Ward 1. Item 1483 Common Address: 314 E Ferry 

for the sum of 

If the land being conveyed is unplatted, the following is deemed to be included: "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." 

Dated: 

Signed in the presence of: 

Nora Walton 

Yvonne Scott 

Signed: 

Bessie Porter 

EXEMPT UNDER 

MSA 7.456 (5) (O) 

MCL 207.526 (6) (O) 

STATE OF MICHIGAN 

COUNTY OF Wayne } ss 

The foregoing instrument was acknowledged before me this 10th day of July 1997, by Bessie Porter 

Ceola Johnson 

Notary Public, 

County, Michigan 

My Commission Expires: 

Ceola Johnson 

Notary Public, Wayne County, Mi 

My Commission Expires Jan. 18, 2001 

Drafted By: 

Ceola Johnson 

16903 MonteVista 

Detroit, Mi 48221 

When recorded return to: 

Bessie Porter 

314 E Ferry 

Detroit, Mi 48202 

NO REVENUE ATTACHED
Petition of College for Creative Studies, request to vacate an alley located between John Rd and Brush Street.

248

2018-03-26

REFFERRED TO THE FOLLOWING DEPARTMENT(S)

PLANNING AND DEVELOPMENT DEPARTMENT
CITY ENGINEERING DIVISION

DPW-