



Council Chamber, 18500 W 13 Mile Rd, Beverly Hills, MI 48025-5262

PLANNING COMMISSION MEETING

WEDNESDAY, AUGUST 26, 2026 at 7:00 PM

AGENDA

1. **Call meeting to order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Approval of Minutes**
 - A. 2026 07 22 PC Minutes
5. **Public comments on items not on the published agenda**
6. **Old Business**
7. **New Business**
 - A. Election of Officers (Chair, Vice Chair, & Secretary)
 - B. PC Case 26-08-01 Site Plan Review (31333 Southfield Road)
8. **Public Comments**
9. **Liaison Comments**
10. **Staff Comments**
11. **Commissioner Comments**
12. **Correspondence**
13. **Adjournment**

The Village of Beverly Hills will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting, to individuals with disabilities attending the meeting upon three working days' notice to the Village. Individuals with disabilities requiring auxiliary aids or services should contact the Village Clerk by writing 18500 W. Thirteen Mile, Beverly Hills, MI 48025 or calling (248) 646-6404.

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minutes.*

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view current and past meeting
materials.*



DRAFT JOINT PLANNING COMMISSION AND VILLAGE COUNCIL MEETING
MINUTES – JULY 22, 2026 – PAGE 1

Present: Chairperson Westerlund, Vice-Chairperson Dillard-Russaw, Members: Campbell, Erikson and Lessem

Present: President George, Members: Abboud (*arrived at 7:06 p.m.*), Hrydziusko, Kecskemeti, and O’Gorman

Absent: Secretary Copeland , Harper, Lucas, and Trust

Absent: President Pro Tem Drummond and Mercer

Also Present: Planning & Economic Development Director, Stec
Village Manager, Rothe
Planning Consultant, Borden
Village Clerk, Brown

ROLL CALL/CALL TO ORDER

Chairperson Westerlund called the Planning Commission meeting to order at 7:00 p.m. in the Village Council Chambers located at 18500 W. Thirteen Mile Road, Beverly Hills, MI 48025.

Motion by Campbell, second by Dillard-Russaw to excuse Harper, Lucas and Trust from tonight's meeting.

Motion passed unanimously.

AMENDMENTS TO AGENDA/APPROVE AGENDA

Motion by Dillard-Russaw, second by Campbell, to approve the agenda as published.

Motion passed unanimously.

PUBLIC COMMENTS ON ITEMS NOT ON PUBLISHED AGENDA

None.

APPROVAL OF MINUTES

Motion by Campbell, second by Dillard-Russaw, to approve the minutes of the June 24, 2026 Planning Commission meeting as published.

Motion passed unanimously.

OLD BUSINESS

None.

Abboud arrived at 7:06 p.m.

NEW BUSINESS

JOINT PC - VC MASTER PLAN & ZONING ORDINANCE REWRITE KICK-OFF

The Planning Commission and Village Council members met to discuss leadership’s priorities and major considerations to help inform both the Master Plan and public outreach efforts.

Using the digital platform, Mentimeter (Menti.com), Planning Commission and Village Council members were asked to answer questions using the SWOTAR (Strengths, Weaknesses, Opportunities, Threats, Aspirations, and Results) framework.

Participants identified the Village’s key strengths as its safe, family-oriented character, quality schools, parks, mature tree canopy, natural features, walkability, and central location.

The discussion of weaknesses focused primarily on aging infrastructure and stormwater management, as well as housing affordability, redevelopment pressures, limited development opportunities, transportation options, and preserving neighborhood character.

Participants identified opportunities to improve multimodal transportation, strengthen the Southfield Road corridor, encourage thoughtful redevelopment, expand housing options, enhance

sustainability and stormwater management, and support redevelopment of underutilized properties.

Future concerns/ threats included aging infrastructure, flooding, rising housing costs, and maintaining the Village’s attractiveness to young families.

During the aspirations discussion, participants emphasized preserving the Village of Beverly Hills’ natural character while fostering community connections, supporting local businesses, enhancing public spaces, and promoting thoughtful redevelopment that maintains the Village’s identity.

Strategies to strengthen community engagement included expanding community events, improving promotion of local businesses, and enhancing communication via the Village website and social media.

Participants also emphasized the importance of a realistic, implementation-focused Master Plan with measurable goals, clear priorities, assigned responsibilities, and regular progress reviews. The discussion further highlighted opportunities to improve long-term planning for redevelopment, connectivity, and infrastructure.

PUBLIC COMMENTS

None.

LIAISON COMMENTS

None.

STAFF COMMENTS

None.

COMMISSIONER COMMENTS

Commissioners welcomed new Planning Commission member, Lessem.

Lessem introduced himself and expressed appreciation for the opportunity to serve.

Westerlund recalled a community-wide SWOT analysis conducted in the early 2000s and suggested locating the report to compare past community priorities with the current Master Plan update process.

George also noted a similar planning exercise completed during a previous Council planning session and agreed that reviewing past planning efforts could provide valuable context.

CORRESPONDENCE

None.

ADJOURNMENT

Motion by Dillard-Russaw, second by Erickson, to adjourn the meeting at 9:00 p.m.

Motion passed.

Patrick Westerlund
Chairperson

John George
President

Carissa Brown
Village Clerk

Lydia Williams
Recording Secretary



Agenda Item Summary

To: Planning Commission
From:
Re: *New Business - A. Election of Officers (Chair, Vice Chair, & Secretary)*
Date: August 26, 2026 - [Click to View Agenda](#)

Summary:

Recommendation:

Attachments:

None



Agenda Item Summary

To: Planning Commission
From:
Re: *New Business - B. PC Case 26-08-01 Site Plan Review (31333 Southfield Road)*
Date: August 26, 2026 - [Click to View Agenda](#)

Summary:

Site Plan Review for 31333 Southfield Road (Rahma Worldwide) is required due to a change in use in the tenant mix of the building, per Zoning Ordinance Section 46-187(b). This change in use was identified in Summer 2025 as a result of numerous complaints regarding visitors to the subject site (31333 Southfield Rd) parking at neighboring properties, causing traffic and pedestrian concerns. Staff has been working with the property owners since that time to achieve compliance with the zoning standards to the greatest extent possible, given that exterior changes are not currently proposed.

While the use which caused and exacerbated the parking issues has since relocated to a space outside the Village, there has still been a change in tenant mix. The last approved site plan was for a charter school (Nexus Academy) in 2013, which occupied the top floor of the building and ceased operations several years ago. The remaining tenants at the time were professional service/office users. Now the building is predominately vacant with a mix of professional services and medical office users. The property owners are actively seeking new tenants, and going through the site plan review process now will put the property owners in a position to move forward with prospective tenants and their by-right uses fairly quickly.

Recommendation:

Approve the site plan for 31333 Southfield Road as presented with the following condition(s):

- Designate four (4) barrier-free parking spaces
- Combine the two (2) parcels that comprise the subject site and provide updated ALTA Survey
- Replace any dead/dying landscaping

Attachments:

1. 31333 Southfield spr 3
2. Response letter

3. 31333 Southfield_SPR Application
4. CD26-204_FULL SET-SPA REV 2_26-08-10
5. 6709-604
6. 45868-247
7. Assignment of Lease - Hartman Lease - Final - 09-29-2020 (02471370xAB04A)
8. Rahma 1 parking lot
9. Rahma 2 parking lot
10. Rahma 3 Parking lot
11. Title Search (43)

August 20, 2026

Planning Commission
Village of Beverly Hills
18500 W. 13 Mile Road
Beverly Hills, MI 48025

Attention:	Susie Stec, Planning and Economic Development Director
Subject:	Rahma Worldwide – Site Plan Review #3
Location:	31333 Southfield Road – west side of Southfield Road, north of 13 Mile Road
Zoning:	B Business District and VCOD Village Center Overlay District

Dear Commissioners:

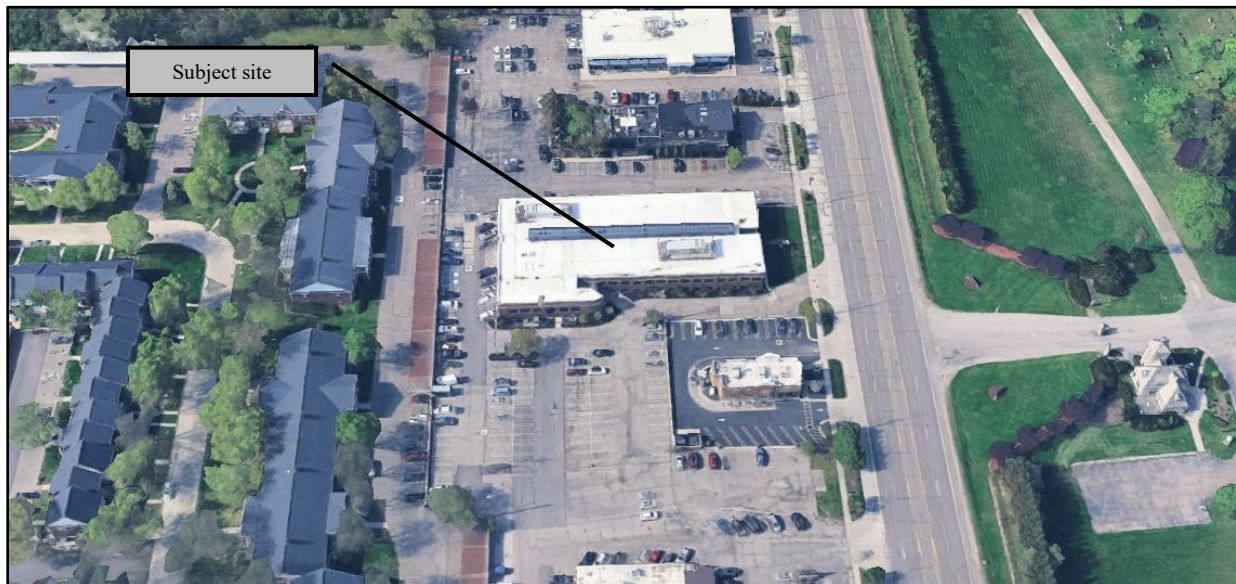
At the Village’s request, we have reviewed the revised site plan submittal (dated 8/11/26) from Rahma Worldwide.

It is important to note that aside from a new waste receptacle and enclosure, there are no physical site or building changes proposed at this time. The intent is for the Village to have an up to date site plan for the property with an idea of what uses can be pursued by the applicant based on zoning restrictions and parking limitations, as the building is currently mostly vacant.

The floor plan drawings identify anticipated uses, noting general business and medical office/clinic. In general, the nature of these uses is likely to be permitted by right in the B District (Section 46-274); however, the applicant should be aware that any future tenant proposal listed as a special land use will require additional review/approval.

A. Summary

1. We suggest the Village require that the applicant combine the 2 parcels comprising the subject site.
2. The site requires at least 4 barrier-free parking spaces.
3. We request the applicant replace any existing landscaping in poor condition.
4. If provided, the applicant must address any comments provided by the Director of Public Services and/or Village Engineering Consultant.



Aerial view of site and surroundings (looking north)

B. Site Plan Review

1. **General Comments.** The subject property is identified as 2 separate parcels. Given that there are site improvements that cross-over the parcel boundary, we suggest the Village require that the 2 parcels be combined.
2. **Dimensional Requirements.** The existing building complies with the required front yard setback for the B District (35') but does not meet the required rear yard setback (20'). Side setbacks in the B District are subject to site plan review, though no changes are currently proposed.

The nonconforming rear setback does not impact the current request; however, the applicant should be aware that a variance may be needed if a building expansion is considered in the future.

3. **Buildings.** During a pre-application meeting, the applicant indicated that no changes are proposed to the exterior of the building as part of this review.

The applicant should be aware that any future changes proposed must be reviewed/approved in accordance with applicable Ordinance provisions.

4. **Pedestrian and Vehicular Circulation.** There is an existing public sidewalk in the Southfield Road right-of-way. The site also provides internal pedestrian connections between the drive aisle/parking lot and the building entrances on the front and south side of the building.

Vehicular ingress/egress is provided by an existing curb cut along Southfield Road and no changes are proposed.

There are parking lot and drive aisle connections with the neighboring parcels to the south and west that appear to be covered by multiple easements.

5. **Parking.** Based on the updated parking calculations provided, the site is deficient by 14 spaces (132 required; 118 provided).

The site plan depicts 84 spaces on site, with the remainder being shared parking. The revised submittal also includes easement documents related to the sharing of parking amongst multiple, contiguous parcels.

Based on the scale of the plan, the depth of most parking spaces depicted appears to be deficient (19' required; 17.5' provided), though space width and drive aisle widths appear to be compliant. This is an existing condition that is not being altered and may be allowed to remain as a nonconforming condition.

There are no barrier-free parking spaces depicted on-site. There are 5 depicted in the parking lot on the property to the west; however, based on the 84 spaces provided on-site, 4 barrier-free spaces are required.

6. **Lighting.** The submittal does not provide details of existing or proposed site lighting; however, based on a site visit, there are some existing light poles in the parking lot.

The fixtures are generally downward directed LEDs, so improvements do not appear necessary at this time.

7. **Landscaping/Screening.** The submittal does not provide details of existing or proposed landscaping/screening; however, based on a site visit, there are existing plantings along the Southfield Road frontage, around the base of the building, and within a parking lot island. There are also existing screen walls between the site and Taco Bell, and between the site and Huntley.

If there are any existing plantings in poor condition, we request the applicant replace them as part of this project. Additionally, future changes to the site/building may result in the need for additional plantings to bring the site into compliance or closer to compliance with Section 46-233.

- 8. Waste Receptacle/Enclosure.** As noted at the outset of this review letter, the applicant proposes to install a new waste receptacle and enclosure.

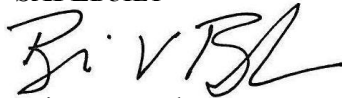
The proposed location, enclosure, and concrete base pad comply with the standards of Section 46-233(h). The revised submittal also includes a truck turning template demonstrating that refuse removal vehicles can safely access the receptacle without disrupting parking/circulation.

- 9. Engineering and Public Safety.** Given the nature of the request, engineering and public safety review may not be necessary at this time.

However, if provided, the applicant must address any comments provided by the Fire Marshal, Director of Public Services and/or Village engineering consultant as part of this review process.

Should you have any questions concerning this matter, please do not hesitate to contact our office.

Respectfully,
SAFEBUILT

A handwritten signature in black ink, appearing to read "B. V. Borden".

Brian V. Borden, AICP
Planning Manager



KALABAT Engineering
31333 SOUTHFIELD RD, SUITE 250
BEVERLY HILLS, MI 48025
248-600-8707
IDEN@KALABAT.COM

Tuesday, August 11, 2026

Brian V. Borden, AICP
Planning Manager
Safe Built
18500 W. 13 Mile Road
Beverly Hills, MI 48025

Rahma Worldwide – Site Plan Review #2

Dear Mr. Brian V. Borden,

Please find below our responses (in **bold**) to the comments received from the Planning Office Letter dated July 21, 2026.

General Comments

1. There are several instances where existing site conditions cross over parcel lines with no explanation of how this may be allowed. There are 3 easements noted under the Legal Description on Sheet 1; however, no details are provided.

The subject property is identified as 2 separate parcels. Given the cross-over of site improvements, at a minimum we suggest the Village require that the 2 parcels be combined.

Acknowledged. Easement documents are attached. A revised ALTA Survey and lot combination application shall be submitted and approved prior to issuance of Permits for the new Dumpster Enclosure.

Dimensional Requirement

2. The existing building complies with the required front yard setback for the B District (35'), but does not meet the required rear yard setback (20').

As such, the existing building is nonconforming, which may impact any future expansion proposals, but does not require any additional consideration at this time (i.e., a variance is not required since it is a pre-existing condition that is not being altered).

Noted. Confirmed that no alterations are proposed to the existing building footprint that would change the status from an existing nonconformity.

Buildings

3. During a pre-application meeting, the applicant indicated that no changes are proposed to the exterior of the building as part of this review. The applicant should be aware that any future changes proposed must be reviewed/approved in accordance with applicable Ordinance provisions.

Noted. We acknowledge the requirement for future reviews should any exterior changes be Proposed.

Pedestrian and Vehicular Circulation

4. There is an existing public sidewalk in the Southfield Road right-of-way. The site also provides pedestrian connections between the drive aisle/parking lot and the building entrances on the front and south side of the building. Vehicular ingress/egress is provided by an existing curb cut along Southfield Road and no changes are proposed. There are parking lot and drive aisle connections with the neighboring parcels to the south and west; however, the submittal does not include information on shared/cross access easements or agreements.

Acknowledged. No changes are proposed for sidewalk or driveway access. Attached are the shared cross-access agreements for the south and west parcel connections. An updated ALTA Survey shall be provided prior to issuance of Permits.

Parking

5. Based on the parking calculations provided, the site is deficient by 26 spaces (144 required; 118 provided).
 The site plan depicts only 84 spaces on site, so it appears the additional spaces noted are via shared parking to the rear. As previously noted, the submittal does not include information regarding shared access/parking.

Acknowledged. Shared parking/access agreements are attached to this submittal. An updated ALTA Survey shall be provided prior to issuance of Permits.

6. With that being said, the calculations do not utilize the correct Ordinance standard, whereby the majority of the tenant spaces should be based on usable floor area (and not gross floor area). The applicant must correct the calculations accordingly, which will result in a reduction in the amount of parking required.

Revised accordingly to utilize Usable Floor Area (UFA).

7. Based on the scale of the plan, the depth of most parking spaces depicted appears to be deficient (19' required; 17.5' provided), though space width and drive aisle widths appear to be compliant. This is an existing condition that is not being altered and may be allowed to remain as a nonconforming condition.

Noted. Confirmed that the existing parking space depths and layout will remain unchanged as a pre-existing nonconforming condition.

8. There are no barrier-free parking spaces depicted on-site. There are 5 depicted in the parking lot on the property to the west; however, again, it is not clear that the applicant has rights to use these spaces. Based on the 84 spaces provided on-site, 4 barrier-free spaces are required.

Lease agreements for the entire west side parking lot are attached permitting parking and barrier-free parking is permitted in the current location.

Lighting

9. The submittal does not provide details of existing or proposed site lighting; however, based on a site visit, there are some existing light poles in the parking lot.



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IDEN@KALABAT.COM

The fixtures are generally downward directed LEDs, so improvements do not appear necessary at this time.

Noted. Confirmed that existing parking lot lighting fixtures will remain as-is with no modifications proposed

Landscaping /screening

The submittal does not provide details of existing or proposed landscaping/screening; however, based on a site visit, there are existing plantings along the Southfield Road frontage, around the base of the building, and within a parking lot island. There are also existing screen walls between the site and Taco Bell, and between the site and Huntley.

If there are any existing plantings in poor condition, we request the applicant replace them as part of this project. Additionally, future changes to the site/building may result in the need for additional plantings to bring the site into compliance or closer to compliance with Section 46-233.

Acknowledged.

Waste receptacle / Enclosure

As noted at the outset of this review letter, the applicant is currently proposing a new waste receptacle and enclosure. The proposed location and concrete base pad generally comply with the standards of Section 46-233(h); however, a detail of the enclosure must be provided. We also request that a turning template be provided demonstrating that refuse removal vehicles can safely access the receptacle without disrupting parking/circulation.

A trash enclosure construction detail and a refuse vehicle turning movement template have been added to the revised plan set. See Sheet C3.0

Engineering and Public Safety

Given the nature of the request, engineering and public safety review may not be necessary at this time. However, if provided, the applicant must address any comments provided by the Fire Marshal, Director of Public Services and/or Village engineering consultant.

Acknowledged. Any forthcoming comments from the Fire Marshal, Public Services, or Village engineer will be addressed

Please review the attached revised plans and this response letter and let us know if there are any additional comments or concerns.

Sincerely,

**Iden Kalabat P.E.
KALABAT Engineering**

Village of Beverly Hills
 Building & Planning
 18500 W 13 Mile Rd
 Beverly Hills, MI 48025
 Phone: (248) 646-6404 Fax: (248) 646-3703
www.villagebeverlyhills.com

Staff Use Only	
Received	
Date Received:	_____
Review/Mtg Date:	MAR 20 2026
Decision:	_____
☐ Approved ☐ Denied ☐ ZBA	
Notes:	Village of Beverly Hills

Application for Site Plan Review and Special Land Use	
Property Address & Parcel I.D. Number(s)	Address: 31333 Southfield Rd. Suite 250
	Parcel ID(s):
Project Description (Attach additional pages if necessary)	Existing conditions analysis and site plan approval for change of use/tenant mix
Applicant (must have legal interest in property)	Name: Iden Kalabat
	Business: Kalabat Engineering
	Address: 31333 Southfield Rd. Suite 250
	City: Beverly Hills State: MI Zip: 48025
	Phone: 248-798-6077 Email: iden@kalabat.com
	Legal Interest: ☐ Own Property ☐ Lease Property ☐ Offer to Purchase (please attach)
	☒ Other (e.g. attorney, architect, etc.): Engineer
Primary Contact ☒ Same as Applicant	Name:
	Business:
	Address:
	City: State: Zip:
	Phone: Email:
	Relationship to Applicant (e.g. architect, attorney, etc.):
Property Owner ☐ Same as Applicant	Name: Shadi Zaza
	Business: Rahma Worldwide
	Address: 31333 Southfield Rd. Suite 100
	City: Beverly Hills State: MI Zip: 48025
	Phone: 313-330-3907 Email: kobahi@rahmaww.org, a.ghabbour@rahmaww.org
	Property Owner Signature (if other than applicant): <u>Shadi Zaza</u> Shadi Zaza (Mar 19, 2026 22:22:58 EDT)
Applicant Signature	X: 

In order to be considered at an upcoming meeting, this application and all required documents and materials must be submitted by the established deadline date for the next regular meeting of the Council, Planning Commission, and/or Zoning Board of Appeals. Submittal by deadline does not guarantee placement on the agenda. Please refer to Sections 22.08.290 and 22.08.300. Incomplete submittals will not be considered.

Note: the applicant or a representative must be present at all meetings.

SITE PLAN REVIEW

31333 SOUTHFIELD ROAD BEVERLY HILLS, MI 48025

PROJECT NUMBER: CD26-204

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ARCHITECTURAL
ENGINEERING

31333 Southfield Road
Suite 250
Beverly Hills, MI 48025
Ph 248.600.8707
F 248.594.5919

NO	DESCRIPTION	DATE
1	SPA	3-20-26
2	SITE PLAN REVIEW	6-12-26
3	SITE PLAN REVIEW REV 1	8-11-26

SHEET INDEX

SHEET LIST				
SHEET #	SHEET NAME	3-20-26 SPA	6-12-26 SITE PLAN REVIEW	8-11-26 SITE PLAN REVIEW REV 1
G-1	COVER SHEET	•	•	•
G-2.0	DOCUMENTATION AND CODE COMPLIANCE	•		
D-1.1.0	DEMOLITION PLAN	•		
S-1.1.0	FOUNDATION / STRUCTURAL PLAN	•		
A-1.1	LOWER LEVEL RENTABLE AREA	•	•	•
A-1.2	UPPER LEVEL RENTABLE AREA	•	•	•
L-1.1	SUITE 100	•		
L-1.2	SUITE 110	•		
L-1.3	SUITE 120	•		
L-1.4	SUITE 140	•		
L-1.5	SUITE 200	•		
L-1.6	SUITE 210	•		
L-1.7	SUITE 250	•		
L-1.8	VACANT SUITE 1	•		
L-1.9	VACANT SUITE 2	•		
C0.1	GENERAL NOTES AND LEGEND		•	•
1	TOPOGRAPHIC AND BOUNDARY SURVEY PLAN		•	•
C2.0	DEMOLITION PLAN		•	•
C3.0	SITE PLAN		•	•
C3.1	VEHICLE TRACKING MOVEMENT		•	•

OWNER

RAHMA WORLDWIDE
31333 SOUTHFIELD ROAD
SUITE 100
BEVERLY HILLS, MI 48025

ARCHITECT

JSK DESIGN GROUP
31333 SOUTHFIELD RD. SUITE 250
BEVERLY HILLS, MI. 48025

PHONE: 248-600-8707

ENGINEER

KALABAT ENGINEERING
31333 SOUTHFIELD RD. SUITE 250
BEVERLY HILLS, MI. 48025

PHONE: 248-600-8707

PROJECT DESCRIPTION

THE SCOPE OF WORK FOR THIS PROJECT IS TO UPDATE THE VILLAGE'S RECORDS OF THE VARIOUS USES AND OCCUPANCY OF THE EXISTING BUILDING AT 31333 SOUTHFIELD RD. ADDITIONALLY, THE PROJECT WILL ASSESS THE ADEQUACY OF THE EXISTING PARKING TO SERVE THE BUILDINGS USE AND OCCUPANCY AND TO CONSTRUCT A DUMPSTER ENCLOSURE IN ACCORDANCE WITH VILLAGE ORDINANCES AND REQUIREMENTS.

SEAL:



PROJECT:

SITE PLAN REVIEW

31333 SOUTHFIELD ROAD
BEVERLY HILLS, MI 48025

CLIENT:

RAHMA WORLDWIDE

31333 SOUTHFIELD ROAD
SUITE 100
BEVERLY HILLS, MI 48025

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

G-1

PROJECT NO: CD26-204

DRAWN BY: AR

CHECKED BY: NK



ARCHITECTURAL
ENGINEERING

31333 Southfield Road
Suite 250
Beverly Hills, MI 48025
Ph 248.600.8707
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NO	DESCRIPTION	DATE
1	SPA	3-20-26
2	SITE PLAN REVIEW	6-12-26
3	SITE PLAN REVIEW REV 1	8-11-26

SEAL:



PROJECT:

SITE PLAN REVIEW

31333 SOUTHFIELD ROAD
BEVERLY HILLS, MI 48025

CLIENT:

RAHMA WORLDWIDE

31333 SOUTHFIELD ROAD
SUITE 100
BEVERLY HILLS, MI 48025

SHEET TITLE:

LOWER LEVEL RENTABLE AREA

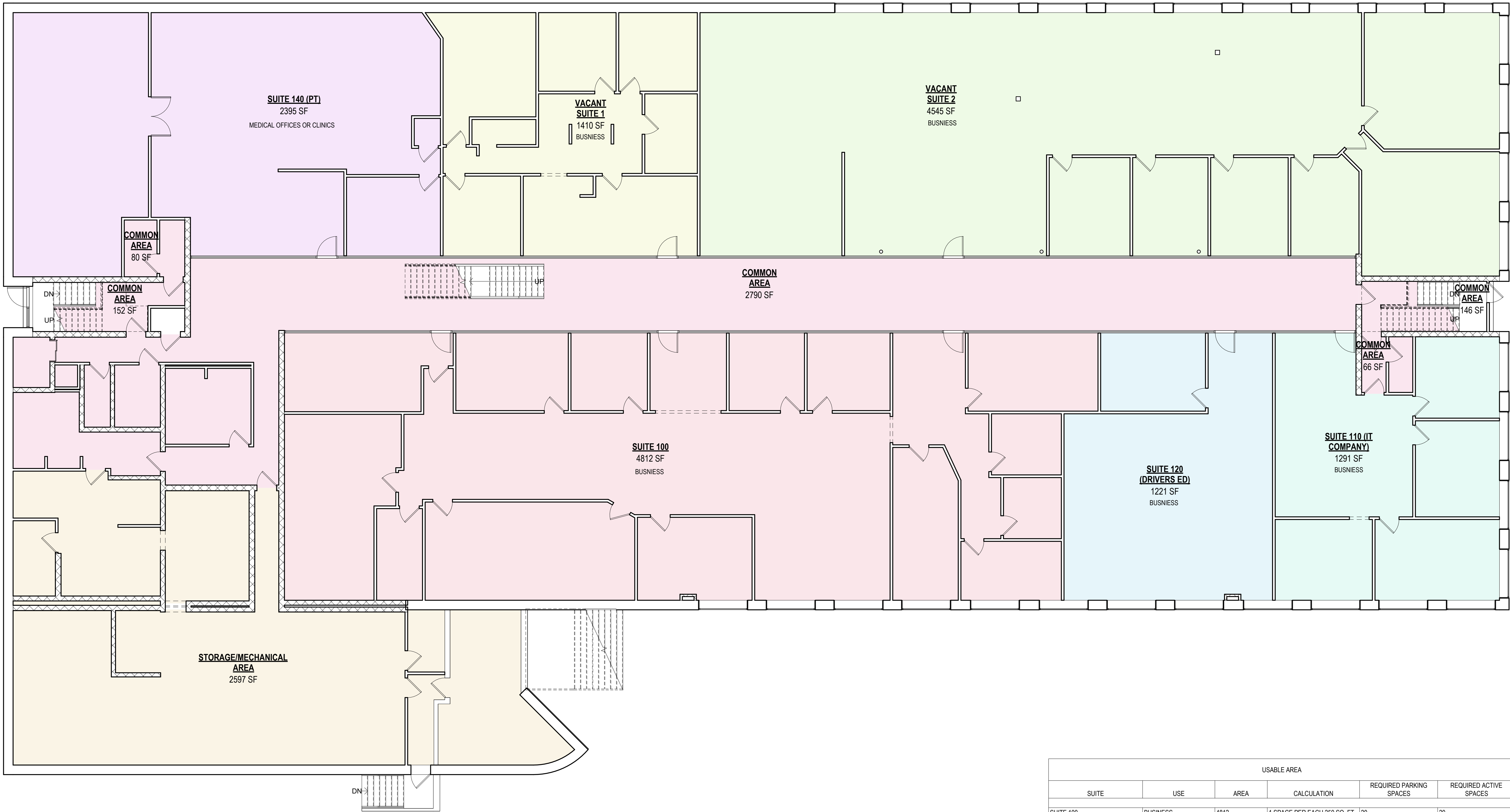
SHEET NUMBER:

A-1.1

PROJECT NO: CD26-204

DRAWN BY: AR

CHECKED BY: NK



NOTE:

- THE OWNER PLANS TO CONSTRUCT A NEW COMMON PASSAGE THROUGH THE EXISTING VACANT INSTITUTIONAL SPACE TO PROVIDE ACCESS TO COMMON AREA ELEMENTS AND THE REAR STAIRCASE. THIS NEW PASSAGE WILL CREATE MULTIPLE NEW LEASABLE UNITS WITH ACCESS TO THE COMMON CORRIDOR AND APPROPRIATE MEANS OF EGRESS. THIS WORK SHALL BE DESIGNED AND PERMITTED AT A LATER DATE.

USABLE AREA					
SUITE	USE	AREA	CALCULATION	REQUIRED PARKING SPACES	REQUIRED ACTIVE SPACES
SUITE 100	BUSINESS	4812	1 SPACE PER EACH 250 SQ. FT. OF USABLE FLOOR AREA	20	20
SUITE 110 (IT COMPANY)	BUSINESS	1291	1 SPACE PER EACH 250 SQ. FT. OF USABLE FLOOR AREA	6	6
SUITE 120 (DRIVERS ED)	BUSINESS	1221	1 SPACE PER EACH 250 SQ. FT. OF USABLE FLOOR AREA	5	5
SUITE 140 (PT)	MEDICAL OFFICES OR CLINICS	2395	1 SPACE FOR EACH 200 SQ. FT. OF GROSS FLOOR AREA *	12	5*
SUITE 200	BUSINESS	5842	1 SPACE PER EACH 250 SQ. FT. OF USABLE FLOOR AREA	24	24
SUITE 210 (VACANT)	BUSINESS (VACANT)	2465	1 SPACE PER EACH 250 SQ. FT. OF USABLE FLOOR AREA	10	0 (VACANT)
SUITE 250	BUSINESS	3064	1 SPACE PER EACH 250 SQ. FT. OF USABLE FLOOR AREA	13	13
VACANT SUITE 1	BUSINESS (VACANT)	1410	1 SPACE PER EACH 250 SQ. FT. OF USABLE FLOOR AREA	6	0 (VACANT)
VACANT SUITE 2	BUSINESS (VACANT)	4545	1 SPACE PER EACH 250 SQ. FT. OF USABLE FLOOR AREA	19	0 (VACANT)
NEW VACANT SUITE 3	BUSINESS (VACANT)	1223	1 SPACE PER EACH 250 SQ. FT. OF USABLE FLOOR AREA	5	0 (VACANT)
NEW VACANT SUITE 4	BUSINESS (VACANT)	1161	1 SPACE PER EACH 250 SQ. FT. OF USABLE FLOOR AREA	5	0 (VACANT)
NEW VACANT SUITE 5	BUSINESS (VACANT)	791	1 SPACE PER EACH 250 SQ. FT. OF USABLE FLOOR AREA	4	0 (VACANT)
NEW VACANT SUITE 6	BUSINESS (VACANT)	729	1 SPACE PER EACH 250 SQ. FT. OF USABLE FLOOR AREA	3	0 (VACANT)
TOTAL SF				132 REQUIRED SPACES	73 ACTIVE SPACES
* 2 STAFF AND MAXIMUM 3 PATIENTS = 5 SPACES				118 PROVIDED SPACES	



ARCHITECTURAL
ENGINEERING

31333 Southfield Road
Suite 250
Beverly Hills, MI 48025
Ph 248.600.8707
F 248.594.5919

NO	DESCRIPTION	DATE
1	SPA	3-20-26
2	SITE PLAN REVIEW	6-12-26
3	SITE PLAN REVIEW REV 1	8-11-26

SEAL:



PROJECT:

SITE PLAN REVIEW

31333 SOUTHFIELD ROAD
BEVERLY HILLS, MI 48025

CLIENT:

RAHMA WORLDWIDE

31333 SOUTHFIELD ROAD
SUITE 100
BEVERLY HILLS, MI 48025

SHEET TITLE:

UPPER LEVEL RENTABLE AREA

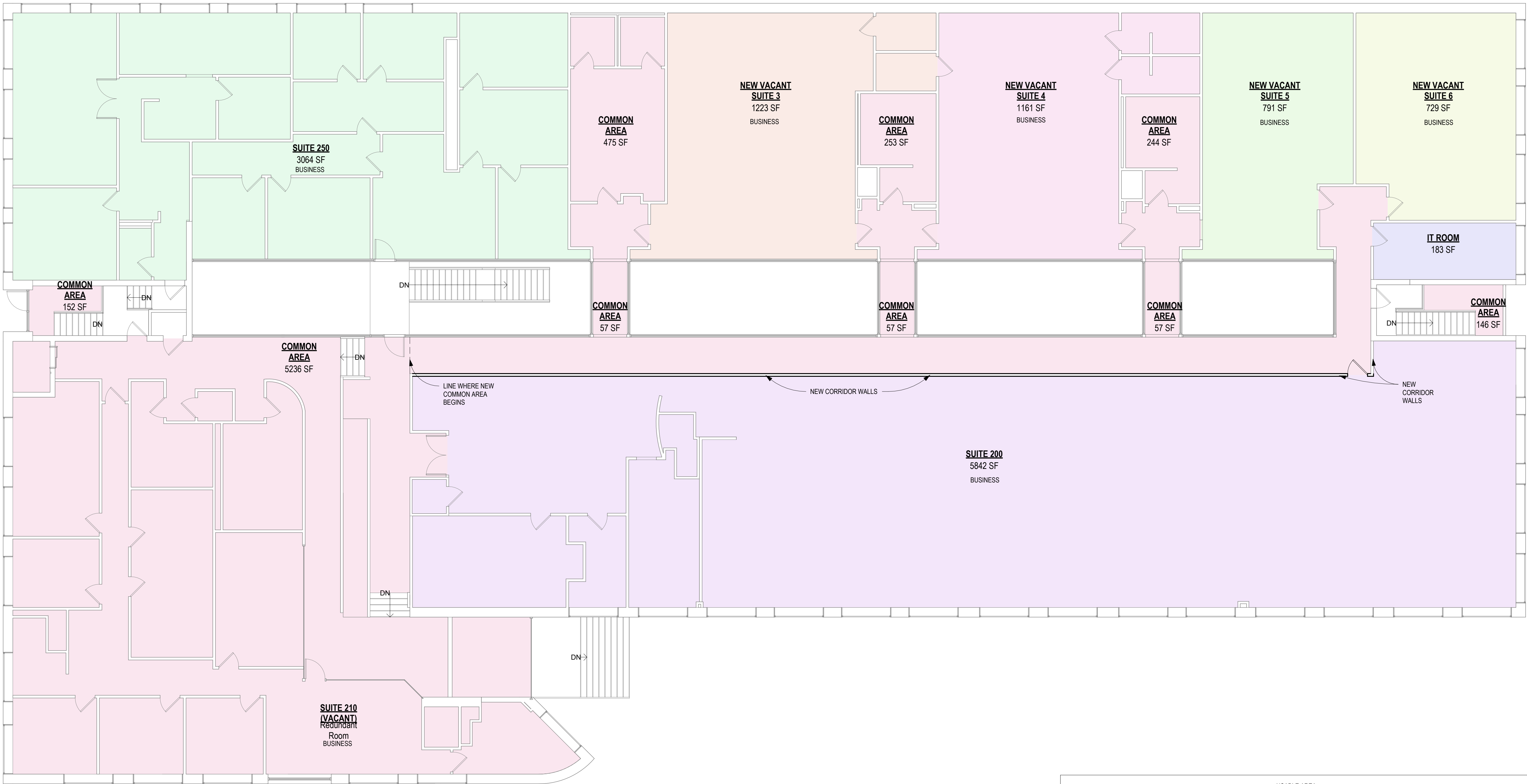
SHEET NUMBER:

A-1.2

PROJECT NO: CD26-204

DRAWN BY: AR

CHECKED BY: NK



N
UPPER LEVEL
1/8" = 1'-0"

NOTE:

- THE OWNER PLANS TO CONSTRUCT A NEW COMMON PASSAGE THROUGH THE EXISTING VACANT INSTITUTIONAL SPACE TO PROVIDE ACCESS TO COMMON AREA ELEMENTS AND THE REAR STAIRCASE. THIS NEW PASSAGE WILL CREATE MULTIPLE NEW LEASABLE UNITS WITH ACCESS TO THE COMMON CORRIDOR AND APPROPRIATE MEANS OF EGRESS. THIS WORK SHALL BE DESIGNED AND PERMITTED AT A LATER DATE.

USABLE AREA					
SUITE	USE	AREA	CALCULATION	REQUIRED PARKING SPACES	REQUIRED ACTIVE SPACES
SUITE 100	BUSINESS	4812	1 SPACE PER EACH 250 SQ. FT. OF USABLE FLOOR AREA	20	20
SUITE 110 (IT COMPANY)	BUSINESS	1291	1 SPACE PER EACH 250 SQ. FT. OF USABLE FLOOR AREA	6	6
SUITE 120 (DRIVERS ED)	BUSINESS	1221	1 SPACE PER EACH 250 SQ. FT. OF USABLE FLOOR AREA	5	5
SUITE 140 (PT)	MEDICAL OFFICES OR CLINICS	2395	1 SPACE FOR EACH 200 SQ. FT. OF GROSS FLOOR AREA *	12	5*
SUITE 200	BUSINESS	5842	1 SPACE PER EACH 250 SQ. FT. OF USABLE FLOOR AREA	24	24
SUITE 210 (VACANT)	BUSINESS (VACANT)	2465	1 SPACE PER EACH 250 SQ. FT. OF USABLE FLOOR AREA	10	0 (VACANT)
SUITE 250	BUSINESS	3064	1 SPACE PER EACH 250 SQ. FT. OF USABLE FLOOR AREA	13	13
VACANT SUITE 1	BUSINESS (VACANT)	1410	1 SPACE PER EACH 250 SQ. FT. OF USABLE FLOOR AREA	6	0 (VACANT)
VACANT SUITE 2	BUSINESS (VACANT)	4545	1 SPACE PER EACH 250 SQ. FT. OF USABLE FLOOR AREA	19	0 (VACANT)
NEW VACANT SUITE 3	BUSINESS (VACANT)	1223	1 SPACE PER EACH 250 SQ. FT. OF USABLE FLOOR AREA	5	0 (VACANT)
NEW VACANT SUITE 4	BUSINESS (VACANT)	1161	1 SPACE PER EACH 250 SQ. FT. OF USABLE FLOOR AREA	5	0 (VACANT)
NEW VACANT SUITE 5	BUSINESS (VACANT)	791	1 SPACE PER EACH 250 SQ. FT. OF USABLE FLOOR AREA	4	0 (VACANT)
NEW VACANT SUITE 6	BUSINESS (VACANT)	729	1 SPACE PER EACH 250 SQ. FT. OF USABLE FLOOR AREA	3	0 (VACANT)
TOTAL SF				132 REQUIRED SPACES	73 ACTIVE SPACES

* 2 STAFF AND MAXIMUM 3 PATIENTS = 5 SPACES

118 PROVIDED SPACES

z:\2-Design\1-commercial\cd26-204_rahma worldwide - office building use plans\site plans\CD26-204_SHT-DEMO.dwg - Last printed 8/11/2026 11:33 AM

LEGEND

SUBJECT PROPERTY LINE			
ADJACENT PROPERTY LINE			
BOUNDARY LOT LINE			
BUILDING SETBACK LINE			
ROAD CENTERLINE			
EASEMENT LINE			
RIGHT OF WAY LINE			
	EXISTING	PROPOSED	DEMO/REMOVAL
FLOWLINE			
CURB & GUTTER			
WOOD FENCE LINE			
CHAINLINK FENCE LINE			
DECORATIVE FENCE LINE			
WETLAND LINE			
NATURAL FEATURE SETBACK LINE			
MAJOR CONTOUR LINE			
MINOR CONTOUR LINE			
STORM PIPE			
SANITARY SEWER			
WATER LINE			
GAS LINE			
OVERHEAD LINE			
UG ELECTRIC LINE			
COMBINED SEWER			
UG TELE LINE			
UG FIBER OPTIC LINE			
DRAINAGE AREA BOUNDARY			
SILT FENCE			
WATER EDGE LINE			
BUILDING OVERHANG LINE			
RET./MASONRY SCREEN WALL			

BUILDING			
ASPHALT PAVEMENT			
CONCRETE PAVEMENT			
CONCRETE SIDEWALK			
DECORATIVE SIDEWALK			
PARKING STRIPING			
GRAVEL			
RIPRAP			
WETLAND			
LANDSCAPE			

PR FINISH GRADE ELEVATION	FG XXX.XX	MATCH EXISTING ELEVATION	XXX.X ME
PR TOP OF CURB ELEVATION	T/C XXX.XX	EXISTING ELEVATION	EX XXX.X
PR GUTTER ELEVATION	G XXX.XX	TOP OF BERM ELEVATION	TOB XXX.X
PR FLOW LINE ELEVATION	FL XXX.XX	TOP OF POND ELEVATION	TOP XXX.X
PR RIM ELEVATION	RIM XXX.XX	BOTTOM OF POND ELEVATION	BOP XXX.X
PR TOP OF SIDEWALK ELEVATION	T/W XXX.XX		
PR TOP OF WALL ELEVATION	TOW XXX.XX	X.X FOOT CANDLE ISOLINE	
PR BOTTOM OF WALL ELEVATION	BOW XXX.XX	X.X FOOT CANDLE ISOLINE	
		ILLUMINATION LESS THAN X.X FC	0.1
		ILLUMINATION GREATER THAN X.X FC	1.0

LEGEND

	EXISTING	PROPOSED	DEMO/REMOVAL
BOLLARD			X
WHEEL STOP			X
CATCH BASIN			X
YARD DRAIN			X
STORM MANHOLE			X
SUMP			X
FLARED END SECTION			X
DOWNSPOUT			X
SANITARY MANHOLE			X
SANITARY CLEANOUT			X
GAS MARKER			X
GAS METER			X
GATE VALVE IN WELL			X
GATE VALVE IN BOX			X
FIRE HYDRANT			X
UTILITY POLE			X
ELECTRIC METER			X
TRANSFORMER			X
TRAFFIC LIGHTS			X
TELE RISER			X
TELE MANHOLE			X
GENERATOR			X
CABLE TV RISER			X
SATELLITE DISH			X
ELECTRIC MANHOLE			X
AIR CONDITIONER			X
POLE MOUNTED AREA LIGHT			X
WALL MOUNTED AREA LIGHT			X
WALL PACK			X
CANOPY LIGHT			X
WALL MOUNT DECORATIVE SCNCE			X
DECIDUOUS TREE			X
EVERGREEN TREE			X
ORNAMENTAL TREE			X
SHRUB			X
PERENNIAL			X

ABBREVIATIONS

@	AT	LT	LEFT
ABAN	ABANDONED	MH	MANHOLE
APPROX	APPROXIMATE	MTR	METER
B/C, BC	BACK OF CURB	NTS	NOT TO SCALE
BM	BENCHMARK	OH	OVERHEAD POWER LINE
BR	BACK OF RAMP	PL	PROPERTY LINE
CTV, CL	CABLE TELEVISION CENTERLINE	PR, PROP	PROPOSED
DA	CONCRETE DRAINAGE AREA	R	RADIUS
DB	DETENTION BASIN	RCCO	RIGHT CORNER CUT-OFF
DIA.	DIAMETER	RCP	REINFORCED CONCRETE PIPE
D.I.	DUCTILE IRON PIPE	RT	RIGHT
DW, DWY	DRIVEWAY	RET.	RETAINING
DWG	DRAWING	R/W, R.O.W.	RIGHT OF WAY
EA	EACH	STRM	STORM DRAIN
EASE.	EASEMENT	SF	SQUARE FOOT
ELEC	ELECTRIC	SAN	SANITARY SEWER
ELEV	ELEVATION	STA	STATION
EX	EXISTING	STD	STANDARD
FC	FACE OF CURB	S/W	SIDEWALK
FD	FOUND	SY	SQUARE YARD
FES	FLARED END SECTION	TELE	TELEPHONE
FG	FINISHED GRADE	TCE	TEMP. CONSTRUCTION EASEMENT
FH, HYD	FIRE HYDRANT	TEMP.	TEMPORARY
FT	FOOT, FEET	TYP	TYPICAL
GM	GAS METER	WATR	WATER LINE
GV	GAS VALVE	WC	WHEEL CHAIR
GW	GUY WIRE	WM	WATER METER
HDPE	HIGH DENSITY POLYETHYLENE	WV	WATER VALVE
INT	INTERSECTION	W/	WITH
INV	INVERT		
L	LENGTH		
LCCO	LEFT CORNER CUT-OFF		
LF	LINEAL FOOT, LINEAR FEET		

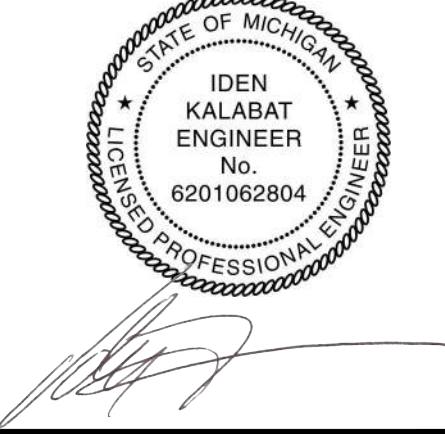
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31333 Southfield Road Suite 250
Beverly Hills, MI 48025
Ph 248.600.8707
F 248.594.5919
iden@kalabat.com

CONSULTANTS:

SEAL:



NO	REVISION	DATE
1	SITE PLAN REVIEW	06-11-26
2	SITE PLAN REVIEW REV. 1	08-11-26
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		

CLIENT:

**RAHMA
WORLDWIDE**
31333 SOUTHFIELD RD.
SUITE 100, BEVERLY
HILLS, MI 48025

PROJECT:

**SITE PLAN
REVIEW**
31333 SOUTHFIELD RD.
SUITE 100, BEVERLY
HILLS, MI 48025

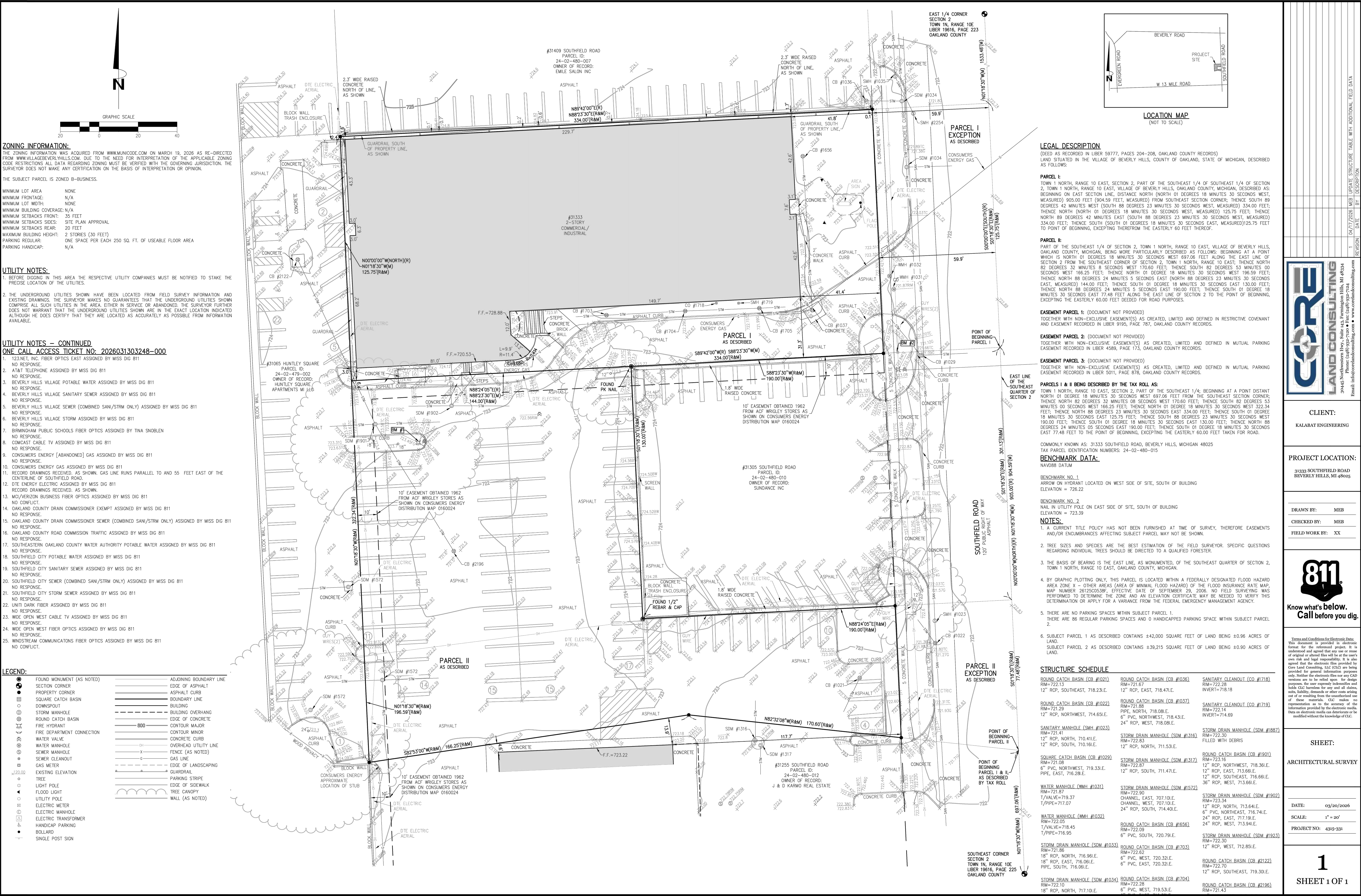
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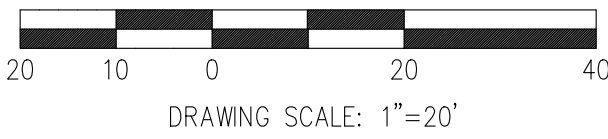
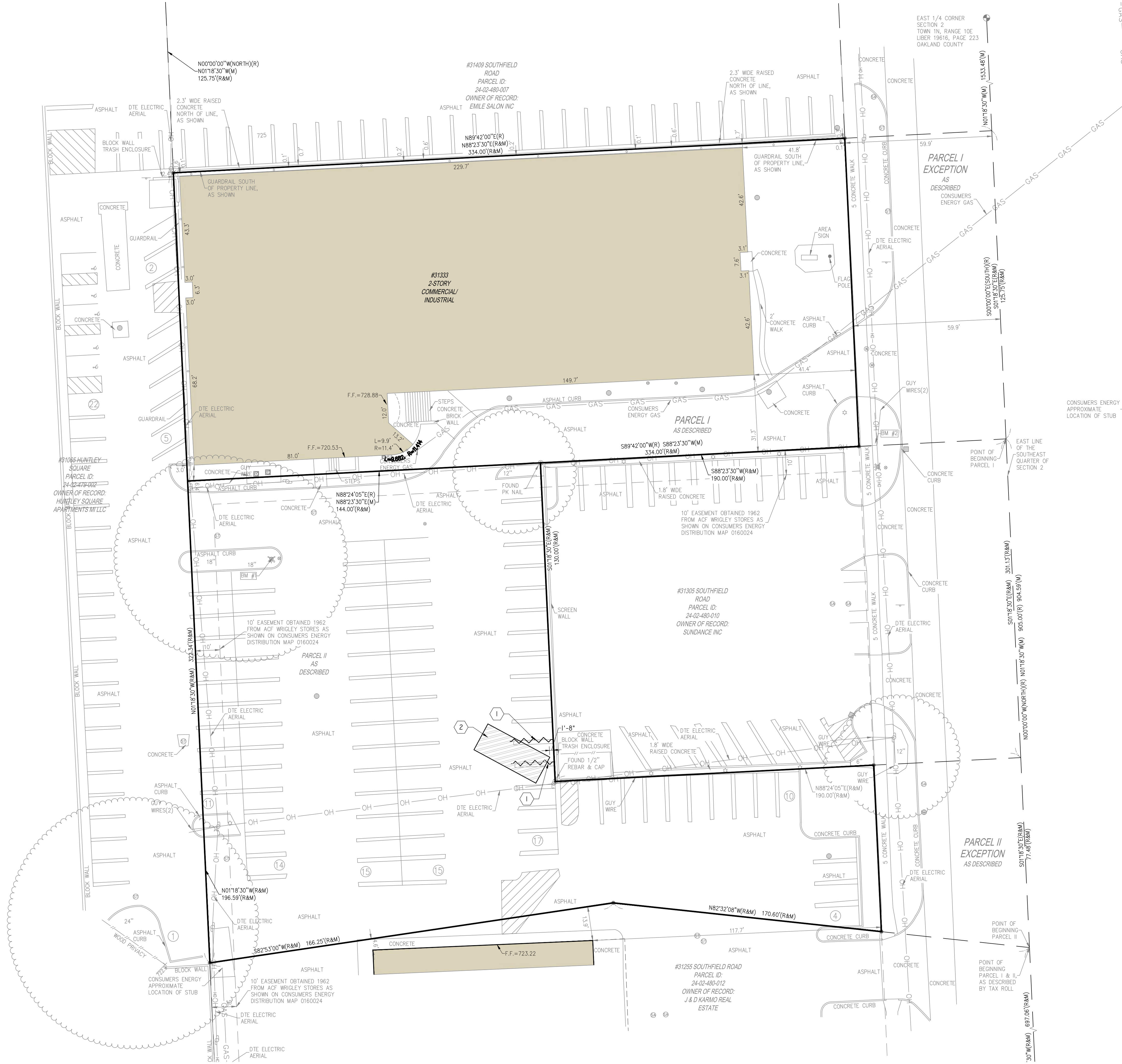
**GENERAL NOTES AND
LEGEND**

SHEET NUMBER:

C0.1

PROJECT NUMBER:	CD26-204
DRAWN BY:	S.SALMAN
CHECKED BY:	IKALABAT





KEY NOTES

- 1 REMOVE PARKING STRIPES
- 2 SAW CUT THE EXISTING ASPHALT PAVEMENT

BENCHMARK DATA:

NAVD88 DATUM

BENCHMARK NO.1
ARROW ON HYDRANT LOCATED ON WEST SIDE OF SITE,
SOUTH OF BUILDING
ELEVATION = 726.22

BENCHMARK NO.2
NAIL IN UTILITY POLE ON EAST SIDE OF SITE, SOUTH
OF BUILDING
ELEVATION = 723.39

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KALABATENGINEERING

KE

CIVIL ENGINEERING & SITE DEVELOPMENT

31333 Southfield Road Suite 250
Beverly Hills, MI 48025
Ph 248.600.8707
F 248.594.5919
iden@kalabat.com

CONSULTANTS:

SEAL:

STATE OF MICHIGAN
IDEN KALABAT
ENGINEER
No. 6201062804
LICENSED PROFESSIONAL ENGINEER

NO.	REVISION	DATE
1	SITE PLAN REVIEW	06-11-26
2	SITE PLAN REVIEW REV. 1	08-11-26
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		

CLIENT:

**RAHMA
WORLDWIDE**
31333 SOUTHFIELD RD.
SUITE 100, BEVERLY
HILLS, MI 48025

PROJECT:

**SITE PLAN
REVIEW**
31333 SOUTHFIELD RD.
SUITE 100, BEVERLY
HILLS, MI 48025

SHEET TITLE:

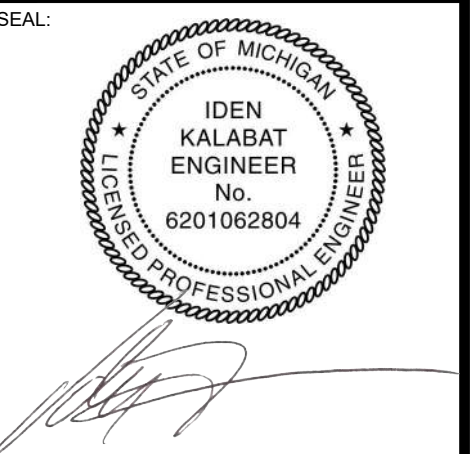
DEMOLITION PLAN

SHEET NUMBER:

C2.0

PROJECT NUMBER: CD26-204
DRAWN BY: S.SALMAN
CHECKED BY: I.KALABAT

CONSULTANTS:



NO	REVISION	DATE
1	SITE PLAN REVIEW	06-11-26
2	SITE PLAN REVIEW REV. 1	08-11-26
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		

CLIENT:

PROJECT:

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C3.0

PROJECT NUMBER: CD28-204

DRAWN BY: S.SALMAN

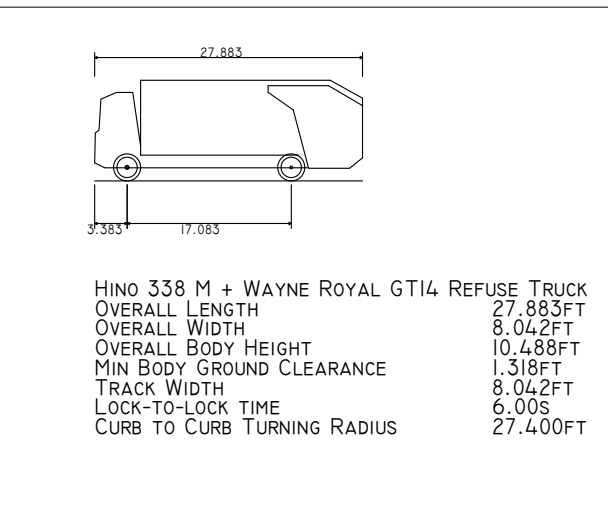
CHECKED BY: I.KALABAT



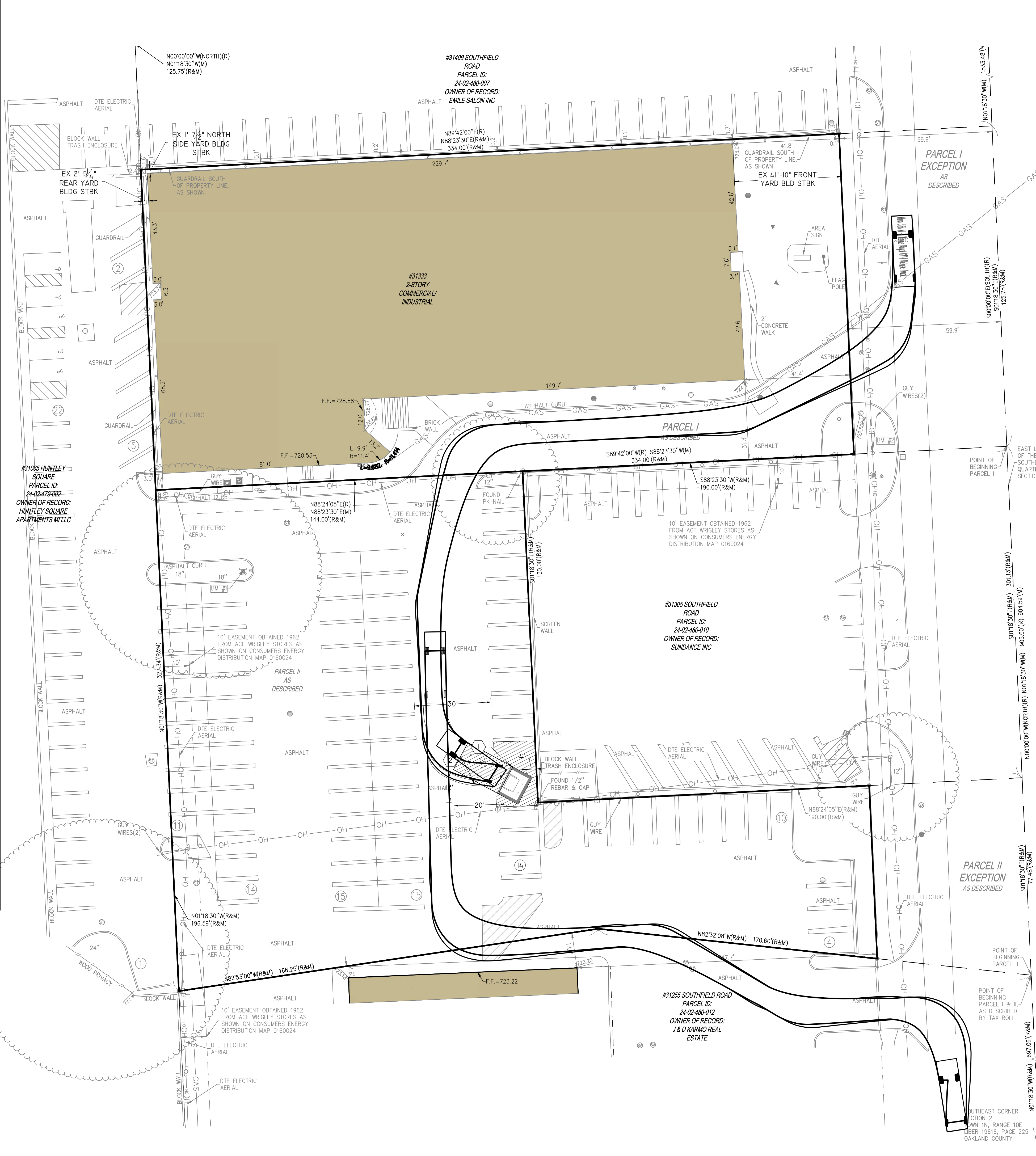
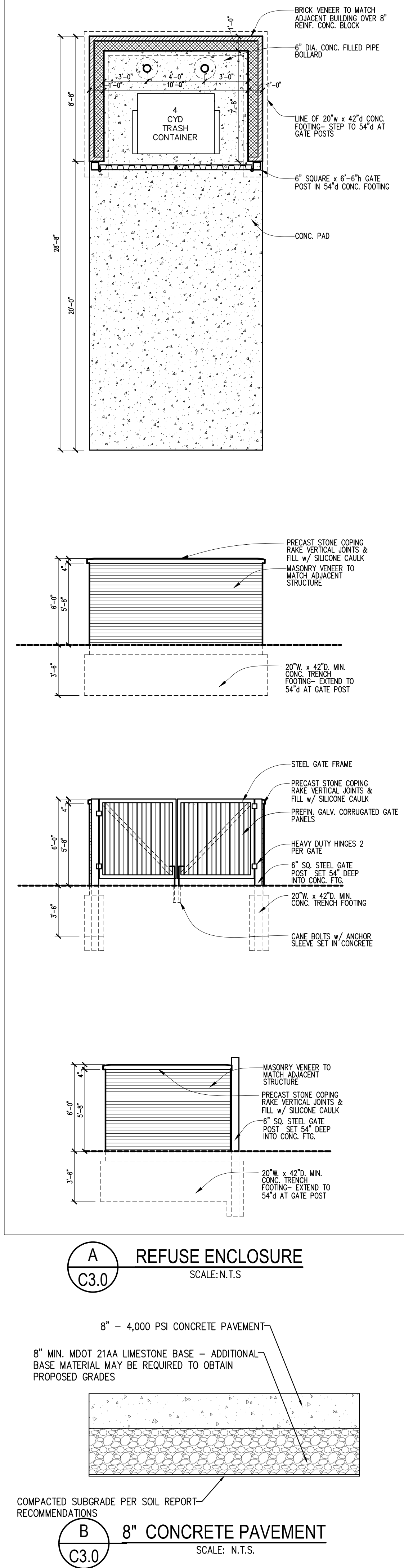
LAND AREA:	1.59 ACRES (69,235 S.F.)	
CURRENT ZONING:	B-BUSINESS	
PROPOSED ZONING:	B-BUSINESS	
PROPOSED USE:	MIXED USE	
BUILDING HEIGHT:	2 STORY	
BUILDING AREA:	33,539 S.F.	
BUILDING SETBACKS:	EXISTING	
FRONT SETBACK	4'-10"	
REAR SETBACK	2'-5 1/4"	
NORTH YARD SETBACK	1'-7 1/2"	
PARKING REQUIREMENTS:	REQUIRED	PROVIDED
BUILDING USE:		
BUSINESS - STE 100 (UFA - 4812 S.F.) I PER 250 S.F. UFA	20	20
BUSINESS (IT) - STE 110 (UFA - 1291 S.F.) I PER 250 S.F. UFA	6	6
BUSINESS DRIVERS ED-STE 120 (UFA - 1221 S.F.) I PER 250 S.F. UFA	5	5
MEDICAL/CLINIC OFFICE-STE 140 (UFA - 2395 S.F.) I PER 250 S.F. UFA	12	5
BUSINESS - SUITE 200 (UFA - 5842 S.F.) I PER 250 S.F. UFA	24	24
BUSINESS (VACANT) - SUITE 210 (UFA - 2465 S.F.) I PER 250 S.F. UFA	10	0
BUSINESS - SUITE 250 (UFA - 3064 S.F.) I PER 250 S.F. GFA/UFA	13	13
BUSINESS (VACANT) - SUITE 1 (UFA - 1410 S.F.) I PER 250 S.F. UFA	6	0
BUSINESS (VACANT) - SUITE 2 (UFA - 4545 S.F.) I PER 250 S.F. UFA	19	0
BUSINESS (VACANT) - NEW STE 3 (UFA - 1161 S.F.) I PER 250 S.F. UFA	5	0
BUSINESS (VACANT) - NEW STE 4 (UFA - 1161 S.F.) I PER 250 S.F. UFA	5	0
BUSINESS (VACANT) - NEW STE 5 (UFA - 791 S.F.) I PER 250 S.F. UFA	4	0
BUSINESS (VACANT) - NEW STE 6 (UFA - 729 S.F.) I PER 250 S.F. UFA	<u>3</u>	<u>0</u>
TOTAL:	132	73
TOTAL PARKING AVAILABLE	117	

KEY NOTES

- | | |
|---|---|
| 1 | CONSTRUCT DUMPSTER ENCLOSURE PER DETAIL 'A' OF SHEET C3.0 |
| 2 | CONSTRUCT 8" CONCRETE PAVEMENT PER DETAIL 'B' OF SHEET C3.0 |



HINO 338 M + WAYNE ROYAL GT14 REFUSE TRUCK	
OVERALL LENGTH	27.883FT
OVERALL WIDTH	8.042FT
OVERALL BODY HEIGHT	10.488FT
MIN BODY GROUND CLEARANCE	1.318FT
TRACK WIDTH	8.042FT
LOCK-TO-LOCK TIME	6.00S
CURB TO CURB TURNING RADIUS	27.400FT



6709 699

MEMORANDUM OF LESSOR'S INTEREST

Philip Vestevich, being duly sworn, states as follows:

1. That he is a general partner of the Oakland Racquet Club, a Michigan Co-Partnership.
2. That the Oakland Racquet Club has, as assignee, obtained rights as tenant to certain realty, the description of which is set forth in the attachment hereto.
3. That said interest is presently in full force and effect, the Lease Agreement of September 18, 1975, Amendment thereto dated May 14, 1976, and Assignment dated May 13, 1976, underlying the interest of Oakland Racquet Club all being in full force and effect.

WITNESS:

OAKLAND RACQUET CLUB, a Michigan Co-Partnership,

Wendy A. Craig
Wendy A. Craig
Dorothy Russell
Dorothy Russell

By: *Philip Vestevich*
Philip Vestevich - Partner

Dated: July 15, 1976

STATE OF MICHIGAN)
COUNTY OF OAKLAND) ss.

On this 15th day of July, 1976, before me a Notary Public within and for the County and State aforesaid, personally appeared the above-named Philip Vestevich as one of the general partners of the Oakland Racquet Club, a Michigan Co-Partnership, to me known to be the same person described in and who executed the foregoing Memorandum of Lessce's Interest, and who acknowledged to me that he executed the same as his free act and deed.

Drafted By:
Philip Vestevich
When Recorded Return To:
Miroslav P. Vlcko, Esq.
1100 Fisher Building
Detroit, Michigan 48202

Wendy A. Kirkpatrick (Craig)
Wendy A. Kirkpatrick (Craig)
Notary Public
Oakland County, Michigan
My Commission Expires: 1/26/77

5.00

ATTACHMENT
TO
MEMORANDUM

Parcel XXX

A part of Outlot D, Huntley Square Subdivision, part of the Southeast 1/4 of Section 2, Town 1 North, Range 10 East, Village of Deverly Hills, Oakland County, Michigan, according to the plat thereof as recorded in Liber 116 of Plats, Pages 18 and 19, Oakland County Records, described as: Beginning at a point being North 1 degree 18 minutes 45 seconds East 392.03 feet and North 61 degrees 18 minutes 05 seconds West 57.74 feet from the Southwest corner of said Outlot D; thence South 61 degrees 18 minutes 05 seconds East 57.74 feet; thence North 1 degree 18 minutes 45 seconds West to a point which is North 1030.75 feet and South 89 degrees 42 minutes West 334.0 feet from the Southeast corner of Section 2, Town 1 North, Range 10 East, Village of Deverly Hills, Oakland County, Michigan; thence South 89 degrees 42 minutes West to a point which is North 1 degree 18 minutes 45 seconds West from the point of beginning; thence South 1 degree 18 minutes 45 seconds East to the point of beginning.

AMENDMENT TO LEASE AGREEMENT OF
SEPTEMBER 18, 1975, BETWEEN HUNTLEY SQUARE
APARTMENTS, A MICHIGAN LIMITED PARTNERSHIP,
AS LANDLORD, AND PHILIP VESTEVICH, AS TENANT

1. The description of the leased parcel shall be modified for purposes of clarification only, to that of Parcel III, as set forth in the attached Exhibit "A".

2. The Lease Agreement and this Amendment, or a Memorandum thereof, may be recorded with the Oakland County Register of Deeds.

3. Tenant, Philip Vestevich, has assigned all his right, title and interest in said leasehold, to Oakland Racquet Club, a Michigan Co-Partnership, 838 West Long Lake Road, Bloomfield Hills, Michigan 48013, to which assignment the Landlord hereby consents, nevertheless reserving all original rights and remedies as against Philip Vestevich.

In all other respects, the terms and conditions of said Lease Agreement shall remain in full force and effect.

WITNESS:

Olive Nassau
OLIVE NASSAU

Wendy A. Craig
WENDY A. CRAIG
Dated: May 14, 1976

Wendy A. Craig
WENDY A. CRAIG
Dorothy Russell
Dorothy Russell
Dated: May 14, 1976

STATE OF MICHIGAN)
COUNTY OF OAKLAND) ss.

On this 14th day of May, 1976, before me personally appeared DAVID ROBINSON to me known, who being by me duly

HUNTLEY SQUARE APARTMENTS, A
Michigan Limited Partnership
By: David Robinson
DAVID ROBINSON, General Partner
Landlord
By: Philip Vestevich
PHILIP VESTEVICH, Tenant & Assignor
OAKLAND RACQUET CLUB, a Michigan
Co-Partnership, Assignee of Philip
Vestevich, Tenant
By: Philip Vestevich
PHILIP VESTEVICH, Partner
By: Peter Vestevich
PETER VESTEVICH, Partner

7.00

sworn, did say that he is a General Partner of Huntley Square Apartments, a Michigan Limited Partnership, and that said Amendment to Lease Agreement was signed on behalf of said Partnership and by its authority, and the said DAVID ROBINSON acknowledges the execution of the said Amendment to Lease Agreement as the free act and deed of said Partnership.

CONSTANCE E. BROWN
Notary Public, Oakland County, Mich.
My Commission Expires: 6-6-79

1

Constance E. Brown

Notary Public
Oakland County, Michigan
My Commission Expires: 6/6/79

STATE OF MICHIGAN)
COUNTY OF OAKLAND) ss.

On this 4th day of May, 1976, before me a Notary Public within and for the County and State aforesaid, personally appeared PARTNERS OF OAKLAND RACQUET CLUB PHILIP VESTEVICH and PETER VESTEVICH to me known to be the same persons described in and who executed the foregoing Amendment to Lease Agreement, and who acknowledged to me that they executed the same as their free and voluntary acts and deeds.

Wendy P. Kirkpatrick (Gaig)
Notary Public
Oakland County, Michigan
My Commission Expires: 1/24/77

Drafted by:
PHILIP VESTEVICH
838 W. LONG LAKE RD
BLOOMFIELD HILLS, MICH. 48013

RETURN TO:
MIROSLAV P. VLCKO, ESQ.
1100 FISHER BLDG.
DETROIT, MICH 48202

Parcel III

A part of Outlot D, Huntley Square Subdivision, part of the Southeast 1/4 of Section 2, Town 1 North, Range 10 East, Village of Deverly Hills, Oakland County, Michigan, according to the plat thereof as recorded in Liber 116 of Plats, Pages 18 and 19, Oakland County Records, described as: Beginning at a point being North 1 degree 18 minutes 45 seconds East 392.03 feet and North 61 degrees 18 minutes 05 seconds West 57.74 feet from the Southwest corner of said Outlot D; thence South 61 degrees 18 minutes 05 seconds East 57.74 feet; thence North 1 degree 18 minutes 45 seconds West to a point which is North 1039.75 feet and South 89 degrees 42 minutes West 334.0 feet from the Southeast corner of Section 2, Town 1 North, Range 10 East, Village of Deverly Hills, Oakland County, Michigan; thence South 99 degrees 42 minutes West to a point which is North 1 degree 18 minutes 45 seconds West from the point of beginning; thence South 1 degree 18 minutes 45 seconds East to the point of beginning.

Exhibit "A"

ASSIGNMENT

The undersigned, Philip Vestevich, of 838 West Long Lake Road, Bloomfield Hills, Michigan, for One (\$1.00) Dollar and other good and valuable consideration, hereby assigns his interest as tenant in a certain Lease Agreement dated September 18, 1975, with Huntley Square Apartments, a Michigan Limited Partnership, as Landlord, covering the premises as described in the attached Exhibit "A", as Parcel III.

Assignee hereby agrees to indemnify and hold harmless Philip Vestevich from all damages and/or liability arising therefrom.

DATED: May 13, 1976

WITNESSED:

Dolores Papernik
Dolores Papernik
Dorothy Russell
Dorothy Russell

Philip Vestevich
PHILIP VESTEVICH, Assignor
Violet Vestevich
Violet Vestevich, his wife

OAKLAND RACQUET CLUB, a Michigan Co-Partnership, Assignee
By: Partners

Philip Vestevich
Philip Vestevich
William Vestevich
William Vestevich
Thomas Vestevich
Thomas Vestevich
Peter Vestevich
Peter Vestevich
Robert Vestevich
Robert Vestevich
Patricia Popp
Patricia Popp
Albert Leaden
Albert Leaden

Stephen J. Dewich
Stephen J. Dewich
David Craig
David Craig
Dominick N. Shona
Dominick N. Shona
William A. Hessel
William A. Hessel
John Popp
John Popp
Carolyn Popp
Carolyn Popp

STATE OF MICHIGAN)
COUNTY OF OAKLAND) ss.

On this 13th day of May, 1976, before me a Notary Public within and for the County and State aforesaid, personally appeared the above-named Partners of the Oakland Racquet

7.00

Club, a Michigan Co-Partnership, to me known to be the same persons described in and who executed the foregoing Assignment, and who acknowledged to me that they executed the same as their free and voluntary acts and deeds.

Dorothy Russell
 Notary Public
 Oakland County, Michigan
 My Commission Expires: 2/28/78

DOROTHY RUSSELL
 Notary Public, Oakland County, Michigan
 My Commission Expires February 28, 1978

STATE OF MICHIGAN)
) ss.
 COUNTY OF OAKLAND)

On this 17th day of May, 1976, before me a Notary Public within and for the County and State aforesaid, personally appeared Philip Vestevich, ^{AND VIOLET VESTEVICH} to me known to be the persons described in and who executed the foregoing Assignment as Assignor, and who acknowledged to me that they executed the same as his ^{AND HER} free and voluntary act and deed.

Dorothy Russell
 Notary Public
 Oakland County, Michigan
 My Commission Expires: 2/28/78

DOROTHY RUSSELL
 Notary Public, Oakland County, Michigan
 My Commission Expires February 28, 1978

DRAFTED BY:
 PHILIP VESTEVICH, ESQ.
 838 W. LONG LAKE RD.
 BLOOMFIELD HILLS, MICH 48013
 AFTER RECORDING RETURN TO:
 MIROSLAV P. VLCKO, ESQ.
 1100 FISHER BLDG.
 DETROIT, MICH. 48202

Parcel III

A part of Outlot D, Mantley Square Subdivision, part of the Southeast 1/4 of Section 2, Town 1 North, Range 10 East, Village of Beverly Hills, Oakland County, Michigan, according to the plat thereof as recorded in Liber 116 of Plats, Pages 18 and 19, Oakland County Records, described as: Beginning at a point being North 1 degree 18 minutes 45 seconds East 392.03 feet and North 61 degrees 18 minutes 05 seconds West 57.74 feet from the Southwest corner of said Outlot D; thence South 61 degrees 18 minutes 05 seconds East 57.74 feet; thence North 1 degree 18 minutes 45 seconds West to a point which is North 1030.75 feet and South 89 degrees 42 minutes West 334.0 feet from the Southeast corner of Section 2, Town 1 North, Range 10 East, Village of Beverly Hills, Oakland County, Michigan; thence South 89 degrees 42 minutes West to a point which is North 1 degree 18 minutes 45 seconds West from the point of beginning; thence South 1 degree 18 minutes 45 seconds East to the point of beginning.

Exhibit "A"

e-recorded

LIBER 45868 PAGE 247

0147233

LIBER 45868 PAGE 247
 \$16.00 MISC RECORDING
 \$4.00 REMONUMENTATION
 05/31/2013 04:50:01 PM RECEIPT# 76990
 PAID RECORDED - Oakland County, MI
 Lisa Brown, Clerk/Register of Deeds

2

ASSIGNMENT OF LEASES

This Assignment of Lease (this "Assignment") is made as of this 23 day of May, 2013 by and between **Oakland Racquet Club, LLC**, a Michigan limited liability company ("Assignor") and **Beverly Hills Office, LLC**, a Michigan limited liability company ("Assignee"):

1. Assignment. Assignor does hereby grant, convey, transfer and assign to Assignee, its successors and assigns, all of Assignor's rights, title and interest in and to the following leases (together, the "Leases"):

(a) a three (3) year lease ("Milan Lease") between Assignor and Milan Warehouse, Inc., a Michigan corporation, d/b/a "Milan Wireless Wholesale", dated February 1, 2013, as pertaining to the leasing of "Suite 150" within the building located at 31333 Southfield Road (the "**Property**"), which Property is more particularly described on Exhibit A attached hereto; and

(b) a twenty (20) year lease (the "Hartman Lease") between Assignor and Hartman & Tyner, Inc., dated September 18, 1975, as amended by that First Amendment dated May 14, 1976, and as amended by that Second Amendment dated May 23, 2013.

2. Assumption. Assignee does hereby accept and assume such grant, conveyance, transfer and assignment, and agrees to perform and be bound by all of the landlord's covenants (as to the Milan Lease) and all of tenant's covenants (as to the Hartman Lease), obligations and duties first arising pursuant to the Leases from and after the Effective Date.

3. Indemnification. Assignor hereby agrees to indemnify Assignee against and hold Assignee harmless from any and all costs, claims, fees and expenses (including reasonable attorney's fees) arising out of or in any way relating to defaults and liabilities of Assignor on account of acts or omissions of Assignor under the Leases accruing prior to the date hereof. Assignee hereby agrees to indemnify and hold Assignor harmless from any and all costs, claims, fees and expenses (including reasonable attorney's fees) arising out of or in any way relating to defaults and liabilities of Assignee under the Leases on account of the acts or omissions of Assignee from and after the date hereof.

4. Miscellaneous.

(a) This Assignment shall be construed, interpreted, and enforced under the laws of the State of Michigan.

(b) This Assignment is binding upon and shall inure to the benefit of the parties and their respective permitted successors and assigns under the Lease.

(c) This Assignment may be executed by facsimile and in several counterparts, each of which may be deemed an original, and all of such counterparts together shall constitute one and the same Assignment.

A07186633 KH
 AS

LIBER 45868 PAGE 248

(d) The "Effective Date" of this Assignment, to be inserted at the top of the first page of this Assignment, shall be the latest signature date on this Assignment.

IN WITNESS WHEREOF, Assignor and Assignee have executed this Assignment as of the date set forth below their signatures.

ASSIGNOR:

Oakland Racquet Club, LLC,
a Michigan Limited Liability Company



Peter Vestevich, Manager

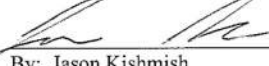
Date: May 23, 2013

ASSIGNEE:

Beverly Hills Office, LLC
a Michigan limited liability company

By: Hills Office Group, LLC, a Michigan
limited liability company

Its: ~~Member~~



By: Jason Kishmish

Its: Member

Date: May 23, 2013

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

This document was acknowledged before me this 23 day of MAY, 2013, by Jason Kishmish, a Member of Hills Office Group, LLC, a Michigan limited liability company, itself a Member of Beverly Hills Office, LLC, a Michigan limited liability company, on behalf of said company.



KATHARINE L. HILLIARD Notary Public
County of Oakland, State of Michigan
Acting in Oakland County
My Commission Expires: 12/3/18

DRAFTED BY: JOE JUDGE-DARIDA MANN
39533 WOODWARD #200, BLOOMFIELD HILLS, MI 48304

LIBER 45868 PAGE 249

EXHIBIT "A"
Legal Description of Property

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF OAKLAND, STATE OF MICHIGAN, AND IS DESCRIBED AS FOLLOWS:

Land situated in the Village of Beverly Hills, County of Oakland, and State of Michigan, described as:

PARCEL I: Town 1 North, Range 10 East, Section 2, part of the Southeast 1/4 of Southeast 1/4, beginning on East Section line, distance North 905 feet from Southeast Section corner; thence South 89 degrees 42 minutes West 334 feet; thence North 125.75 feet; thence North 89 degrees 42 minutes East 334 feet; thence South 125.75 feet to point of beginning, less 60 feet of Southfield frontage for highway right-of-way.

PARCEL II: Part of the Southeast 1/4 of Section 2, Town 1 North, Range 10 East, Village of Beverly Hills, Oakland County, Michigan, being more particularly described as follows: Beginning at a point which is North 01 degrees 18 minutes 30 seconds West 697.06 feet along the East line of Section 2 from the Southeast corner of Section 2, Town 1 North, Range 10 East; thence North 82 degrees 32 minutes 8 seconds West 170.60 feet; thence South 82 degrees 53 minutes 00 seconds West 166.25 feet; thence North 01 degrees 18 minutes 30 seconds West 196.59 feet; thence North 88 degrees 24 minutes 5 seconds East 144 feet; thence South 01 degrees 18 minutes 30 seconds East 130 feet; thence North 88 degrees 24 minutes 5 seconds East 190 feet; thence South 01 degrees 18 minutes 30 seconds East 77.48 feet along the East line of Section 2 to the point of beginning, excepting the Easterly 60 feet deeded for road purposes.

PARCEL III (LEASEHOLD PARCEL): All of a parcel of land lying Easterly of the carport and brick wall of the Huntley Square Apartments near Southfield Road, and adjacent to and Westerly of two (2) parcels of property in said Village, one formerly owned by Peter Vestevich and the second formerly owned by Paul M. Becker and Gisela M. Becker, his wife, and presently owned by the Oakland Racquet Club, a Michigan Copartnership, subject property being approximately fifty (50) feet wide, and 322 feet in length.

PARCEL III (LEASEHOLD PARCEL) ALSO DESCRIBED AS: A part of Outlot D, HUNTLEY SQUARE SUBDIVISION, as recorded in Liber 116 of Plats, Pages 18 and 19, Oakland County Records, described as: Beginning at a point being North 01 degrees 18 minutes 30 seconds East, 392.03 feet along the East line of said Outlot D from the Southeast corner of said Outlot D; thence North 61 degrees 18 minutes 05 seconds West 57.74 feet; thence North 01 degrees 18 minutes 30 seconds West, 275.52 feet; thence North 88 degrees 24 minutes 05 seconds East 50.00 feet to a point on the said East line of Outlot D; thence South 01 degrees 18 minutes 30 seconds East 304.75 feet along said East line to the point of beginning.

Parcel ID: TH-24-02-480-015

Street Address: 31333 Southfield Road, Beverly Hills

*PARCEL III PART OF PARCEL
TH-24-02-478-002*

ASSIGNMENT OF LEASE

This Assignment of Lease (this "**Assignment**") is effective as of this 1st day of October, 2020, by and between **Bev Hills, LLC, a Michigan limited liability company**, the address of which is 30701 Woodward Avenue, Suite LL, Royal Oak, Michigan 48073 ("**Assignor**"), and **Rahma Worldwide Aid and Development**, a Michigan non-profit corporation, the address of which is 31333 Southfield Road, Suite 100, Beverly Hills, Michigan 48025 ("**Assignee**").

Whereas, Assignor is the tenant under a certain *Second Amendment in Full of Lease Agreement of September 18, 1975*, dated May 23, 2013, between Hartman & Tyner, Inc. (as the landlord), and Assignor (as the tenant), for the real property legally described on Exhibit A hereto (the "**Hartman Parking Lot Lease**"). Assignor is the tenant under the Hartman Parking Lot Lease by virtue of an assignment of leases dated on or about May 23, 2013, from Oakland Racquet Club, LLC, a Michigan limited liability company, to Assignor's predecessor, and by virtue of an Assignment of Lease dated on or about June 19, 2019, to Assignor.

Whereas, Assignor wishes to assign, and Assignee wishes to take assignment of, the tenant's rights and obligations under the Hartman Parking Lot Lease.

1. **Assignment.** Assignor does hereby grant, convey, transfer and assign to Assignee, its successors and assigns, all of Assignor's rights, title and interest in and to the Hartman Parking Lot Lease.
2. **Assumption.** Assignee does hereby accept and assume such grant, conveyance, transfer and assignment, and agrees to perform and be bound by all of tenant's covenants, obligations and duties first arising pursuant to the Hartman Parking Lot Lease from and after the Effective Date.
3. **Indemnification.** Assignor hereby agrees to indemnify Assignee against, and hold Assignee harmless from, any and all costs, claims, fees and expenses (including reasonable attorney's fees) arising out of or in any way relating to defaults and liabilities of Assignor on account of acts or omissions of Assignor under the Hartman Parking Lot Lease accruing prior to the date hereof. Assignee hereby agrees to indemnify and hold Assignor harmless from any and all costs, claims, fees and expenses (including reasonable attorney's fees) arising out of or in any way relating to defaults and liabilities of Assignee under the Hartman Parking Lot Lease on account of the acts or omissions of Assignee from and after the date hereof.

4. **Miscellaneous.**

- a. This Assignment shall be construed, interpreted, and enforced under the laws of the State of Michigan.
- b. This Assignment is binding upon and shall inure to the benefit of the parties and their respective permitted successors and assigns under the Lease.
- c. This Assignment may be executed by facsimile and in several counterparts, each of which may be deemed an original, and all of such counterparts together shall constitute one and the same Assignment.
- d. This instrument is exempt from *County Real Estate Transfer Tax* pursuant to MCL 207.505(a) and (e), and from *State Real Estate Transfer Tax* pursuant to MCL 207.526(a) and (e).

[Balance of this page intentionally left blank; signatures appear on following pages]

IN WITNESS WHEREOF, Assignor and Assignee have executed this Assignment as of the date set forth opposite their signatures.

Assignor:

Bev Hills, LLC,
a Michigan limited liability company

Date signed: October 1, 2020

By: Yahya Mossa-Basha
Its: Managing Member

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

This document was acknowledged before me on this ____ day of October, 2020, by Yahya Mossa-Basha, Managing Member of Bev Hills, LLC, a Michigan limited liability company, known personally by me and who acknowledged this to be his duly authorized and voluntary act and deed.

Notary Public
County of Oakland, State of Michigan
Acting in _____ County
My Commission Expires: _____

[Balance of this page intentionally left blank; signatures continue on following page]

Rahma Worldwide Aid and Development,
a Michigan non-profit corporation

By: Chadi Zaza
Its: President

This document was acknowledged before me on this ____ day of October, 2020, by Chadi Zaza, President of Rahma Worldwide Aid and Development, a Michigan non-profit corporation, known personally by me and who acknowledged this to be his duly authorized and voluntary act and deed.

Dawda, Mann, Mulcahy & Sadler, PLC
Attn: Alfredo Casab
39533 Woodward Avenue, Suite 200
Bloomfield Hills, Michigan 48304-5103

EXHIBIT A

Land situated in the Village of Beverly Hills, County of Oakland, State of Michigan, described as follows:

All of a parcel of land lying Easterly of the carport and brick wall of the Huntley Square Apartments near Southfield Road, and adjacent to and Westerly of two (2) parcels of property in said Village, one formerly owned by Peter Vestevich and the second formerly owned by Paul M. Becker and Gisela M. Becker, his wife, and presently owned by the Oakland Racquet Club, a Michigan Copartnership, subject property being approximately fifty (50.00) feet wide and 322.00 feet in length.

ALSO DESCRIBED AS:

A part of Outlot D of HUNTLEY SQUARE SUBDIVISION, according to the plat thereof as recorded in Liber 116 of Plats, pages 18 and 19 of Oakland County Records, described as: Beginning at a point being North 01 degree 18 minutes 30 seconds West, 392.03 feet along the East line of said Outlot D from the Southeast corner of said Outlot D; thence North 61 degrees 18 minutes 05 seconds West 57.54 feet; thence North 01 degree 18 minutes 30 seconds West, 275.52 feet; thence North 88 degrees 24 minutes 05 seconds East 50.00 feet to a point on the said East line of Outlot D; thence South 01 degree 18 minutes 30 seconds East 304.75 feet along said East line to the Point of Beginning.

Commonly known as: (part of) 31065 Huntley Ct., Beverly Hills, Michigan 48025

Tax Parcel Identification Numbers: (part of) 24-02-479-002

6433 PAGE 195

THIS INDENTURE, Made this 11 day of July, 1975 11326
of our Lord one thousand nine hundred seventy three, BETWEEN RILEY LAND
COMPANY, a corporation organized and existing under the laws of the State of
Michigan, and having its principal place of business at 8711 Meadowdale Avenue,
in the City of Detroit, Wayne County, Michigan, party of the first part, and
ROBERT C. BUHL, whose street address is 13420 Wilshire, in the City of
Detroit, Wayne County, Michigan, party of the second part,

WITNESSETH, That the said party of the first part, for and in consideration
of the sum of FORTY TWO THOUSAND FIVE HUNDRED (\$42,500.00) DOLLARS
to it in hand paid, by the said party of the second part, the receipt whereof is
hereby confessed and acknowledged, has granted, bargained, sold, remised,
released, aliened and confirmed, and by these presents does grant, bargain,
sell, remise, alien and confirm unto the party of the second part, and to his
heirs and assigns, forever, all of that certain piece or parcel of land, situate,
lying and being in the County of Oakland, State of Michigan, known and described
as follows, to-wit:

LEGAL DESCRIPTION, Part of the Southeast 1/4 of Section 2, Town 1
North, Range 10 East, Village of Beverly Hills, Oakland County,
Michigan, being more particularly described as follows: Beginning at
a point which is North 01°18'30" West 697.06 feet along the East line
of Section 2 from the Southeast corner of Section 2, Town 1 North,
Range 10 East, Thence North 82°32'18" West 170.60 feet; thence South
82°53'00" West 166.25 feet; Thence North 01°18'30" West 196.59 feet;
Thence North 88°24'5" East 144 feet; Thence South 01°18'30" East 130
feet; Thence North 88°24'5" East 190 feet; Thence South 01°18'30" East
77.48 feet along the East line of Section 2 to the point of beginning,
excepting any portion thereof reserved for road purposes, subject to
agreements and zoning ordinances, easements and building and use
restrictions of record and the use restrictions described below: (1)
Purchaser shall not use or suffer or permit the use of said property
for a supermarket or grocery store or for the sale of fresh or frozen
meats, poultry and fish, produce, dairy products or bakery products,
(2) Purchaser shall not use or suffer or permit the use of said property
for the sale or dispensation of products which are required by law to
be sold or dispensed by a registered pharmacist, (3) Purchaser shall
not use or suffer or permit the use of said property for the operation
and conduct of a dry cleaning and laundry business, (4) Purchaser
shall not use or suffer or permit the use of said property for a bank,
savings and loan association, finance company or loan company, and
(5) Any building constructed upon said property shall be architecturally
harmonious and compatible with the buildings erected upon the adjoining
parcels of land located North of and South of said property

together with all and singular the hereditaments and appurtenances thereunto
belonging or in anywise appertaining, and the reversion or reversions, remainder
or remainders, rents, issues and profits thereof; and all the estate, right, title,
interest, claim or demand whatsoever, of the said party of the first part, either



FEB 25 REC'D

79488

Rec. 5.00
Rev. 46.75
JP

1975 6433

ME 195-196

in Law or Equity, of, in, and to the above bargained premises, with the said hereditaments and appurtenances; to have and to hold the premises as before described, with the appurtenances, unto the said party of the second part, his heirs and assigns, forever. And the said party of the first part, for itself, its successors and assigns, does covenant, grant, bargain and agree to and with the said party of the second part, his heirs and assigns, that it, RILEY LAND COMPANY, the said party of the first part, has not heretofore done, committed or wittingly or willingly suffered to be done or committed any act, matter, or thing whatsoever, whereby the premises hereby granted, or any part thereof, is, or shall or may be charged or incumbered in title, estate or otherwise howsoever.

IN WITNESS WHEREOF, the said first party, pursuant to the order of its Board of Directors, has caused its corporate name and seal to be hereunto affixed this 11 day of July, in the year one thousand nine hundred and seventy three.

Signed, Sealed and Delivered
in Presence of:

Steven J. Zula
STEVEN J. ZULA
Edward A. David
EDWARD A. DAVID

RILEY LAND COMPANY

By [Signature]
D. J. RIKMANN
Its [Signature]
[Notary Seal]

STATE OF MICHIGAN)
COUNTY OF Wayne) ss.

On this 11th day of July, 1973, before me appeared
to me personally known, who, being by
D. J. RIKMANN PRESIDENT

D. J. RIKMANN duly sworn, did say that he is the
of RILEY LAND COMPANY, a corporation organized and existing under the laws
of the State of Michigan, and that the seal affixed to said instrument was signed and
sealed in behalf of said corporation by authority of its board of directors, and
acknowledged said instrument to be the
free act and deed of said corporation.

[Signature]
Notary Public, WAYNE County, Michigan

My commission expires My Commission Expires April 7, 1975
Notary Public, Wayne County, Michigan

Prepared by:
PATRICK A. MORAN
2290 First National Building
Detroit, Michigan 48226

When recorded return to:

[Signature]

Lawyers Title Insurance Corporation

LIBER 6433 PAGE 194

75 11325

QUIT CLAIM DEED—Statutory Form
C.L. 1948, 565.152 M.S.A. 26.572

KNOW ALL MEN BY THESE PRESENTS: That

whose address is ROBERT C. BUHL and JANE F. BUHL, his wife
1002 Harvard Road, Grosse Pointe Park, Michigan 48230

Quit Claim(s) to PETER VESTEVICH

whose address is 838 West Long Lake Road, Bloomfield Hills, Michigan 48013

the following described premises situated in the Village of Beverly Hills
County of Oakland and State of Michigan, to-wit: LEGAL DESCRIPTION, Part of the
Southeast 1/4 of Section 2, Town 1 North, Range 10 East, Village of Beverly Hills, Oakland
County, Michigan, being more particularly described as follows: Beginning at a point which
is North 01°18'30" West 697.06 feet along the East line of Section 2 from the Southeast corner
of Section 2, Town 1 North, Range 10 East, Thence North 82°32'8" West 170.60 feet; thence South
82°53'00" West 166.25 feet; Thence North 01°18'30" West 196.59 feet; Thence North 88°24'5"
East 144 feet; Thence South 01°18'30" East 130 feet; Thence North 88°24'5" East 190 feet; Thence
South 01°18'30" East 77.48 feet along the East line of Section 2 to the point of beginning,
excepting any portion thereof reserved for road purposes, subject to agreements and zoning
ordinances, easements and building and use restrictions of record and the use restrictions
described below: (1) Purchaser shall not use or suffer or permit the use of said property for
a supermarket or grocery store or for the sale of fresh or frozen meats, poultry and fish, produce,
dairy products or bakery products, (2) Purchaser shall not use or suffer or permit the use
of said property for the sale or dispensation of products which are required by law to be sold
or dispensed by a registered pharmacist, (3) Purchaser shall not use or suffer or permit
the use of said property for the operation and conduct of a dry cleaning and laundry business,
(4) Purchaser shall not use or suffer or permit the use of said property for a bank, savings
and loan association, finance company or loan company, and (5) Any building constructed
upon said property shall be architecturally harmonious and compatible with the buildings erected
upon the adjoining parcels of land located North of and South of said property.

for the full consideration of One (\$1.00) Dollar
This conveyance exempt pursuant to Public Act No. 67, Public Acts of Michigan for 1969,
MSA 7.456 (5) (a).
Dated this 21st day of February 1975

Witness:
Philip Vestevich
Philip Vestevich
Winifred Risko
Winifred Risko

Signed and Sealed:
Robert C. Buhl
Robert C. Buhl
Jane F. Buhl
Jane F. Buhl
CLARENCE ALLEN
REGISTER OF DEEDS
1975 FEB 27 AM 9:56
OAKLAND COUNTY MICHIGAN
REGISTER OF DEEDS RECORDS
(L.S.)

STATE OF MICHIGAN
COUNTY OF Macomb (L.S.)

The foregoing instrument was acknowledged before me this 21st day of February 1975

by Robert C. Buhl and Jane F. Buhl, his wife

My commission: LUCILLE MILLER
Notary Public, Macomb County, Mich
My Commission Expires Feb 26, 1978

Instrument Drafted by Peter Vestevich

Notary Public: Lucille Miller
macomb County, Michigan
838 West Long Lake Road
Bloomfield Hills, Mich. 48013

Recording Fee 3.00

State Transfer Tax

When returned return to: Peter Vestevich
838 W. Long Lake Road
Bloomfield Hills, Mich. 48013

Send subsequent tax bills to: Peter Vestevich
838 West Long Lake Road
Bloomfield Hills, Mich. 48013

Tax Paid \$ FEB 25 1975

QUIT CLAIM DEED
STATUTORY FORM

LIBER 6580 PAGE 684

75 80552

KNOW ALL MEN BY THESE PRESENTS: That PETER VESTEVICH and ANNE C. VESTEVICH, his wife,
whose address is 838 West Long Lake Road, Bloomfield Hills, Michigan 48013
SUITE 100

Quit Claim to OAKLAND PACQUET CLUB, a Michigan Co-Partnership

whose street number and postoffice address is 838 West Long Lake Road, Bloomfield Hills, Michigan 48013 SUITE 100

the following described premises situated in the Village of Beverly Hills County of Oakland and State of Michigan, to-wit: LEGAL DESCRIPTION, Part of the Southeast 1/4 of Section 2, Town 1

North, Range 10 East, Village of Beverly Hills, Oakland County, Michigan, being more particularly described as follows: Beginning at a point which is North 01°18'30"

West 697.06 feet along the East line of Section 2 from the Southeast corner of

Section 2, Town 1 North, Range 10 East, thence North 82°32'8" West 170.60 feet;

thence South 82°53'00" West 166.25 feet; thence North 01°18'30" West 196.59 feet;

thence North 88°24'5" East 144 feet; thence South 01°18'30" East 130 feet; thence

North 88°24'5" East 190 feet; thence South 01°18'30" East 77.48 feet along the East

line of Section 2 to the point of beginning, excepting any portion thereof reserved

for road purposes, subject to agreements and zoning ordinances, easements and

building and use restrictions of record and the use restrictions described below:

(1) Purchaser shall not use or suffer or permit the use of said property for a

supermarket or grocery store or for the sale of fresh or frozen meats, poultry and

fish, produce, dairy products or bakery products, (2) Purchaser shall not use or

suffer or permit the use of said property for the sale or dispensation of products

which are required by law to be sold or dispensed by a registered pharmacist, (3)

Purchaser shall not use or suffer or permit the use of said property for the

operation and conduct of a dry cleaning and laundry business, (4) Purchaser shall

not use or suffer or permit the use of said property for a bank, savings and loan

association, finance company or loan company, and (5) Any building constructed upon

said property shall be architecturally harmonious and compatible with the buildings

erected upon the adjoining parcels of land located North of and South of said

property.

together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

for the sum of One (\$1.00) Dollar. This conveyance exempt pursuant to

Public Act No. 67, Public Acts of Michigan for 1969, MSA 7.456 (5)

(a).

Dated this 24th day of September 19 75

Signed in the presence of:

Signed by:

Wendy A. Craig
WENDY A. CRAIG
Philip Vestevich
PHILIP VESTEVICH

Peter Vestevich
PETER VESTEVICH
Anne C. Vestevich
ANNE C. VESTEVICH

STATE OF MICHIGAN } ss.
COUNTY OF Oakland }

The foregoing instrument was acknowledged before me this 24th day of September

19 75 by Peter Vestevich and Anne C. Vestevich, his wife

My Commission expires

January 26, 1977

Wendy A. Kirkpatrick Craig
WENDY A. KIRKPATRICK CRAIG
Notary Public,
Oakland County, Michigan

When Recorded Return To:

Philip Vestevich Ste 100
838 W. Long Lake Rd.
Bloomfield Hills, MI
48013

Send Subsequent Tax Bills To:

GRANTCO
SUITE 100

Drafted by:

Philip Vestevich

Business Address

838 W. Long Lake Rd.
Bloomfield Hills, Michigan
48013

Tax Parcel #

Recording Fee

Revenue Stamps

BURTON ABSTRACT AND TITLE COMPANY HAS OPERATED CONTINUOUSLY SINCE 1865

MAKE YOUR REAL ESTATE TRANSFERS SAFE BY USING BURTON TITLE INSURANCE

NOV.

26

85

2-10
02

LIBR 9195 MAR 787

85 146548

RESTRICTIVE COVENANT AND EASEMENT

AGREEMENT made this 29th day of August, 1985,
 between EMILE SALON, INC. (hereinafter "EMILE"), whose address
 is 31409 Southfield Road, Village of Beverly Hills, Michigan
 48009, and OAKLAND RACQUET CLUB, a Michigan General Partnership
 (hereinafter "OAKLAND"), located at 31333 Southfield Road, Village
 of Beverly Hills, Michigan 48009,

WITNESSETH:

WHEREAS, EMILE is the owner of premises described
 follows:

Land situated in the Village of Beverly Hills,
 Southfield Township, Oakland County, Michigan,
 being part of the Southeast 1/4 of the Southeast
 1/4 of section 2, Town 1 North, Range 10 East,
 beginning at a point distance North 1030.75 feet
 from the Southeast section corner, thence North
 130 feet, thence South 89 degrees 42 minutes 0
 seconds West 334 feet, thence 130 feet, thence
 North 89 degrees 42 minutes 0 seconds East 334
 feet to the point of beginning, excluding the
 East 60 feet thereof, taken for highway purposes,
 commonly known as 31409 Southfield Road,
 hereinafter referred to as Property A, and

WHEREAS, OAKLAND is the owner of premises described as
 follows:

Land situated in the Village of Beverly Hills,
 Southfield Township, Oakland County, Michigan,
 T. 1 N., R. 10 E., Section 2, part of S. E. 1/4
 of S. E. 1/4 beginning on E. Section line, dis-
 tance N. 905 feet from S. E. Section corner.
 Thence S. 89° 42' West 334 feet, thence N. 125.75
 ft., thence N. 89° 42' East 334 feet. Thence
 S. 125.75 ft., to point of beginning, commonly
 known as 31333 Southfield Road,

hereinafter referred to as Property B, and each of said premises

NOV.

26

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LIBER 9195 PAGE 788

being located adjacent to and adjoining each other, and,

WHEREAS, OAKLAND desires to install windows into the northerly side of the building presently located on parcel B, commonly known as 31333 Southfield Road, Village of Beverly Hills, Michigan, and the BOCA Basic Building Code requiring that no permanent construction or improvements be built or maintained within six (6) feet of said existing building presently owned by OAKLAND, for purposes of fire separation, and

WHEREAS, said existing building is two (2) feet from the northerly property line of Property B, and,

WHEREAS, OAKLAND has requested the adjoining property owner, EMILE, to agree not to permit any improvement, building, or addition thereto to be erected or maintained on any portion of the premises of Property A, within four (4) feet of the southerly boundary line of said Property A,

NOW THEREFORE, in consideration of the sum of One Dollar (\$1.00), EMILE hereby agrees and covenants that no building improvement or addition thereto shall be erected or maintained on any portion of the premises described as Property A, within a four (4) foot strip along its southerly boundary line, only for so long as the existing building with the proposed improvements thereto, located on Property B, shall remain in existence and said Building Code requirement shall remain in effect.

IT IS FURTHER AGREED that said Restrictive Covenant and Easement shall at all times be construed as running with Property A,

NOV. 26

85

USER 9195 PAGE 789

and the benefits and burdens of the covenants contained herein shall inure to the successors, heirs, legal representatives, and assigns of the owners of Property A and Property B.

IN WITNESS WHEREOF, the parties hereto have executed this agreement the day and year first above written.

Signed in the presence of:

E. Peter Drolet
E. Peter Drolet
Susan K. McLane
Susan K. McLane

EMILE SALON, INC.

By: Courtney Joseph
Courtney Joseph
Its: President

Peter Vestevich
PETER VESTEVICH
Shari D. Miller
SHARI D. MILLER

OAKLAND RACQUET CLUB, a Michigan General Partnership

By: Philip Vestevich
Philip Vestevich
Its: General Partner

STATE OF MICHIGAN)
) ss
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 29th day of August, 1985, by COURTNEY JOSEPH, President of EMILE SALON, INC.

Susan K. McLane
Notary Public, Oakland County, MI.

STATE OF MICHIGAN)
) ss
COUNTY OF OAKLAND)

SUSAN K. McLANE
Notary Public, Oakland County, MI
My Commission Expires Oct. 24, 1988

The foregoing instrument was acknowledged before me this 29th day of August, 1985, by PHILIP VESTEVICH, General Partner of OAKLAND RACQUET CLUB, a Michigan General Partnership.

Instrument Drafted By:
Philip Vestevich, Esq.
800 W. Long Lake Rd., Ste. 206
Bloomfield Hills, MI 48013
(313) 642-1920

After recording
return to:
Drafter

Shari D. Miller
Notary Public, Oakland County, MI.
SHARI D. MILLER
MY COMMISSION EXPIRES: 1/17/88

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RESTRICTIVE COVENANT AGREEMENT

THIS AGREEMENT, made August 2, 1966, by and between ALLIED PROPERTIES, INC., a Michigan corporation, ("Allied"), and SAMUEL M. BEZ, PEARL BEZ, his wife, ROBERT RUCH, PEARL RUCH, his wife, ABE SAHAM, SHIRLEY SAHAM, his wife, and TEDDY SAHAM, a single man, (hereinafter collectively referred to as "Bez"), and RILEY LAND COMPANY, a Michigan corporation ("Riley"),

WITNESSETH:

RECITALS

1. Allied owns the property described as Parcel A on Exhibit A attached hereto.
2. Bez owns the property adjoining Parcel A and described as Parcel B on Exhibit A.
3. Riley owns the property adjoining Parcel B and described as Parcel C on Exhibit A.
4. The parties hereto are desirous of entering into the within Agreement, under the terms of which certain restrictions, as hereinbelow provided, will be placed upon their respective parcels.

NOW, THEREFORE, in consideration of the premises, and for other good and valuable consideration, receipt and adequacy of which is hereby acknowledged, it is hereby agreed by and between the parties as follows:

1. No part of Parcel A will be used for a prescription pharmacy or for the sale or dispensation of prescription drugs.
2. No part of Parcel B will be used as a grocery store, or for the sale of groceries, or for the sale of food for off-premises consumption; provided, however, that one store in the building situated on Parcel B may be used for the sale of baked goods; and, provided further, that the sale of food for off-premises consumption will be permitted from the building on Parcel B provided that such sales are incidental to the operation of a business which sells food primarily for on-premises consumption.

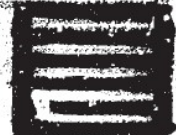
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3. No part of Parcel C will be used for a barber shop, beauty shop, discount drug store, prescription pharmacy, or for the sale of prescription drugs.

4. Neither Allied nor Bez shall increase the size or alter the dimensions of the building located on its parcel, except that Allied may at any time extend its present building on Parcel A by adding an extension to the southerly end of said building; provided, however, that said extension shall not extend to the east beyond the easterly line of the existing building nor shall it extend to the west beyond the westerly line of the existing building, and that the dimensions of said extension shall not exceed 20 feet facing toward Southfield Road by 30 feet facing toward 13 Mile Road, nor shall any such extension interfere with the free flow of traffic into and within the shopping center of which Parcels A and B are a part; and provided further that Bez may at any time and without being in violation of the terms of this easement extend the present building located on Parcel B, by adding an extension to the northwest corner of said building; provided, however, that such extension shall not extend to the north beyond the northerly line of said building, extended westerly, nor shall it extend to the west beyond the westerly line of said building, extended northerly.

5. This Agreement, its rights and obligations, shall inure to the benefit of and be binding upon the parties, their respective heirs, successors

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and assigns.

IN WITNESS WHEREOF, the undersigned have hereunto
hands the day and year first above written.

WITNESS:

Joel Rosenthal
Joel Rosenthal

Norman Hyman
Norman Hyman

Violet Nowak
Violet Nowak

David Colman
David Colman

ALLIED PROPERTIES, INC.
a Michigan corporation.

BY Ted Simon
Ted Simon, President
3741 Meadowdale Ave.
Detroit, Mich.

SAMUEL M. BEZ
SAMUEL M. BEZ

PEARL BEZ
PEARL BEZ

ROBERT RUCH
ROBERT RUCH

PEARL RUCH
PEARL RUCH

ABE SAHAM
ABE SAHAM

SHIRLEY SAHAM
SHIRLEY SAHAM

TEDDY SAHAM
TEDDY SAHAM

23170 West Outer Drive
Allen Park, Michigan
RILEY LAND COMPANY
a Michigan corporation

Ted Simon
TED SIMON, PRESIDENT
8711 Meadowdale Ave.
Detroit, Michigan

Leslie H. Taylor
Leslie H. Taylor

Norman Hyman
Norman Hyman

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RECORDED
INDEXED
MICHIGAN
REGISTER OF DEEDS RECORDS
1961 APR 7 AM 9 38

5011 691

STATE OF MICHIGAN)
) ss.
COUNTY OF WAYNE)

On this 24th day of August, 1966, before me, a Notary Public in and for said County, personally appeared Ted Simon, to me personally known, who being by me sworn, did say that he is the President of ALLIED PROPERTIES, INC., a Michigan corporation, the corporation named in and which executed the within instrument, and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors; and said Ted Simon acknowledged said instrument to be the free act and deed of said corporation.



Leslie H. Taylor
Notary Public, Wayne County, Michigan

My Commission expires:

LESLIE H. TAYLOR
Notary Public, Wayne County, Mich.
My Commission Expires Nov. 8, 1966

STATE OF MICHIGAN)
) ss.
COUNTY OF WAYNE)

On this 24th day of August, 1966, before me personally appeared SAMUEL M. BEZ, PEARL BEZ, ROBERT RUCH, PEARL RUCH, ABE SAHAM, SHIRLEY SAHAM and TEDDY SAHAM, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Violet Nowak
Notary Public, Wayne County, Michigan

My Commission expires:

Violet Nowak, Notary Public
Macomb Co., acting in Wayne
County, Michigan
My Comm. Exp. Oct. 6, '70

STATE OF MICHIGAN)
) ss.
COUNTY OF WAYNE)

On this 24th day of August, 1966, before me, a Notary Public in and for said County, personally appeared Ted Simon, to me personally known, who being by me sworn, did say that he is the President of RILEY LAND COMPANY, a Michigan corporation, the corporation named in and which executed the within instrument, and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors; and said Ted Simon acknowledged said instrument to be the free act and deed of said corporation.



Leslie H. Taylor
Notary Public, Wayne County, Michigan

My Commission expires:

LESLIE H. TAYLOR
Notary Public, Wayne County, Mich.
My Commission Expires Nov. 8, 1966

Instrument prepared by and
when recorded return to:

Norman Hyman, Esq.
2290 First National Building
Detroit, Michigan 48226

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EXHIBIT A

PARCEL A

Part of the S. E. 1/4 of Section 2, T. 1N., R. 10E., Village of Beverly Hills, Oakland County, Michigan, being more particularly described as follows: Beginning at a point which is S 88° 29' W along the South line of Section 2 a distance of 203.00 ft. from the S. E. corner of Section 2, T. 1N., R. 10E.; thence continuing along said South line of Section 2 S 88° 29' W 30.00 ft.; thence N 01° 18' 30" W 233.00 ft.; thence N 46° 58' 55" W 71.29 ft.; thence N 01° 18' 30" W 142.40 ft.; thence N 88° 57' 48" E 334.00 ft.; thence along the East line of Section 2 S 01° 18' 30" E 289.60 ft.; thence S 88° 29' W 203.00 ft.; thence S 01° 18' 30" E 183.00 ft. to the point of beginning excepting the East 33.00 ft. (Southfield Road) and the South 33.00 ft. (13 Mile Road) reserved for road purposes.

PARCEL B

Part of the S. E. 1/4 of Section 2, T. 1N., R. 10E., Village of Beverly Hills, Oakland County, Michigan, being more particularly described as follows: Beginning at a point which is N. 01° 18' 30" W 472.60 ft. along the East line of Section 2 from the S. E. corner of Section 2, T. 1N., R. 10E.; thence S 88° 57' 48" W 334.00 ft.; thence N 01° 18' 30" W 232.07 ft.; thence N 82° 53' 00" E 166.25 ft.; thence S 82° 32' 08" E 170.60 ft.; thence S 01° 18' 30" E 224.46 ft. along the East line of Section 2 to the point of beginning, excepting the East 33.00 ft. reserved for road purposes.

PARCEL C

Part of the S. E. 1/4 of Section 2, T. 1N., R. 10E., Village of Beverly Hills, Oakland County, Michigan, being more particularly described as follows: Beginning at a point which is N 01° 18' 30" W 697.06 ft. along the East line of Section 2 from the S. E. corner of Section 2, T. 1N., R. 10E.; thence N 82° 32' 08" W 170.60 ft.; thence S. 82° 53' 00" W. 166.25 ft.; thence N 01° 18' 30" W 196.59 ft.; thence N. 88° 24' 05" E. 144.00 ft.; thence S 01° 18' 30" E 130.00 ft.; thence N. 88° 24' 05" E 190.00 ft.; thence S 01° 18' 30" E 77.48 ft. along the East line of Section 2 to the point of beginning, excepting the East 33.00 ft. reserved for road purposes.

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APR 7 1967



Property Address: 31333 Southfield Road, Beverly Hills, MI 48025

Search No: TC13-123422

Fee: \$350.00

SEARCH OF TITLE

Title Connect LLC
28470 West 13 Mile Road, Suite 100
Farmington Hills, MI 48334

Effective Date: May 28, 2026 at 8:00 A.M.

Today's Date: June 4, 2026

From the examination of the records, starting on August 20, 2020 up to and including the search date above of May 28, 2026 in the Register of Deeds office, **Oakland** County, Michigan for property described as follows to wit:

Land situated in the Village of Beverly Hills, County of Oakland, State of Michigan, described as follows:

PARCEL I:

Town 1 North, Range 10 East, Section 2, Part of the Southeast 1/4 of Southeast 1/4 of Section 2, Town 1 North, Range 10 East, Village of Beverly Hills, Oakland County, Michigan, described as: Beginning on East Section line, distance North 905.00 feet from Southeast Section corner; thence South 89 degrees 42 minutes West 334.00 feet; thence North 125.75 feet; thence North 89 degrees 42 minutes East 334.00 feet; thence South 125.75 feet to Point of Beginning, EXCEPTING therefrom the Easterly 60 feet thereof.

PARCEL II:

Part of the Southeast 1/4 of Section 2, Town 1 North, Range 10 East, Village of Beverly Hills, Oakland County, Michigan, being more particularly described as follows: Beginning at a point which is North 01 degree 18 minutes 30 seconds West 697.06 feet along the East line of Section 2 from the Southeast corner of Section 2, Town 1 North, Range 10 East; thence North 82 degrees 32 minutes 8 seconds West 170.60 feet; thence South 82 degrees 53 minutes 00 seconds West 166.25 feet; thence North 01 degree 18 minutes 30 seconds West 196.59 feet; thence North 88 degrees 24 minutes 5 seconds East 144.00 feet; thence South 01 degree 18 minutes 30 seconds East 130.00 feet; thence North 88 degrees 24 minutes 5 seconds East 190.00 feet; thence South 01 degree 18 minutes 30 seconds East 77.48 feet along the East line of Section 2 to the Point of Beginning, EXCEPTING the Easterly 60.00 feet deeded for road purposes.

EASEMENT PARCEL 1:

Together with and subject to a non-exclusive easement(s) as created, limited and defined in Mutual Parking Easement recorded in Liber 4589, page 173, Oakland County Records.

EASEMENT PARCEL 2:

Together with and subject to a non-exclusive easement(s) as created, limited and defined in Mutual Parking Easement recorded in Liber 5011, page 878, Oakland County Records.

PARCELS I & II BEING DESCRIBED BY THE TAX ROLL AS:

Town 1 North, Range 10 East, Section 2, Part of the Southeast 1/4; Beginning at a point distant North 01 degree 18 minutes 30 seconds West 697.06 feet from the Southeast Section corner; thence North 82 degrees 32 minutes 08 seconds West 170.60 feet; thence South 82 degrees 53 minutes 00 seconds West 166.25 feet; thence North 01 degree 18 minutes 30 seconds West 322.34 feet; thence North 88 degrees 23 minutes 30 seconds East 334.00

feet; thence South 01 degree 18 minutes 30 seconds East 125.75 feet; thence South 88 degrees 23 minutes 30 seconds West 190.00 feet; thence South 01 degree 18 minutes 30 seconds East 130.00 feet; thence North 88 degrees 24 minutes 05 seconds East 190.00 feet; thence South 01 degree 18 minutes 30 seconds East 77.48 feet to the point of beginning, excepting the Easterly 60.00 feet taken for road.

Last Deed of Record: Deed executed between Bev Hills, LLC, a Michigan limited liability company, as Grantor(s) and Rahma Worldwide Aid and Development, a Michigan non-profit corporation as Grantee(s) dated October 1, 2020, and recorded November 6, 2024, in [Liber 59777, Page 204](#)

COUNTERSIGNED:
Title Connect LLC

A handwritten signature in blue ink, appearing to be a stylized name or set of initials, positioned above a horizontal line.

AUTHORIZED SIGNATORY

Documents recorded with the County Register of Deeds Office:

1. Deed executed between Hills Office Group, LLC, a Michigan limited liability company (as to a 61.67% interest), and DPRM Investments, LLC, a Michigan limited liability company (as to a 38.33% interest), as tenants in common, as Grantor(s) and Bev Hills, LLC, a Michigan limited liability company as Grantee(s) dated June 14, 2019, and recorded July 2, 2019, in [Liber 52984, Page 251](#), Oakland County Records.
2. Memorandum of Land Contract entered into by and between Bev Hills, LLC, a Michigan limited liability company (Seller) and Rahma Worldwide Aid and Development, a Michigan non-profit corporation (Purchaser) dated October 1, 2020 and recorded October 8, 2020 in [Liber 54971, Page 524](#), Oakland County Records.
3. Deed executed between Bev Hills, LLC, a Michigan limited liability company, as Grantor(s) and Rahma Worldwide Aid and Development, a Michigan non-profit corporation as Grantee(s) dated October 1, 2020, and recorded November 6, 2024, in [Liber 59777, Page 204](#), Oakland County Records.
4. Please be advised that our search did not disclose any open mortgage of record.

TAX INFORMATION:

5. Parcel ID Number: 24-02-480-015

2025 Winter Amount: \$0.00 No Taxes Levied

2025 Summer Amount: \$0.00 Nop Taxes Levied

Special Assessments: None

Principal Residence Exemption (PRE) 0.00%

EASEMENT(S), ETC.:

6. Agreement(s) with the Village of Beverly Hills recorded in [Liber 4268, page 238](#) and [Liber 4349, page 885](#).
7. Joint Right(s) of Way in favor of The Detroit Edison Company and Michigan Bell Telephone Company recorded in [Liber 4341, page 381](#) and [Liber 4353, page 678](#).
8. Mutual Parking Easement recorded in [Liber 4589, page 173](#).
9. Resolution for improvement of Southfield Road recorded in [Liber 4716, page 759](#).
10. Easements and restrictions contained in Warranty Deed recorded in [Liber 4873, page 349](#).
11. Right-of-Way in favor of the Evans Drainage District recorded in [Liber 4927, page 640](#).

12. Mutual Parking Easement recorded in [Liber 5011, page 878](#).
13. Restrictive Covenant Agreement recorded in [Liber 5011, page 888](#).
14. Permit in favor of The Detroit Edison Company recorded in [Liber 5023, page 1](#).
15. Right of Way in favor of The Detroit Edison Company recorded in [Liber 5023, page 2](#).
16. Right of Way in favor of the Rummell Relief Drain Drainage District recorded in [Liber 5389, page 477](#).
17. Restrictions contained in Quit Claim Deed recorded in [Liber 6433, page 194](#), Indenture recorded in [Liber 6433, page 195](#) and Quit Claim Deed recorded in [Liber 6580, page 684](#).
18. Lessee's interest of Beverly Hills Office, LLC, a Michigan limited liability company, successor in interest to Oakland Racquet Club, a Michigan co-partnership, as disclosed by Memorandum of Lessee's interest recorded in [Liber 6709, page 604](#) and Assignment of Leases recorded in [Liber 45868, page 247](#).
19. Restrictive Covenant and Easement recorded in [Liber 9195, page 787](#).
20. Easement Agreement recorded in [Liber 18102, page 668](#).
21. Easement Use Agreement recorded in [Liber 60410, page 691](#).

No search was performed to determine any interest of others to any mineral, oil or other right to the subsurface of the property searched.

This report contains information from public land records available in the County indicated above for whose accuracy and completeness we assume no responsibility. This report is released with the understanding that it is strictly confidential and only to be used by the party requesting it. This report is not to be construed as an opinion of title or as a commitment for title insurance. For matters of a legal nature we suggest you contact your attorney. The liability of Title Connect is limited to the amount paid for this report. Title Connect assumes no liability, financial or otherwise, in association with the information in this report. Any loss, damage or expense of any kind incurred in reliance on this search document by any party is limited to the amount paid for the search.