



11444 Kaltz Ave. Warren, MI 48089
P: (586)759-2700 F: (586)759-2703
kdeters@metrodetroitsigns.com

DATE: 06/14/22

TO: City of Detroit HDC

FROM: Kevin Deters
Metro Detroit Signs

RE: SGN2022-00167, 168, 169, and 170 – four wall signs
1465 Centre St AKA 230 E Grand River

We are applying for four wall signs on this multi-tenant building. We are proposing two Lockton wall signs and two UHY wall signs (one of each on the north and the west elevations). The Lockton wall signs are each 3' x 18.75' (56.25 sq feet). The UHY wall signs are each 15' x 4' (60 sq feet).

The existing building is vacant. The proposed new signs are intended to identify the new tenants. The wall signs are internally illuminated letters with aluminum cans and plastic faces.

Attached is our HDC application with the drawings of the signs showing the elevations. I have also included photos of the existing site as well as the deed and a letter of authorization from the owner. There are currently no signs on the building.

Feel free to call me at (586)759-2700 if anything else is needed. Thank you for your assistance.

THIS IS A 3-PAGE FORM - ALL INFORMATION IS REQUIRED FOR PROJECT REVIEW

HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

DATE: _____

PROPERTY INFORMATION

ADDRESS(ES): 1465 Centre St AKA: 230 E Grand River Ave

PARCEL ID: 01004050. HISTORIC DISTRICT: Madison-Harmonic

SCOPE OF WORK: (Check ALL that apply)

<input type="checkbox"/> Windows/ Doors	<input type="checkbox"/> Walls/ Siding	<input type="checkbox"/> Painting	<input type="checkbox"/> Roof/Gutters/ Chimney	<input type="checkbox"/> Porch/Deck/ Balcony	<input type="checkbox"/> Addition
<input type="checkbox"/> Demolition	<input checked="" type="checkbox"/> Signage	<input type="checkbox"/> New Building	<input type="checkbox"/> Major Alteration (3+ scope items)	<input type="checkbox"/> Site Improvements (landscape, trees, fences, patios, etc.)	

BRIEF PROJECT DESCRIPTION: SGN2022-00167, 168, 169, 170 - two Lockton wall signs & two UHY
SGN2022-00167, 168, 169, 170 - two Lockton wall signs & two UHY wall signs

APPLICANT IDENTIFICATION

☐ Property Owner/
Homeowner ☒ Contractor ☐ Tenant or
Business Occupant ☐ Architect/Engineer/
Consultant

NAME: Kevin Deters COMPANY NAME: Metro Detroit Signs

ADDRESS: 11444 Kaltz Ave CITY: Warren STATE: MI ZIP: 48089

PHONE: 586-759-2700 MOBILE: 586-557-4189 EMAIL: kdeters@metrosal.com

PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB

☐ **Completed Building Permit Application**
(highlighted portions only)

☐ **ePLANS Permit Number** (only applicable if you've already
applied for permits through ePLANS)

☐ **Current Photographs:** Including the front of the building & detailed photographs of the area(s) affected by
the proposed work. All photographs must be labeled or captioned, e.g. "west wall", "second floor window," etc.

☐ **Description of existing conditions** (including materials and design)

☐ **Description of project** (if replacing any existing material(s), include an explanation as to why
replacement--rather than repair--of existing and/or construction of new is required)

☐ **Detailed scope of work** (formatted as bulleted list)

☐ **Brochure/cut sheets** for proposed replacement material(s) and/or product(s), as applicable

NOTE:

Based on the scope of work, additional
documentation may be required.
See www.detroitmi.gov/hdc for scope-
specific requirements.

Upon receipt of this documentation, staff will review and inform you of the next steps toward obtaining your building
permit from the Buildings, Safety Engineering and Environmental Department (BSEED) to perform the work.

SUBMIT COMPLETED REQUESTS TO: HDC@DETROITMI.GOV

P2 - BUILDING PERMIT APPLICATION

Date: _____

PROPERTY INFORMATION

Address: 1465 Centre St Floor: _____ Suite#: _____ Stories: _____
AKA: 230 E Grand River Ave Lot(s): _____ Subdivision: _____
Parcel ID#(s): 01004050. Total Acres: _____ Lot Width: _____ Lot Depth: _____
Current Legal Use of Property: vacant building Proposed Use: multi-tenant building
Are there any existing buildings or structures on this parcel? ☒ Yes ☐ No

PROJECT INFORMATION

Permit Type: ☐ New ☐ Alteration ☐ Addition ☐ Demolition ☐ Correct Violations
☐ Foundation Only ☐ Change of Use ☐ Temporary Use ☒ Other: wall signs
☐ Revision to Original Permit #: _____ (Original permit has been issued and is active)

Description of Work (Describe in detail proposed work and use of property, attach work list)

SGN2022-00167, 168, 169, 170 - two Lockton wall signs & two UHY wall signs

☐ MBC use change ☐ No MBC use change

Included Improvements (Check all applicable; these trade areas require separate permit applications)

☐ HVAC/Mechanical ☐ Electrical ☐ Plumbing ☐ Fire Sprinkler System ☐ Fire Alarm

Structure Type

☐ New Building ☒ Existing Structure ☐ Tenant Space ☐ Garage/Accessory Building
☐ Other: _____ Size of Structure to be Demolished (LxWxH) _____ cubic ft.

Construction involves changes to the floor plan? ☐ Yes ☒ No

(e.g. interior demolition or construction to new walls)

Use Group: _____ Type of Construction (per current MI Bldg Code Table 601) _____

Estimated Cost of Construction \$ 18,000 By Contractor \$ _____ By Department

Structure Use

☐ Residential-Number of Units: _____ ☐ Office-Gross Floor Area _____ ☐ Industrial-Gross Floor Area _____
☐ Commercial-Gross Floor Area: _____ ☐ Institutional-Gross Floor Area _____ ☐ Other-Gross Floor Area _____

Proposed No. of Employees: _____ List materials to be stored in the building: _____

PLOT PLAN SHALL BE submitted on separate sheets and shall show all easements and measurements (must be correct and in detail). SHOW ALL streets abutting lot, indicate front of lot, show all buildings, existing and proposed distances to lot lines. (Building Permit Application Continues on Next Page)

For Building Department Use Only

Intake By: _____ Date: _____ Fees Due: _____ DngBld? ☐ No

Permit Description:

Permit #:

Current Legal Land Use: _____ Proposed Use: _____

Permit#: _____ Date Permit Issued: _____ Permit Cost: \$ _____

Zoning District: _____ Zoning Grant(s): _____

Lots Combined? ☐ Yes ☐ No (attach zoning clearance)

Revised Cost (revised permit applications only) Old \$ _____ New \$ _____

Structural: _____ Date: _____ Notes: _____

Zoning: _____ Date: _____ Notes: _____

Other: _____ Date: _____ Notes: _____



IDENTIFICATION (All Fields Required)**Property Owner/Homeowner**☐ Property Owner/Homeowner is Permit ApplicantName: Sanford Nelson Company Name: Firm Real Estate Management I, LLCAddress: PO Box 2456 City: Birmingham State: MI Zip: 48012Phone: 248-721-2002 Mobile: _____Driver's License #: _____ Email: sanford@firmdet.com**Contractor**☒ Contractor is Permit ApplicantRepresentative Name: Kevin Deters Company Name: Metro Detroit SignsAddress: 11444 Kaltz Ave City: Warren State: MI Zip: 48089Phone: 586-759-2700 Mobile: 586-557-4189 Email: kdeters@metrosal.comCity of Detroit License #: LIC2001-09281**TENANT OR BUSINESS OCCUPANT**☐ Tenant is Permit ApplicantName: N/A Phone: _____ Email: _____**ARCHITECT/ENGINEER/CONSULTANT**☐ Architect/Engineer/Consultant is Permit ApplicantName: N/A State Registration#: _____ Expiration Date: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Mobile: _____ Email: _____

HOMEOWNER AFFIDAVIT (Only required for residential permits obtained by homeowner.)

I hereby certify that I am the legal owner and occupant of the subject property and the work described on this permit application shall be completed by me. I am familiar with the applicable codes and requirements of the City of Detroit and take full responsibility for all code compliance, fees and inspections related to the installation/work herein described. I shall neither hire nor sub-contract to any other person, firm or corporation any portion of the work covered by this building permit.

Print Name: _____ Signature: _____ Date: _____
(Homeowner)

Subscribed and sworn to before me this _____ day of _____ 20____ A.D. _____ County, Michigan

Signature: _____ My Commission Expires: _____
(Notary Public)**PERMIT APPLICANT SIGNATURE**

I hereby certify that the information on this application is true and correct. I have reviewed all deed restrictions that may apply to this construction and am aware of my responsibility thereunder. I certify that the proposed work is authorized by the owner of the record and I have been authorized to make this application as the property owner(s) authorized agent. Further I agree to conform to all applicable laws and ordinances of jurisdiction. I am aware that a permit will expire when no inspections are requested and conducted within 180 days of the date of issuance or the date of the previous inspection and that expired permits cannot be

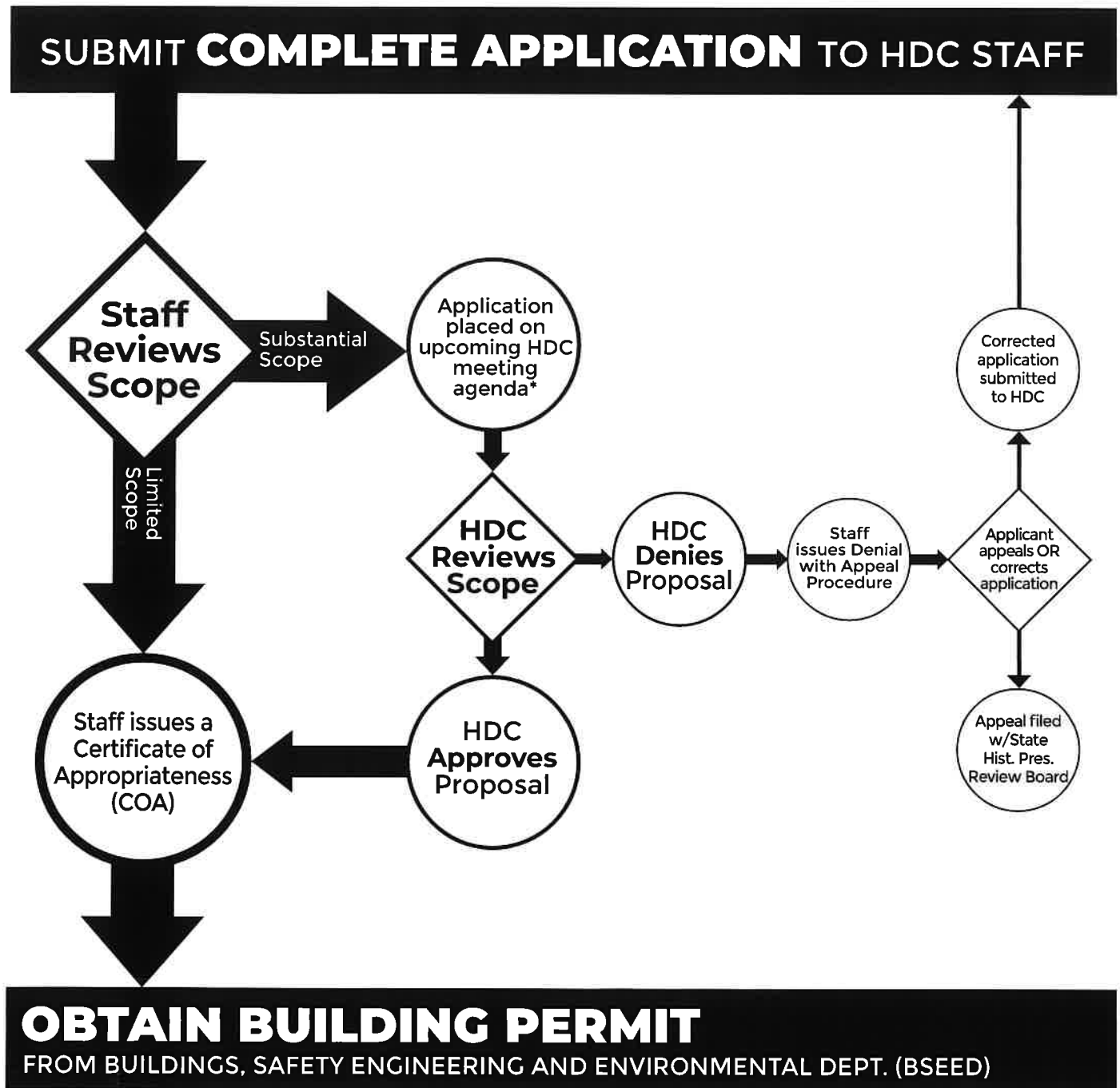
Print Name: Kevin Deters Signature: [Signature] Date: 6/14/22
(Permit Applicant)Driver's License #: D 362 465 676 927 Expiration: 12/5/24Subscribed and sworn to before me this 14th day of June 2022 A.D. Macomb County, MichiganSignature: [Signature] My Commission Expires: 06-02-2027
(Notary Public)

THERESA ANN LICAVOLI
Notary Public, State of Michigan
County of Macomb
My Commission Expires 06-02-2027
Acting in the County of _____

Section 23a of the state construction code act of 1972, 1972PA230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Visitors of Section 23a are subject to civil fines.

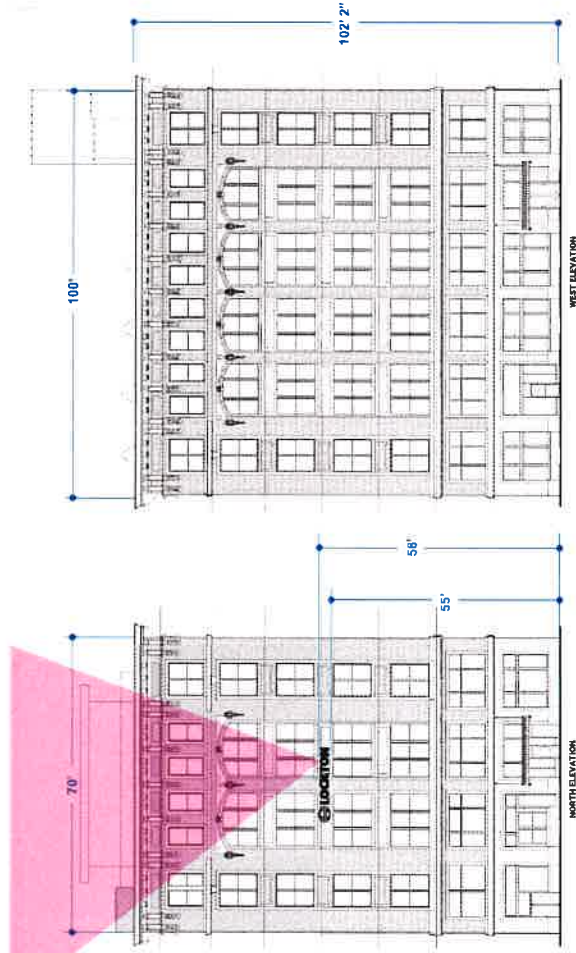
This application can also be completed online. Visit detroitmi.gov/bseel/elaps for more information.

HISTORIC DISTRICT COMMISSION REVIEW & PERMIT PROCESS



* THE **COMMISSION MEETS REGULARLY AT LEAST ONCE PER MONTH**, TYPICALLY ON THE SECOND WEDNESDAY OF THE MONTH.
(SEE WEBSITE FOR MEETING SCHEDULE/AGENDAS)

FIND OUT MORE AT: www.detroitmi.gov/hdc

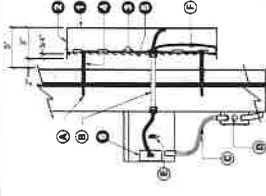
$$3' \times 18.75' = 56.25 \text{ 中}$$


- 3" deep aluminum channel letters
- Black aluminum faces and returns
- Clear acrylic 3/16" thick letter backs
- Internal 6500K white LED for halo illumination
- 4 - 6 stainless 1/4" diameter studs with 4" embedment per letter for mounting
- Letters to be stood off the facade by 2"
- Remote power supplies



36"x225" Overall - 56.25 Sq. Ft.

HALO LIT CHANNEL LETTERS



TYPICAL SECTION DETAIL
NOT TO SCALE

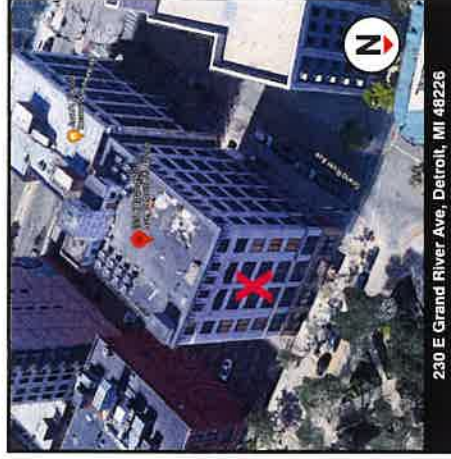
INSTALLED

- | | |
|---|---|
| A. Non-Corrosive Sealment Using Appropriate Mounting Hardware | D. 20 amp 120v Circuits Required (supplied by others) |
| B. Liquid Tight Conduit Connections - Lenter to Trans. Box | E. Disconnected Switch Provided (at Each End of Transformer Can) |
| C. 1/2" Flexible Conduit Whip to 120v Power | F. Grounded / Bonded Wire Connection from Lenter Return to Transformer Can (Required) |

MOUNTING HANDLING CHART

1/4" x8" Stainless Steel Studs with 4" Embedment
Minimum 4-6 Per Letter

① FACE: 125 Wt Aluminum Extruded Block	② RETURN: MATERIAL: 3" X 12" X 36" ALUM. COLOR: Black
③ ILLUMINATION: MATERIAL: LED COLOR: White	④ STANDOFFS: MATERIAL: 1/4" GROUND ALUM. SILVER W/ WASHERS COLOR: Painted to Match Wall
⑤ BACKS: MATERIAL: 1/4" CLEAR ACRYLIC SHEET NOTE: BACKS GLUED INTO THE FURN 3/4"	⑥ ELECTRICAL: POWER SUPPLY & DIMMER WALL 70 AMP CIRCUITS (2) REQUIRED @ 125 V



230 E Grand River Ave, Detroit, MI 48226

**230 EAST
GRAND RIVER
(1465 CENTRE STREET)**

Sales Person: Paul Deters	Drawn By: Connie Fotiu	Date: 5/10/2022	File Name: 230 East Grand River.cdr Lockton 1 Pg.2
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Revision: 8/3/2022 #7

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Work Order #: XXX

Customer Signature

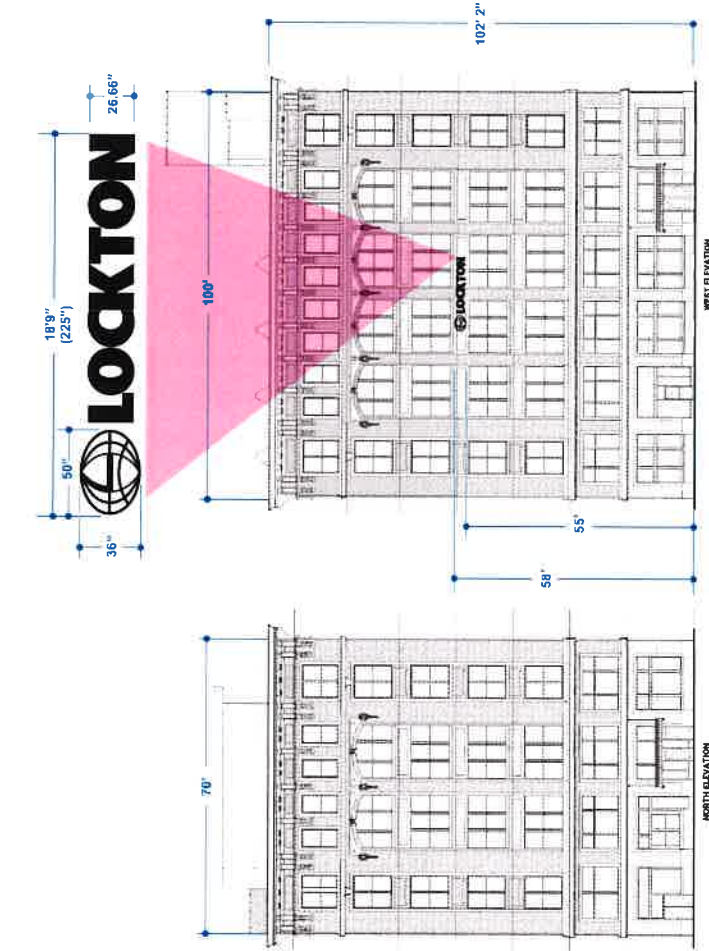


METRO DETROIT OFFICE:
11444 Kaitz Ave
Warren, MI 48092
Phone: 585-759-2700



Lockton wall sign - west elevation - 5/10/2022 - 00168
 $3' \times 18.75' = 56.25 \text{ sq. ft.}$

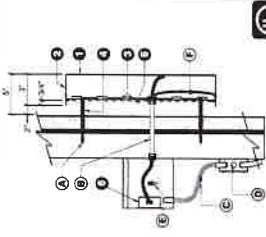
LOCKTON 2



- LOCKTON**
- 3" deep aluminum channel letters
 - Black aluminum faces and returns
 - Clear acrylic 3/16" thick letter backs
 - Internal 6500k white LED for halo illumination
 - 4 - 6 stainless 1/4" diameter studs with 4" embedment per letter for mounting
 - Letters to be stood off the facade by 2"
 - Remote power supplies

SIGN DIMENSIONS
 36"x225" Overall - 56.25 Sq. Ft.

HALO LIT CHANNEL LETTERS



TYPICAL SECTION DETAIL
 NOT TO SCALE



INSTALL

- Non-Conductive Sealant Using 1/2" Dia. 120# Grade Required
- Appropriate Mounting Hardware (Supplied by others)
- Liquid Tight Conduit w/ Connections (Disconnect Switch Provided)
- Conduit to Term. Box (See Notes)
- 1/4" Radius Conduit Whip to 120# Grade Required
- Connection from Letter Return to Transformer Can (Required)

LOOKING DOWN/CASE DETAIL

1/4" x 3/8" Stainless Steel Studs with 4" Embedment
 Minimum 4-6 Per Letter

- FACE:**
 MATERIAL: 1/2" DIA. ALUM.
 COLOR: Black
- RETURNS:**
 MATERIAL: 1/2" DIA. ALUM.
 COLOR: Black
- ILLUMINATION:**
 MATERIAL: LED
 COLOR: White
- STANDOFFS:**
 MATERIAL: 1/4" DIA. LONG ALUM.
 SLEEVES W/ WASHERS
 COLOR: Powder Co. White
- ELECTRICAL:**
 POWER SUPPLY: 5 BENCH WALL
 20 AMP CIRCUIT (S) REQUIRED @ 120 V
 RETURN 34"



230 E Grand River Ave, Detroit, MI 48226

**230 EAST
 GRAND RIVER
 (1465 CENTRE STREET)**

Sales Person: Paul Deters

Drawn By: Connie Fotiu

Date: 5/10/2022

File Name: 230 East Grand River.cdr
 Lockton 2 Pg 3

Revision: 8/3/2022 #7

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Customer Signature

Date

Work Order #: XXX



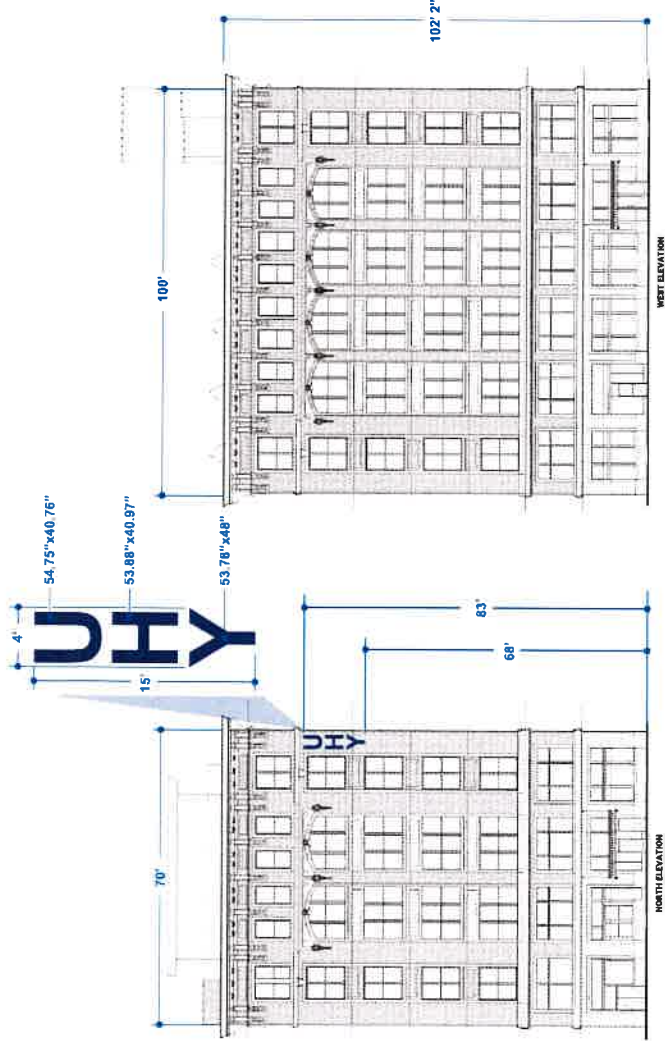
METRO SIGNS
 — LIGHTING —

METRO DETROIT OFFICE
 11444 KATZ AVE
 WARREN, MI 48090
 Phone: 586-759-2700
 www.metro-signs.com

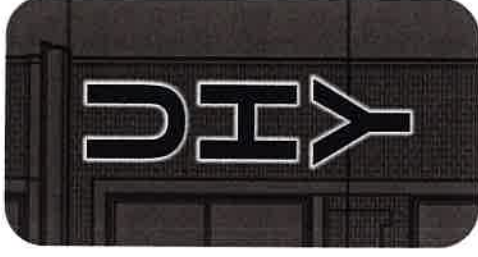


UHY wall sign - north elevation - SGN/2022 - 00169
 15' x 4' = 60 sq

UHY 1



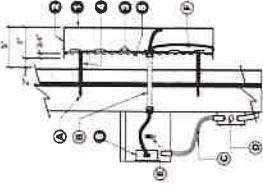
- UHY**
- 3" deep aluminum channel letters
 - Painted dark blue (Pantone294) aluminum faces and returns
 - Clear acrylic 3/16" thick letter backs
 - Internal 6500k white LED for halo illumination
 - 4 - 6 stainless 1/4" diameter studs with 4" embedment per letter for mounting
 - Letters to be stood off the facade by 2"
 - Remote power supplies



230 E Grand River Ave, Detroit, MI 48226

SIGN DIMENSIONS
 180"x48" Overall - 60 Sq. Ft.

HALO LIT CHANNEL LETTERS



UL LISTED

INSTALL

- Non-Combustible Secured Using
- Appropriate Mounting Hardware
- Liquid Tight Sealant w/ Connection
- Disconnect Switch Provided
- Grounding and Bonding
- 4" Flexible Conduit, Whip to 120v
- Grounded / Bonded Wire
- Connection from Letter Return
- to Transformer Can (Required)

BOILING INSIDE CASE
 1/4" x 3/8" Stainless Steel Studs with 4" Embedment.
 Minimum 4-6 Per Letter

FACE: MATERIAL: 1/2" ALUMINUM COLOR: PAINT 294	RETURN: MATERIAL: 3/16" x 3/8" ALUM COLOR: PAINT 294
ILLUMINATION: MATERIAL: LED COLOR: WHITE	STANDOFFS: MATERIAL: 1/4" x 6" LONG ALUM COLOR: PAINT 294 COLOR: PAINT 294
BACKS: MATERIAL: 3/16" x 3/8" ALUM NOTE: BACKS RECESSED INTO RETURN 3/4"	ELECTRICAL: CONNECTIONS TO BE MADE BY A LICENSED ELECTRICIAN 20 AMP DISCONNECT REQUIRED @ 120V

**230 EAST
 GRAND RIVER
 (1465 CENTRE STREET)**

Sales Person: Paul Deters

Date: 5/10/2022

File Name: 230 East Grand River.cdr
 UHY 1 Pg 4

Revision: 8/3/2022 #8

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Customer Signature

Date

Work Order#: XXX



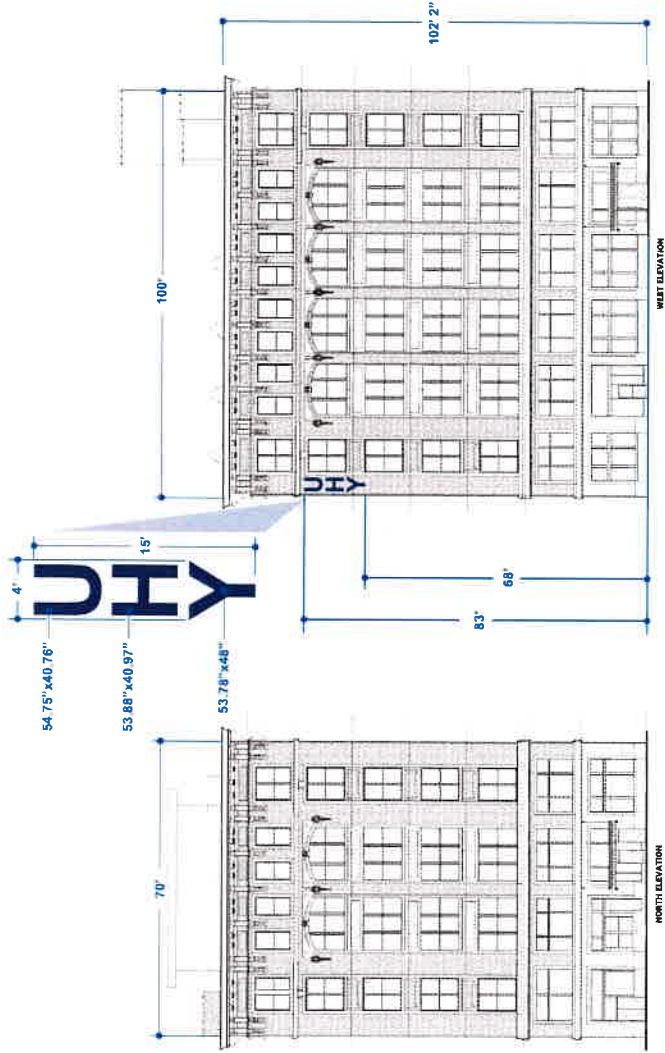
METRO SIGNS
 SIGNING

METRO SIGNS OFFICE:
 11444 KATY AVE
 WARREN, MI 48092
 Phone: 586-759-2700
 WWW.METROSIGNS.COM

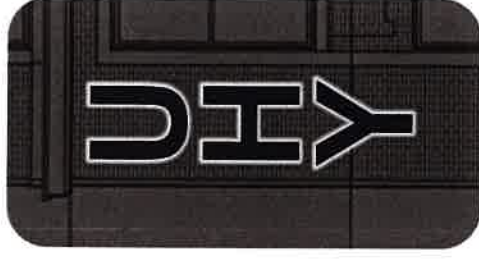


UHY wall sign - ~~west~~ west elevation - SEN 2022 - 00170
 15' x 4' = 60 ft

UHY 2



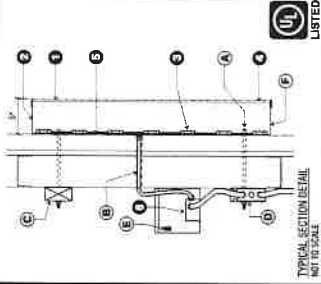
- UHY**
- 3" deep aluminum channel letters
 - Painted dark blue (Pantone294) aluminum faces and returns
 - Clear acrylic 3/16" thick letter backs
 - Internal 6500k white LED for halo illumination
 - 4 - 6 stainless 1/4" diameter studs with 4" embedment per letter for mounting
 - Letters to be stood off the facade by 2"
 - Remote power supplies



SIGN DIMENSIONS

180"x48" Overall - 60 Sq. Ft.

FLUSH MOUNT CHANNEL LETTERS



INSTALL

- A. Non-Combustible Securement Using D. 20 amp 120v Circuit Breaker (Supplied by others)
 B. 1/4" Flexible Conduit Whip to 120v E. Disconnect Switch Provided
 C. Blocking as Required per Location F. 1/4" Whip Nuts as Required

ITEM	DESCRIPTION	QUANTITY	UNIT
1	1/4" BOLTS THRU WALL		
2	1/4" LAGS W/ SHIELDS		
3	1/4" LAG BOLTS		
4	1/4" TOGGLE BOLTS		
5	FACE: Pantone 294 / MATERIAL: 3" DEEP ALUM / COLOR: XXX		
6	RETURNS: MATERIAL: 3" DEEP ALUM / COLOR: XXX		
7	ILLUMINATION: MATERIAL: LED / COLOR: XXX		
8	TRIMCAP: MATERIAL: ALUMITE TRIMCAP / COLOR: XXX		
9	BACKS: MATERIAL: XXX		
10	ELECTRICAL: POWER SUPPLIES, REMOTE WALL, 120V		

Notes:

**230 EAST
GRAND RIVER
(1465 CENTRE STREET)**

Sales Person: Paul Deters

Drawn By: Connie Fotiu

Date: 5/10/2022

File Name: 230 East Grand River.cdr
UHY 2 Pg 5

Revision: 8/3/2022 #8

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Customer Signature

Work Order#: XXX

Date



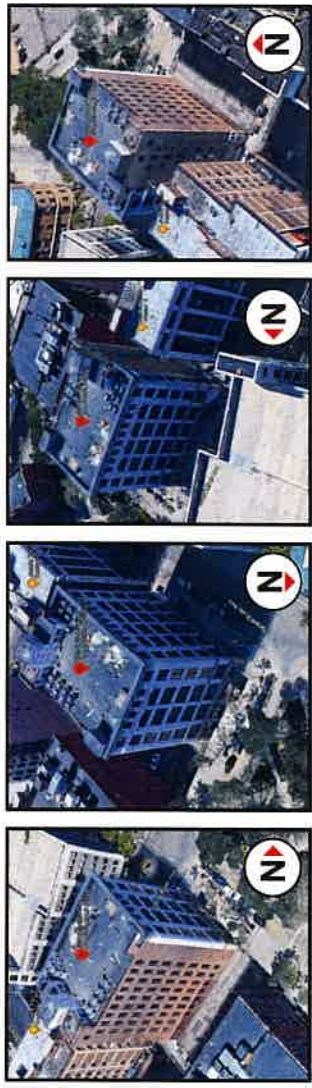
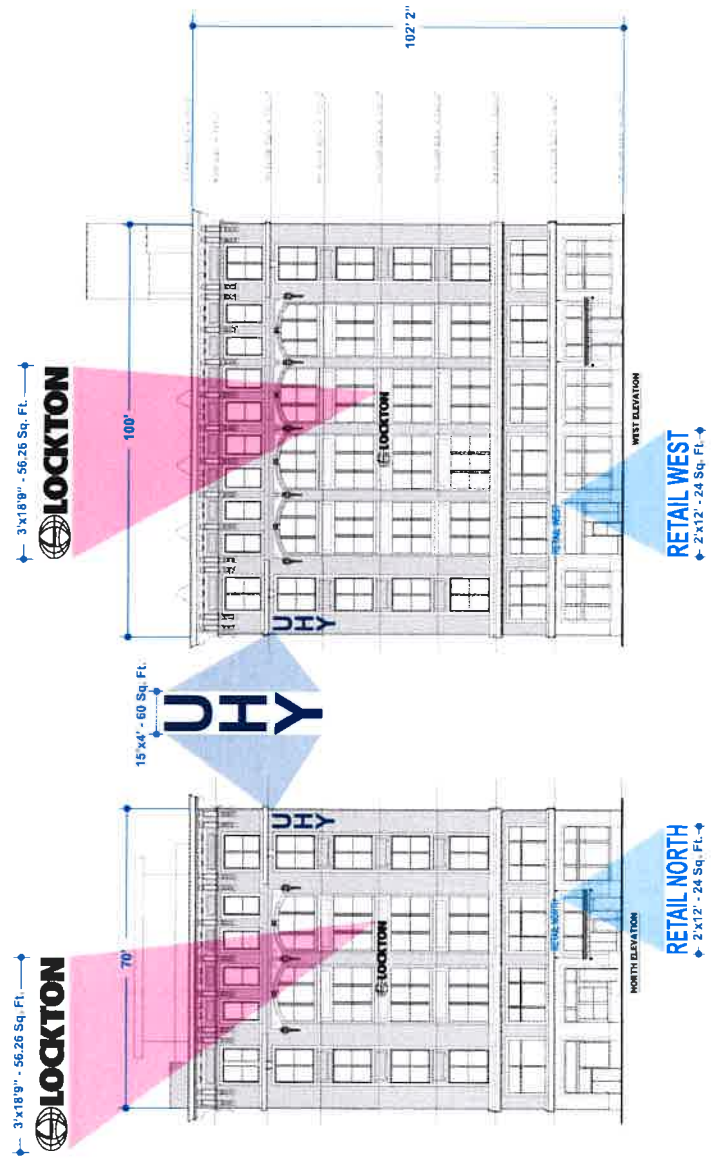
METRO SIGNS
LIGHTING

11444 W. 14th Ave.
Warren, MI 48092
Phone: 586-788-2700
www.metro-signs.com



All Proposed Signs at Site (6 wall signs) and Site Plan
 For information Only

MASTER SITE PLAN



230 EAST GRAND RIVER (1465 CENTRE STREET)	Sales Person: Paul Deters	Drawn By: Connie Fotiu	Date: 3/29/2022	File Name: 230 East Grand River.cdr Master Site Plan Pg 1	Revision: 5/13/2022 #7 Work Order#: XXX	<div> </div> <div> METRO SIGNS ILLUMINATION </div> <div> METRO DETROIT OFFICE 11444 KATZ AVE WARREN, MI 48092 PHONE: 586-735-2700 WWW.METROSIGNS.COM </div>
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Customer Signature _____

Date _____

Photo of South elevation

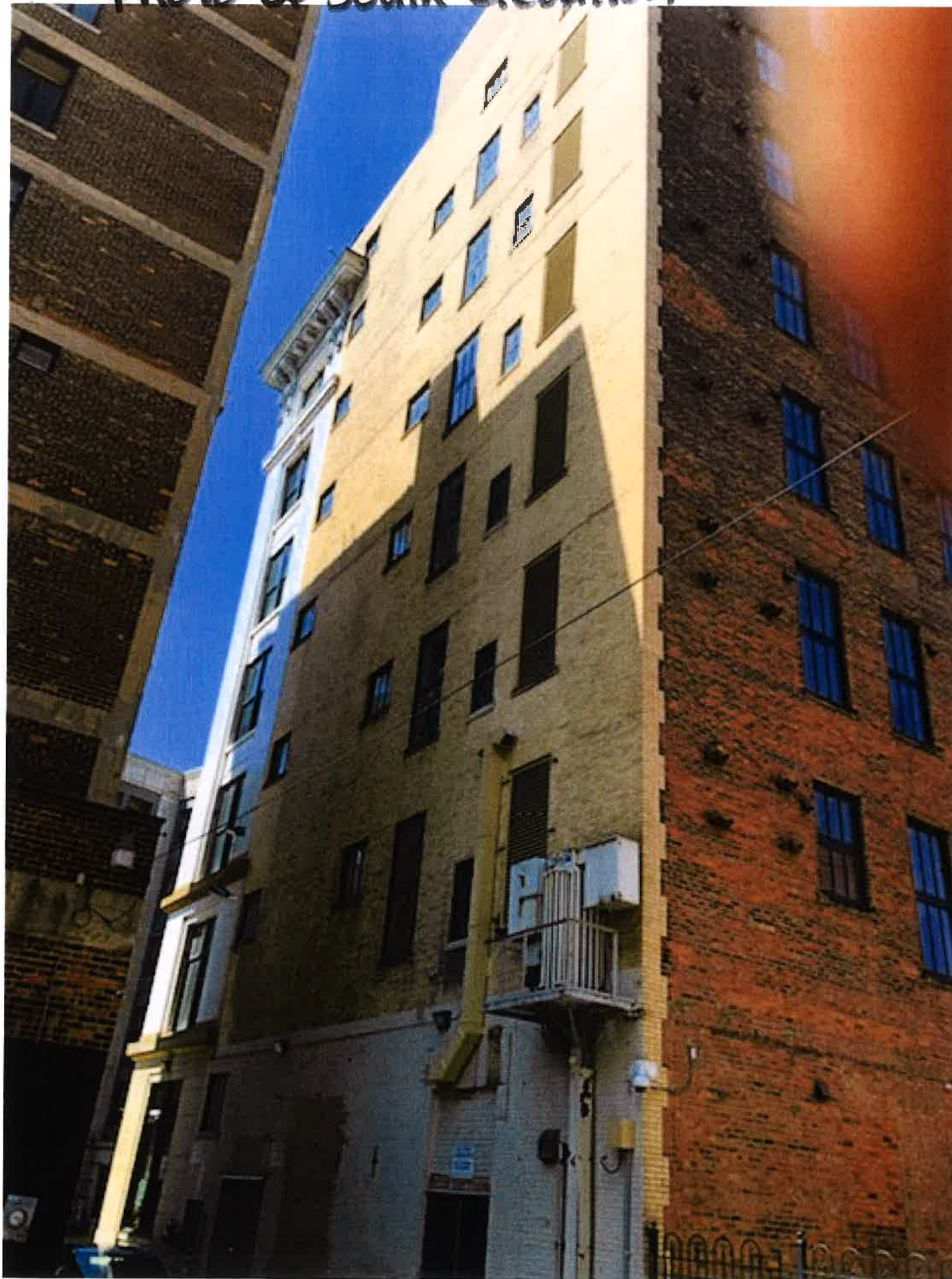


photo of north elevation facing Centre St.

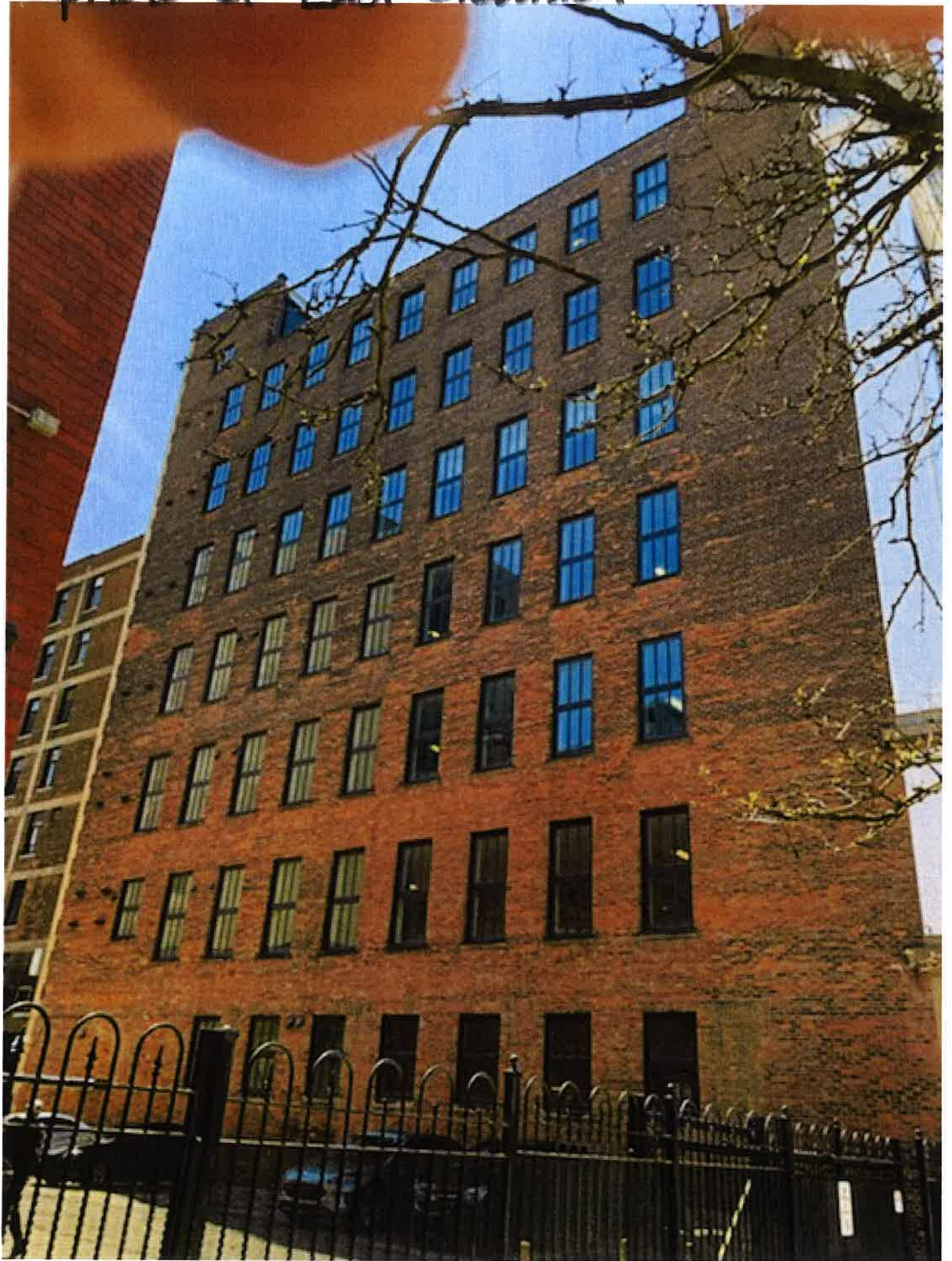


W. GR

Photo of West elevation facing
Grand River Ave



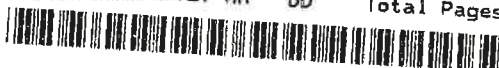
Photo of East elevation



Deed - Page 1 of 4

~~18 OCT 3 AM 9:17~~

P.A. 327 OF 1968
AFFIDAVIT FILED

Bernard J. Youngblood
Wayne County Register of Deeds
2018287932 L: 54653 P: 103
10/04/2018 09:27 AM DD Total Pages: 4


[Space Above This Line is for Recording Information]

COVENANT DEED

Lear Corporation, a Delaware corporation ("**Grantor**"), whose address is 21557 Telegraph Road, Southfield Michigan 48033, grants, bargains, sells and conveys to **230 E. Grand River, LLC**, a Michigan limited liability company ("**Grantee**"), whose address is 3501 W. Maple Road, Suite B, Troy, MI 48084, the property situated in the City of Detroit, County of Wayne, State of Michigan, described as follows (the "**Property**"):

SEE ATTACHED LEGAL DESCRIPTION ON EXHIBIT A.

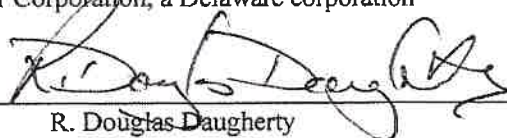
for the full consideration of: SEE filed Real Estate Transfer Tax Valuation Affidavit.

The Property is conveyed subject to the matters set forth on attached Exhibit B. Subject to the matters set forth on Exhibit B, Grantor covenants to and agrees with Grantee, that Grantor will warrant and defend the Property conveyed unto the Grantee, its successors and assigns, forever, against the lawful claims and demands of all persons claiming by, from, or under the Grantor, but against no other claims or persons.

Dated as of this 18th day of September, 2018

Lear Corporation, a Delaware corporation

By:


R. Douglas Daugherty

Its: Vice President of Global Facilities and Real Estate

Deed - Page 2 of 4

STATE OF MICHIGAN)

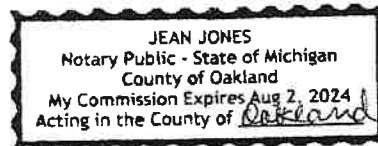
COUNTY OF ~~WAYNE~~)

) ss.

~~WAYNE~~ OAKLAND

The foregoing instrument was acknowledged before me this 17th day of September, 2018, by R. Douglas Daugherty, the Vice President of Global Facilities and Real Estate of Lear Corporation, a Delaware corporation, on behalf of said entity.

Jean Jones 09/17/2018
Notary Public Oakland County, Michigan
Acting in Oakland County
My commission expires: 08/02/2024



County Treasurer's Certificate

City Treasurer's Certificate

Drafted by:

Andrew Z. Spilkin
Bodman PLC
201 W. Big Beaver Road, Suite 500
Troy, Michigan 48084
248-743-6000

When Recorded Return To:

Grantee

Send Subsequent Tax Bills To: Grantee

Deed - Page 3 of 4

EXHIBIT A TO COVENANT DEED

LEGAL DESCRIPTION

The land located in the City of Detroit, County of Wayne, State of Michigan, and described as follows:

Lot 62 and the West 5.35 feet of Lot 61, Plat of Section 9, Governor & Judges Plan, as recorded in Liber 34, Page 552 of Deeds, Wayne County Records.

Street Address: 1465 and 1473 Centre and 230 Grand River, Detroit, Michigan.

Tax Item No.: 01-004050

This is to certify that there are no delinquent property taxes owed to our office on this property for five years prior to the date of this instrument. No representation is made as to the status of any tax liens or taxes owed to any other entities.

No: 29822 Erin A. Shabazz Not Examined
Date 10/3/19 WAYNE COUNTY TREASURER Clerk CB

EXHIBIT B TO COVENANT DEED

PERMITTED EXCEPTIONS

1. Easements, rights-of-way, restrictions, reservations, agreements, notifications, oil & gas leases, mineral rights, water rights and other matters of record;
2. Any matters which an accurate survey or inspection of the Property would disclose;
3. All laws, ordinances and other legal requirements or restrictions applicable to the Property, including historical designation restrictions;
4. The rights of the public and of any governmental unit in any part thereof taken, used or deeded for street, road, highway, wetland, utility or drainage purposes;
5. The interest, if any, of any governmental unit in the oil, gas and mineral rights in and under the Property;
6. Taxes and assessments, whether general or special, and any lien arising therefrom, which are not due and payable as of the date of this Deed;
7. All other matters against which the Grantee is insured by title insurance;
8. Any liens or other matters arising from Grantee's inspections of the Property;
9. The Lease Agreement between Grantor and Spectacles, Inc. dated July 21, 2017, as amended by Amendment to Lease dated January 9, 2018 (the "Lease");
10. Terms and conditions contained in Resolution as recorded in Liber 16839, page 463, Wayne County Records;
11. Terms and conditions contained in Resolution for the Madison-Harmonie Historic District as recorded in Liber 25593, page 895, Wayne County Records, Affidavit of Historic Designation Restrictions, recorded in Liber 26423, page 339, Wayne County Records;
12. Terms and conditions contained in Zoning Ordinance Decision as recorded in Liber 29553, page 1626, Wayne County Records;
13. Terms and conditions contained in Planning & Development Department Resolution as recorded in Liber 40994, page 1610, Wayne County Records; and
14. Terms and conditions contained in Zoning Ordinance Decision as recorded in Liber 46321, page 719, Wayne County Records.

230 East Grand River, LLC.

May 11, 2022


City of Detroit
2 Woodward Ave
Detroit, MI 48226

Letter from Owner
with illumination detail

To Whom It May Concern:

I, Sanford Nelson, the owner of the property located at 230 E Grand River, authorize Metro Detroit Signs to secure permits for and to install the wall signs. The hours of illumination for the signs will be 5:00pm to 10:00pm. The signs' luminance will not exceed 3,500 NITS. Feel free to contact me at 248-721-2002 if you have any questions.

Sincerely,


Sanford Nelson