

Buyer's Final Settlement Statement

File No: 799026
Officer: Donna Wilcox/DSW
Settlement Date:

06/27/2018
06/27/2018
06/26/2018, 11:49 AM

Charge Description	Buyer Charge	Buyer Credit
Consideration:		
Total Consideration	2,200,000.00	
Deposits in Escrow:		
Receipt No. 312178057 on 11/20/2017 by Star International Academy		50,000.00
Receipt No. 312179067 on 02/08/2018 by Star International Academy		25,000.00
Receipt No. 312179432 on 03/09/2018 by Star International Academy		25,000.00
Receipt No. 312180049 on 04/25/2018 by Star International Academy		25,000.00
Receipt No. 312180061 on 06/04/2018 by Star International Academy		25,000.00
Prorations:		
2017 Summer Taxes (3 Parcels) 06/27/18 to 07/01/18 @\$2,665.75/Yr	29.21	
2017 Winter Taxes (3 Parcels) 06/27/18 to 12/01/18 @\$1,891.90/Yr	813.78	
Le/Escrow Charges to:		
Settlement/Closing Fee to First American Title Insurance Company	425.00	
Recording/Processing Fee - Escrow to First American Title Insurance Company	50.00	
Owners Premium to First American Title Insurance Company	3,200.00	
Endorsement OP ALTA 17-06-Direct Access to First American Title Insurance Company	320.00	
Deed Recording to Wayne County Register of Deeds	24.00	
Tax Certification to Wayne County Treasurer	5.00	
Cash (X From) (To) Buyer		
		2,054,866.99
Totals	2,204,866.99	2,204,866.99

BUYER(S):
Star International Academy, a Michigan
non-profit corporation

By: [Signature]
Name: Sabah Yassine
Title: Board President

Initials: S. H.



First American Title Insurance Company

300 East Long Lake Road, Suite 300 • Bloomfield Hills, MI 48304

Office Phone:(248)540-4102 Office Fax:(866)550-1079

Seller's Final Settlement Statement

Property Address:

45165, 45007 and 45081
Geddes Road, Canton, MI
48188

File No: 799026

Officer: Donna Wilcox/DSW

Settlement Date: 06/27/2018

Disbursement Date: 06/27/2018

Print Date: 06/25/2018, 11:15 AM

Buyer:

Star International Academy

Address:

24425 Hass Street, Dearborn Heights, MI 48127

Seller:

Triumph Church

Address:

2760 E. Grand Boulevard, Detroit, MI 48211

Charge Description	Seller Charge	Seller Credit
Consideration:		
Total Consideration		2,200,000.00
Prorations:		
2017 Summer Taxes (3 Parcels) 06/27/18 to 07/01/18 @\$2,665.75/yr		29.21
2017 Winter Taxes (3 Parcels) 06/27/18 to 12/01/18 @\$1,891.90/yr		813.78
Commission:		
Real Estate Commission to City Trends Realty	66,000.00	
Real Estate Commission to Real Estate Professional Services, Inc.	66,000.00	
Payoff(s) and Payment(s):		
Evangelical Christian Credit Union		
Release Payoff to Evangelical Christian Credit Union	2,043,664.90	
Title/Escrow Charges to:		
Settlement/Closing Fee to First American Title Insurance Company	425.00	
State Transfer Tax to Wayne County Register of Deeds	16,500.00	
County Transfer Tax to Wayne County Register of Deeds	2,420.00	
Disbursements Paid:		
2017 Delinquent Taxes to Wayne County Treasurer	2,080.62	
2017 Delinquent Taxes to Wayne County Treasurer	3,009.86	
Duplicate Tax Bill Fee to Wayne County Treasurer	5.00	
Duplicate Tax Bill Fee to Wayne County Treasurer	5.00	
Water Bill Due to Canton Township Water Department	232.61	
Funds Held:		
Funds Held Water Escrow	500.00	
Totals	2,200,842.99	2,200,842.99

SELLER(S):

Triumph Church, a Michigan Ecclesiastical Corporation

By:

Name: DOUGLAS R. WOODS

Title: CFO

Initials:

DW AW

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That grantor, TRIUMPH CHURCH, a Michigan nonprofit corporation, with an address of 2760 E. Grand Boulevard, Detroit, MI 48211 ("Seller")

Convey(s) and Warrant(s) to grantee STAR INTERNATIONAL ACADEMY, a Michigan nonprofit corporation, with an address of 24425 Hass Street, Dearborn Heights, Michigan 48127 ("Purchaser")

the following described premises situated in the City of Canton, Wayne County, Michigan, to wit:

SEE ATTACHED EXHIBIT A

together with all tenements, hereditaments, improvements and appurtenances thereto belonging or in anywise appertaining thereto for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged.

The grantor grants to the grantee the right to make all available divisions relating to the property under section 108 of the land division act, Act No. 288 of the Public Acts of 1967. This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

Dated and effective as of June 27, 2018.


Grantor

TRIUMPH CHURCH,

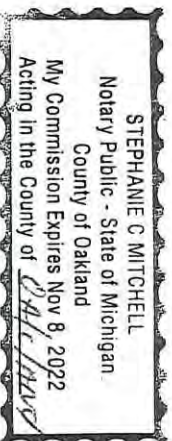
By: *Solomon K. Rinboen Jr.*
Its: President

STATE OF MICHIGAN }
COUNTY OF WAYNE } SS

The foregoing instrument was acknowledged before me this June 27, 2018 by, Solomon K. Mloch Jr the President of Triumph Church, on behalf of the corporation is either personally known to me or presented satisfactory evidence of identity to me.



Notary Public,
Acting in Oakland County, Michigan
My commission expires:



City Treasurer's Certificate		
When Recorded Return To: Intesar A. Elder, Esq. Lewis & Munday, P.C. 535 Griswold, Suite 2300 Detroit, MI 48226	Send Subsequent Tax Bills To: Grantee	Drafted By: Intesar A. Elder, Esq. Lewis & Munday, P.C. 535 Griswold, Suite 2300 Detroit, MI 48226
Tax Parcel # See Attached Exhibit A Transfer Tax		Recording Fee

(Attached to and becoming a part of document dated: June 27, 2018)

EXHIBIT A

Land situated in the Township of Canton, County of Wayne, State of Michigan, is described as follows:

PARCEL 1:

Beginning at a point due South 590.73 feet and South 77 degrees, 09 minutes, 30 seconds, East 430.94 feet from the Northwest corner of Section 34, Town 2 South, Range 8 East, Canton Township, Wayne County, Michigan, thence South 77 degrees, 09 minutes, 30 seconds East along the center line of Geddes Road 153.85 feet; thence due South 211.54 feet; thence North 77 degrees, 09 minutes, 30 seconds West 153.85 feet; thence due North 211.54 feet to the point of beginning.

ALSO DESCRIBED AS:

That part of the Northwest 1/4 of Section 34, Town 2 North, Range 8, described as beginning at a point on the center line of Geddes Road, distance due South 590.73 feet and South 77 degrees 09 minutes 30 seconds East 430.94 feet from the Northwest corner of Section 34, thence South 77 degrees 09 minutes 30 seconds East along said line 153.85 feet, due South 211.54 feet, thence North 77 degrees 09 minutes 30 seconds West 153.85 feet, thence due North 211.54 feet to the point of beginning.

PARCEL 2:

Part of the Northwest one-quarter of Section 34, Town 2 South, Range 8 East, Canton Township, Wayne County, Michigan, described as follows: Commencing at a point in the center of Geddes Road, which point is South 590.70 feet and South 77 degrees 09 minutes 30 seconds East 1163.07 feet from the Northwest corner of Section 34; thence South 02 degrees 34 minutes 30 seconds East 304.0 feet to a point, thence South 88 degrees 26 minutes East 192.50 feet to a point, thence North 2 degrees 04 minutes East 260 feet to the center of Geddes Road, thence North 77 degrees 09 minutes 30 seconds West 221.0 feet along the center of Geddes Road to the place of beginning, except any part used for highway purposes.

PARCEL 3:

All that part of the Northwest 1/4 of Section 34, Town 2 South, Range 8 East, Canton Township, Wayne County, Michigan, described as: Beginning at a point in the centerline of Geddes Road, 66 feet wide, which point is distant due South 590.73 feet along the West line of Section 34 and South 77 degrees 09 minutes 30 second East, 584.79 feet along the centerline of Geddes Road from the Northwest corner of Section 34, Town 2 South, Range 8 East, Michigan; thence along the centerline of Geddes Road South 77 degrees 09 minutes 30 seconds East, 547.16 feet; thence South 02 degrees 34 minutes 30 seconds East, 566.37 feet; thence North 87 degrees 25 minutes 30 seconds East 221.12 feet; thence South 02 degrees 21 minutes 55 seconds East, 38.91 feet; thence South 15 degrees 06 minutes West 22.13 feet; thence South 87 degrees 25 minutes 30 seconds West, 214.26 feet; thence North 02 degrees 34 minutes 30 seconds West 5.30 feet; thence due West 201.36 feet; thence due North 60 feet; thence due West 510.00 feet; thence due North 504.70 feet; thence South 77 degrees 09 minutes 30 seconds East 153.85 feet; thence due North 211.54 feet to the place of beginning.

Tax Parcel Number(s): 71-134-99-0009-000 and 71-134-99-0022-000 and 71-134-99-0018-000

Real Estate Transfer Tax Valuation Affidavit

I under authority of Public Act 134 of 1966 and 330 of 1993 as amended.

This form must be filed with the Register of Deeds for the county where the property is located either when you choose not to enter the amount paid for real estate on the deed or when you contract for the transfer or acquisition of a controlling interest in an entity if the real property owned by that entity comprises 90% or more of the fair market value of the assets of the entity determined in accordance with generally accepted accounting principles. "Controlling interest" means more than 80% of the total value of all classes of stock of a corporation; more than 80% of the total interest in capital and profits of a partnership, association, limited liability company, or other unincorporated form of doing business, or more than 80% of the beneficial interest in a trust. The tax is based on the value of the real property transferred and is collected at the time the contract or instrument of conveyance is submitted for recording. "Value" means the current or fair market worth in terms of legal monetary exchange at the time of the transfer.

1. County of Property Wayne		2. City or Township of Property Township, Canton	
3. Names of ALL Sellers Triumph Church			
Seller's Mailing Address(es) 2760 E. Grand Boulevard		City Detroit	State MI
		ZIP Code 48211	
4. Names of ALL Purchasers Star International Academy			
Purchaser's Mailing Address(es) 24425 Hass Street		City Dearborn Heights	State MI
		ZIP Code 48127	
5. Type and Date of Document <div><input type="checkbox"/> Land Contract Date of Contract: _____ <input checked="" type="checkbox"/> Deed Date: June 27, 2018</div> <div><input type="checkbox"/> Contracts for the transfer or acquisition of a controlling interest in entity where 90% or more of the FMV of the assets are real property. The contract may be attached to this form when it is filed with the Register of Deeds.</div>			
Entity Name		State of Organization	Date of Contract
Entity Address			
6. Cash Payment and/or Debt Relieved \$2,200,000.00		7. Amount of Mortgage/Land Contract \$0.00	8. Total Consideration (Add lines 6 & 7) \$2,200,000.00
9. Amount of County Tax \$2,420.00	10. Amount of State Tax \$16,500.00	11. Total Revenue Stamps (Add lines 9 & 10) \$18,920.00	
12. If consideration is less than market value, state market value.			
13. Legal Description of Real Estate Transferred See Attached Exhibit A			

CERTIFICATION

I certify that the information above is true and complete to the best of my knowledge.

Seller's Signature

If signer is other than the seller, print name and title



DORCAS R. Ralston, CFO

If signer is other than the seller, print name and title

Seller's Signature

If signer is other than the seller, print name and title

Seller's Signature

If signer is other than the seller, print name and title

NOTARIZATION

Subscribed and sworn to me
Dora Brown-Ralston, CFO
Triumph Church, a Michigan Ecclesiastical Corporation

Notary Public State of : **MI**
County of **Oakland**

on this date

6/27/18

My commission expires on

11/8/22



STEPHANIE C MITCHELL
Notary Public - State of Michigan
County of Oakland
My Commission Expires Nov 8, 2022
Acting in the County of **Oakland**

(Attached to and becoming a part of document dated: June 27, 2018)

EXHIBIT A

Land situated in the Township of Canton, County of Wayne, State of Michigan, is described as follows:

PARCEL 1:

Beginning at a point due South 590.73 feet and South 77 degrees, 09 minutes, 30 seconds, East 430.94 feet from the Northwest corner of Section 34, Town 2 South, Range 8 East, Canton Township, Wayne County, Michigan, thence South 77 degrees, 09 minutes, 30 seconds East along the center line of Geddes Road 153.85 feet; thence due South 211.54 feet; thence North 77 degrees, 09 minutes, 30 seconds West 153.85 feet; thence due North 211.54 feet to the point of beginning.

ALSO DESCRIBED AS:

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Tax Parcel Number(s): 71-134-99-0009-000 and 71-134-99-0022-000 and 71-134-99-0018-000

Property Transfer Affidavit

This form is issued under authority of P.A. 415 of 1994. Filing is mandatory.

This form must be filed whenever real estate or some types of personal property are transferred (even if you are not recording a deed). **The Affidavit must be filed by the new owner with the assessor for the city or township where the property is located within 45 days of the transfer.** The information on this form is NOT CONFIDENTIAL.

1. Street Address of Property 45165, 45007 and 45081 Geddes Road, Canton, MI 48188	2. County Wayne	3. Date of Transfer (or land contract signed) June 27, 2018
4. Location of Real Estate (Check appropriate field and enter name in the space below.) <input type="checkbox"/> City <input checked="" type="checkbox"/> Township <input type="checkbox"/> Village Township of Canton	5. Purchase Price of Real Estate 2,200,000.00	6. Seller's (Transferor) Name Triumph Church
7. Property Identification Number (PIN). If you don't have a PIN, attach legal description, PIN . This number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is on the property tax bill and on the assessment notice. 71-134-99-0009-000; 71-134-99-0022-000; 71-134-99-0018-000	8. Buyer's (Transferee) Name and Mailing Address Star International Academy 24425 Hass Street, Dearborn Heights, MI 48127	9. Buyer's (Transferee) Telephone Number (313)590-7663

Items 10 - 15 are optional. However, by completing them you may avoid further correspondence.

10. Type of Transfer. **Transfers** include deeds, land contracts, transfers involving trusts or wills, certain long-term leases and interest in a business. See page 2 for list.
☐ Land Contract ☐ Lease ☒ Deed ☐ Other (specify) _____

11. Was property purchased from a financial institution? <input type="checkbox"/> Yes <input type="checkbox"/> No	12. Is the transfer between related persons? <input type="checkbox"/> Yes <input type="checkbox"/> No	13. Amount of Down Payment
14. If you financed the purchase, did you pay market rate of interest? <input type="checkbox"/> Yes <input type="checkbox"/> No	15. Amount Financed (Borrowed)	


EXEMPTIONS

Certain types of transfers are exempt from uncapping. If you believe this transfer is exempt, indicate below the type of exemption you are claiming. If you claim an exemption, your assessor may request more information to support your claim.

- ☐ Transfer from one spouse to the other spouse
- ☐ Change in ownership solely to exclude or include a spouse
- ☐ Transfer between certain family members *(see page 2)
- ☐ Transfer of that portion of a property subject to a life lease or life estate (until the life lease or life estate expires)
- ☐ Transfer to effect the foreclosure or forfeiture of real property
- ☐ Transfer by redemption from a tax sale
- ☐ Transfer into a trust where the settlor or the settlor's spouse conveys property to the trust and is also the sole beneficiary of the trust
- ☐ Transfer resulting from a court order unless the order specifies a monetary payment
- ☐ Transfer creating or ending a joint tenancy if at least one person is an original owner of the property (or his/her spouse)
- ☐ Transfer to establish or release a security interest (collateral)
- ☐ Transfer of real estate through normal public trading of stocks
- ☐ Transfer between entities under common control or among members of an affiliated group
- ☐ Transfer resulting from transactions that qualify as a tax-free reorganization
- ☐ Transfer of qualified agricultural property when the property remains qualified agricultural property and affidavit has been filed.
- ☐ Transfer of qualified forest property when the property remains qualified forest property and affidavit has been filed.
- ☐ Transfer of land with qualified conservation easement (land only - not improvements)
- ☐ Other, specify: _____

CERTIFICATION

I certify that the information above is true and complete to the best of my knowledge.

Printed Name	
Signature	
Date	06/27/2018
Name and title, if signer is other than the owner	Daytime Phone Number
	E-mail Address

Instructions:

This form must be filed when there is a transfer of real property or one of the following types of personal property:

- Buildings on leased land.
- Leasehold improvements as defined in MCL Section 211.8 (h).
- Leasehold estates as defined in MCL Section 211.8 (i) and (j).

Transfer of ownership means the conveyance of title to or a present interest in property, including the beneficial use of the property. For complete descriptions for qualifying transfers, please refer to MCL Section 211.27a(6)(a-j).

Excerpts from Michigan Compiled Laws (MCL), Chapter 211

***Section 211.27a(7)(c):** Beginning December 31, 2014, a transfer of residential real property if the transferee is the transferor's or the transferor's spouse mother, father, brother, sister, son, daughter, adopted son, adopted daughter, grandson, or granddaughter and the residential real property is not used for any commercial purpose following the conveyance. Upon request by the department of treasury or the assessor, the transferee shall furnish proof within 30 days that the transferee meets the requirements of this subparagraph. If a transferee fails to comply with a request by the department or treasury or assessor under this subparagraph, the transferee is subject to a fine of \$200.00.

Section 211.27a(10): "...The buyer, grantee, or other transferee of the property shall notify the appropriate assessing office in the local unit of government in which the property is located of the transfer of ownership of the property within 45 days of the transfer of ownership, on a form prescribed by the state tax commission that states the parties of the transfer, the date of the transfer, the actual consideration for the transfer, and the property's parcel identification number or legal description."

Section 211.27(5): "Except as otherwise provided in Subsection (6), the purchase price paid in a transfer of property is not the presumptive true cash value of the property transferred. In determining the true cash value of transferred property, an assessing officer shall assess that property using the same valuation method used to value all other property using the same valuation method used to value all other property of that same classification in the assessing jurisdiction."

Penalties:

Section 211.27b(1): "If the buyer, grantee, or other transferee in the immediately preceding transfer of ownership of property does not notify the appropriate assessing office as required by section 27a(10), the property's taxable value shall be adjusted under section 27a(3) and all of the following shall be levied:

- (a) Any additional taxes that would have been levied if the transfer of ownership had been recorded as required under this act from the date of transfer.
- (b) Interest and penalty from the date the tax would have been originally levied.
- (c) For property classified under section 34c as either industrial real property or commercial real property, a penalty in the following amount:
 - (i) Except as otherwise provided in subparagraph (ii), if the sale price of the property transferred is \$100,000,000.00 or less, \$20.00 per day for each separate failure beginning after the 45 days have elapsed, up to a maximum of \$1,000.00.
 - (ii) If the sale price of the property transferred is more than \$100,000,000.00, \$20,000.00 after the 45 days have elapsed.
- (d) For real property other than real property classified under section 34c as industrial real property or commercial real property, a penalty of \$5.00 per day for each separate failure beginning after the 45 days have elapsed, up to a maximum of \$200.00.

PROPERTY TRANSFER AFFIDAVIT ACKNOWLEDGMENT

File Number:

799026

Date:

June 27, 2018

Reference:

Star International Academy / Triumph Church

Property Address:

45165, 45007 and 45081 Geddes Road, Canton, MI 48188

I/We, the undersigned Purchaser, Grantee or Transferee, have been advised that under Act 415, P.A. of 1994, Form L-4260 2766 (Rev. 01/09) **Property Transfer Affidavit** must be completed and received by the local assessor within **45 days** of the date of transfer.

I/We further understand that the failure to file is **punishable by penalty**, if the sale price of the property transferred is \$100,000,000.00 or less, \$20.00 per day for each separate failure beginning after the 45 days have elapsed, up to a maximum of \$1,000.00. (i) If the sale price of the property transferred is more than \$100,000,000.00, \$20,000.00 after the 45 days have elapsed. (d) For real property other than real property classified under section 34c as industrial real property or commercial real property, a penalty of \$5.00 per day for each separate failure beginning after the 45 days have elapsed, up to a maximum of \$200.00.

I/We have received from First American Title Insurance Company on **June 27, 2018**, a **Property Transfer Affidavit**, Form L-4260 2766 (Rev. 01/09), and accept responsibility for filing this form with our city/township assessor. I/We agree to hold **First American Title Insurance Company** harmless from any further liability and/or responsibility regarding this form.



I/We have requested that First American Title Insurance Company distribute this form by regular mail to the city/township assessor, and hold the title company harmless from any further liability and/or responsibility regarding this form.



That the Buyer(s) are unable to complete the Property Transfer Affidavit at this time and will undertake to distribute the form themselves; or have chosen to distribute the form themselves to the local tax collecting unit.

Purchaser(s):

Star International Academy, a Michigan non-profit corporation

By: _____

Name: Sabah Yassine
Title: Board President



First American Title Insurance Company

File No: 799026

OWNER'S AFFIDAVIT/ESTOPPEL CERTIFICATE/COMPLIANCE AGREEMENT- SALE

File Number: 799026

Date: June 27, 2018

Forwarding Address:

Reference: Star International Academy /Triumph Church

2760 E. Grand Boulevard

Property 45165, 45007 and 45081 Geddes Road, Canton, MI

Detroit, MI 48211

Address: 48188

(To be executed by all parties shown as vested owners/borrowers in the commitment for title insurance.)

Affiant makes the representations contained herein to induce the purchaser and/or lender to consummate the transaction referenced in commitment, to obtain the proceeds of the sale or loan, and to induce First American Title Insurance Company ("First American") to issue a policy(s) of title insurance insuring title to the land. Affiant agrees that in the event it is determined that there are unpaid charges which were due and payable prior to and including the date of closing, which are the responsibility of Affiant, that the Affiant shall pay any and all amounts so charged and shall provide proof of payment of same to First American. Affiant also agrees and covenants, if requested by First American, to fully cooperate and adjust for clerical errors in any closing documents, including but not limited to, repayment of any overpayments and executing duplicate closing documents.

The undersigned, being first duly sworn on oath, deposes, states and warrants as follows:

1. That Affiant is the owner or is an authorized representative of the owner of certain premises described in Commitment No. 799026 or which is described in Exhibit A attached hereto (the "Property"), and Affiant has not filed, nor is subject to any bankruptcy, receivership, or insolvency proceedings.

2. That the Affiant is in the possession of the Property and there are no other parties in possession or claiming rights of possession; (NONE, unless noted) _____

3. That Affiant has no knowledge of any unrecorded conveyances, water, mineral, gas or oil rights, unrecorded easements or claims of easements, replatting, boundary line disputes or claims of such grants or rights relative thereto; (NONE, unless noted) _____

4. That the use of the Property is in compliance with all terms, conditions, covenants and/or restrictions affecting the Property created in a plat of the Property or in any other document, recorded or unrecorded, and there are currently no violations of any terms, conditions, covenants and/or restrictions affecting the property; (NONE, unless noted) _____

5. a. That the survey of the Property provided by Affiant to First American correctly represents all matters certified to by the surveyors and that there have been no improvements added or alterations made on the Property from the date of survey to the present and there are no encroachments onto the property or encroachments over building or setback lines, easements or property lines not disclosed by the survey; (NONE, unless noted) _____

OR

b. That if no survey was provided to First American, Affiant warrants as follows:

a. There has not been any construction on the land or buildings, additions or improvements added to the land in the _____ past years;

b. Affiant is not aware nor has been informed by any person that any improvement on the land including boundary walls, and fences encroach onto any easement, bordering set-back line or property which is not part of the land identified herein; (NONE unless noted): _____

c. The owner is not aware nor has been informed by any person that any improvement on neighboring land including boundary walls and fences encroach onto the land which is not part of the land identified herein; (NONE, unless noted) _____



First American Title Insurance Company

File No: 799026

OWNER'S AFFIDAVIT/ESTOPPEL CERTIFICATE/COMPLIANCE AGREEMENT-continued

6. That there has been no activity involving extraction of minerals, oil or gas, involving the surface of the Property, or subsurface of the Property, nor is Affiant aware of any intent to conduct any such activity on or under the property or any adjacent property; (NONE, unless noted) _____

7. That there are no proceedings instituted or undertaken by anyone which will result in a lien or special assessment upon the premises. There are no delinquent taxes, special assessments, water bills, sewer bills and assessments, weed cutting bills, board-up fees, tap-in fees, utility bills, or Homeowner's Association fees covering subject property; (NONE, unless noted) _____

8. That there have been no improvements made nor labor or materials furnished to the premises within the last 90 days; (NONE, unless noted) _____

9. That Affiant has no knowledge of any other matters affecting the title including but not limited to: mortgages, liens, land contracts, options or other encumbrances other than those which are being paid from the sale proceeds. (NONE, unless noted) _____

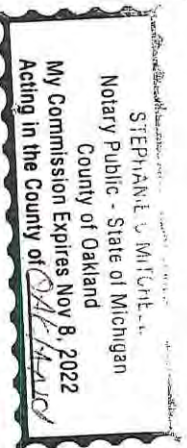
Subscribed and sworn to before me this Twenty-seventh day of **Vested Owner(s):**
June, 2018.

Notary Public:

Notary County/State: 104th and 14th MI

County Acting In: Oakland

Commission Expires: 11/8/22



Triumph Church, a Michigan Ecclesiastical Corporation

By: _____

Name: DOAN-BROWN-Richards

Title: CFO



First American Title Insurance Company

File No: 799026

OWNER'S AFFIDAVIT/ESTOPPEL CERTIFICATE/COMPLIANCE AGREEMENT-continued

(To Be executed by the Buyer/Borrower)

The undersigned makes the representations contained herein to induce First American Title Insurance Company ("First American") to issue a policy(s) of title insurance insuring title to the land described in Commitment No. 799026 and to obtain the proceeds of the mortgage loan, if any. The undersigned agrees and covenants, if requested by First American, to fully cooperate and adjust for clerical errors in any closing documents. The undersigned further agrees that in the event it is determined there are unpaid charges which were due and payable prior to and including the date of closing, and which are the responsibility of the undersigned, that the undersigned shall pay any and all amounts so charged and shall provide proof of payment of same to First American.

The undersigned acknowledges that incident to the closing of the mortgage, if any, upon the lands, the mortgagee caused the full sum of \$0.00 the amount secured thereby, to be paid to the undersigned for the benefit of and by the direction of the undersigned. The undersigned does hereby so agree and covenant in order to assure that the loan documentation, if any, executed this date will conform in the market place in the instance of transfer, sale, or conveyance by Lender of its interest in and to said loan documentation.

The undersigned further certify that they are 18 years of age or older.

Subscribed and sworn to before me this Twenty-seventh day of **Buyer(s)/Borrower(s):**
June, 2018.

Notary Public:

NAWAL HAMADEH

Notary County/State: / NOTARY PUBLIC - STATE OF MICHIGAN

County Acting In:

COUNTY OF WAYNE

Commission Expires:

My Commission expires Nov. 10, 2018
Acting in the County of *Wayne*

Star International Academy, a Michigan non-profit
corporation

By:

Name: *Sabah Yassine*
Title: Board President



First American Title Insurance Company

File No: 799026

AFFIDAVIT AND INDEMNITY

This Affidavit is being executed for the benefit First American Title Insurance Company, their successors and/or assigns (collectively, "the Company") with respect to property located in Wayne County, State of Michigan, more particularly described in title commitment 799026.

Affiant states as follows:

Affiant shall initial and complete the appropriate section or indicate that the section is not applicable.

Acquisition of Interest

Affiant entered into a written agreement with _____ the ("Broker") as defined in the Commercial Real Estate Broker's Lien Act, (Michigan Public Act 201 of 2010) for the purpose of acquiring an ownership interest in the property, including but not limited to a leasehold interest in the property and/or improvements located thereon. Broker is entitled to compensation pursuant to the agreement in the amount of _____.

General Disclosure

Affiant has neither entered into a written agreement with, nor is Affiant aware of any individual who has entered into a written agreement with any "Broker" as defined in the Commercial Real Estate Broker's Lien Act, (Michigan Public Act 201 of 2010), for the purpose of selling, leasing or otherwise conveying an interest in the property.

The Affiant acknowledges that the Company is relying on the representations contained in this Affidavit in issuing a title policy or policies of title insurance covering the property, and that the Company would not issue such policy or policies without exception to Broker's right to lien unless these representations were made. In consideration of the Company's issuance of such policy, or policies of title insurance, Affiant agrees to defend, hold harmless and indemnify the Company against all loss, damage or liability, including liability for reasonable attorney's fees incurred as a Condition of its policy or policies resulting from the recording, enforcement or attempted enforcement of any commercial broker's lien recorded pursuant to the Commercial Real Estate Broker's Lien Act, (Michigan Public Act 201 of 2010).

Date: 6/27/2018

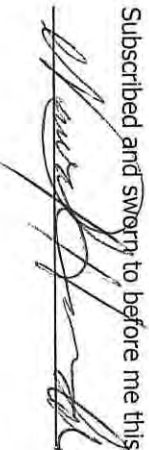
Affiant:

Star International Academy, a Michigan non-profit
corporation

NAWAL HAMADEH
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Commission expires Nov. 10, 2018
Acting in the County of Wayne

By: 
Name: Sabah Yassine
Title: Board President

Subscribed and sworn to before me this Twenty-seventh day of June, 2018.

 Notary Public

AFFIDAVIT AND INDEMNITY

This Affidavit is being executed for the benefit First American Title Insurance Company, their successors and/or assigns ("collectively, "the Company") with respect to property located in Wayne County, State of Michigan, more particularly scribed in title commitment 799026.

Affiant shall initial and complete the appropriate section or indicate that the section is not applicable.

Sale of Interest

Affiant entered into a written agreement with **Real Estate Professional Services, Inc. and City Trends Realty** the ("Brokers") as defined in the Commercial Real Estate Broker's Lien Act, (Michigan Public Act 201 of 2010) for the purpose of selling, leasing or otherwise conveying an interest in the property. Brokers are entitled to compensation pursuant to the agreement in the amount of \$66,000.00 each.

General Disclosure

Affiant has neither entered into a written agreement with, nor is Affiant aware of any individual who has entered into a written agreement with any "Broker" as defined in the Commercial Real Estate Broker's Lien Act, (Michigan Public Act 201 of 2010), for the purpose of selling, leasing or otherwise conveying an interest in the property.

The Affiant acknowledges that the Company is relying on the representations contained in this Affidavit in issuing a title policy or policies of title insurance covering the property, and that the Company would not issue such policy or policies without exception to Broker's right to lien unless these representations were made. In consideration of the Company's issuance of such policy, or policies of title insurance, Affiant agrees to defend, hold harmless and indemnify the Company against all loss, damage or liability, including liability for reasonable attorney's fees incurred as a Condition of its policy or policies resulting from the recording, enforcement or attempted enforcement of any commercial broker's lien recorded pursuant to the Commercial Real Estate Broker's Lien Act, (Michigan Public Act 201 of 2010).

Date: 6/27/2018

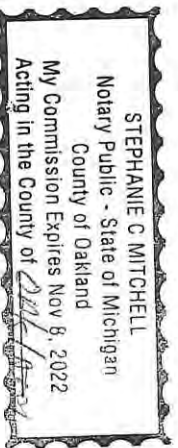
Affiant:

Triumph Church, a Michigan Ecclesiastical Corporation

By: [Signature]
Name: DOUG BRANN-RIELANDS
Title: CFO

Subscribed and sworn to before me this Twenty-seventh day of June, 2018.

[Signature] Notary Public



June 27, 2018

Property Address: 45165, 45007 and 45081 Geddes Road, Canton, MI 48188

By signing this statement the undersigned acknowledge the following:

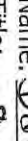
1. That all closing documents prepared by First American Title Insurance Company are prepared at the direction and request of all parties to the transaction, their real estate agent(s)/broker(s) or attorney(s).
2. That **First American Title Insurance Company is not acting as my agent, attorney, representative or fiduciary**, at this real estate closing.
3. That First American Title Insurance Company's employee who has attended this closing represents only First American Title Insurance Company.
4. That First American Title Insurance Company's employee who has identified certain documents to me as he/she has presented them to me for signing, but **has not given me legal advice as to the meaning or effect of the documents**. I understand that any of his/her statements about the documents are not legal advice to me. If I have an attorney, that attorney is my only attorney in this transaction.
5. That I have either read all of the closing documents or am responsible for my own failure to have read them. **I understand that First American Title Insurance Company is not responsible for explaining to me the effect of the documents I have signed.**
6. That the title policy, when issued, will contain all of the exceptions noted on the commitment, unless such exceptions are removed to the satisfaction of First American Title Insurance Company at closing.
7. **That I have read this statement and understand it.**

Seller(s):

Triumph Church, a Michigan Ecclesiastical Corporation

Star International Academy, a Michigan non-profit corporation

Buyer(s)/Borrower(s):

By: 
Name: DDO ABRAHAM D. CORTES
Title: CEO

By: _____
Name: _____
Title: _____



First American Title Insurance Company

File No: 799026

DISCLOSURE AND ACKNOWLEDGMENT

Date: June 27, 2018

Property Address: 45165, 45007 and 45081 Geddes Road, Canton, MI 48188

By signing this statement the undersigned acknowledge the following:

1. That all closing documents prepared by First American Title Insurance Company are prepared at the direction and request of all parties to the transaction, their real estate agent(s)/broker(s) or attorney(s).
2. That **First American Title Insurance Company is not acting as my agent, attorney, representative or fiduciary**, at this real estate closing.
3. That First American Title Insurance Company's employee who has attended this closing represents only First American Title Insurance Company.
4. That First American Title Insurance Company's employee who has identified certain documents to me as he/she has presented them to me for signing, but **has not given me legal advice as to the meaning or effect of the documents**. I understand that any of his/her statements about the documents are not legal advice to me. If I have an attorney, that attorney is my only attorney in this transaction.
5. That I have either read all of the closing documents or am responsible for my own failure to have read them. **I understand that First American Title Insurance Company is not responsible for explaining to me the effect of the documents I have signed.**
6. That the title policy, when issued, will contain all of the exceptions noted on the commitment, unless such exceptions are removed to the satisfaction of First American Title Insurance Company at closing.
7. **That I have read this statement and understand it.**

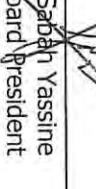
Seller(s):

Triumph Church, a Michigan Ecclesiastical Corporation

By: _____
Name: _____
Title: _____

Buyer(s)/Borrower(s):

Star International Academy, a Michigan non-profit corporation

By:  _____
Name: Sadah Yassine
Title: Board President



First American Title Insurance Company

File No: 799026

ACKNOWLEDGMENT AND AGREEMENT

File Number: 799026

Date: June 27, 2018


Property Address: 45165, 45007 and 45081 Geddes Road, Canton, MI 48188

The undersigned Seller and Buyer acknowledge and agree as follows:

1. That information regarding any outstanding municipal charges including but not limited to water, demolition, weed cutting, sidewalk repair, tap in fees ("Municipal Charges") is not readily available to **First American Title Insurance Company**
2. That **First American Title Insurance Company** is not responsible for payment of any Municipal Charges which are not existing liens recorded in the Office of the Register of Deeds **Wayne** County or which do not appear on the tax rolls for the property described in the above referenced commitment.
3. That it is the responsibility of the Seller and Buyer to obtain bills for, and pay, any outstanding Municipal Charges in accordance with the purchase agreement between Seller and Buyer.
4. That **First American Title Insurance Company** is not responsible for any difference between any amount collected at closing and the actual amount of any Municipal Charges and that any shortage in funds collected and paid at closing is the sole responsibility of Seller and Buyer.

Seller:

Triumph Church, a Michigan Ecclesiastical Corporation

By: 
Name: DEBORAH DAVIS
Title: CFO

Buyer:

Star International Academy, a Michigan non-profit corporation

By: _____
Name: _____
Title: _____



First American Title Insurance Company

File No: 799026

ACKNOWLEDGMENT AND AGREEMENT

File Number: 799026

Date: June 27, 2018

Property Address: 45165, 45007 and 45081 Geddes Road, Canton, MI 48188

The undersigned Seller and Buyer acknowledge and agree as follows:

1. That information regarding any outstanding municipal charges including but not limited to water, demolition, weed cutting, sidewalk repair, tap in fees ("Municipal Charges") is not readily available to **First American Title Insurance Company**
2. That **First American Title Insurance Company** is not responsible for payment of any Municipal Charges which are not existing liens recorded in the Office of the Register of Deeds **Wayne** County or which do not appear on the tax rolls for the property described in the above referenced commitment.
3. That it is the responsibility of the Seller and Buyer to obtain bills for, and pay, any outstanding Municipal Charges in accordance with the purchase agreement between Seller and Buyer.
4. That **First American Title Insurance Company** is not responsible for any difference between any amount collected at closing and the actual amount of any Municipal Charges and that any shortage in funds collected and paid at closing is the sole responsibility of Seller and Buyer.

Seller:

Triumph Church, a Michigan Ecclesiastical Corporation

By: _____
Name: _____
Title: _____

Buyer:

Star International Academy, a Michigan non-profit corporation

By:  _____
Name: Sarah Yassine
Title: Board President



First American Title Insurance Company

File No: 799026

WATER AND/OR SEWER ESCROW AGREEMENT

File Number:

799026

Date:

June 27, 2018

Property Address:

45165, 45007 and 45081 Geddes Road, Canton, MI 48188

Deposited with **First American Title Insurance Company**, as Escrowee, is the sum of **\$500.00**, representing an amount estimated by the Seller and the Purchaser to be sufficient to pay the outstanding water/sewer bill (which represents water/sewer usage by the Seller through the date of **closing** on the referenced property), which deposited sum shall be held by Escrowee, under the following terms and conditions:

1. upon receipt by Escrowee of a copy of the paid final water/sewer bill, the Escrowee, shall disburse the escrowed funds to the **Seller**, or;
2. unless Escrowee receives a copy of the paid final water/sewer bill on or before **180 days from the date of closing or unless otherwise directed by both parties the funds will be forwarded to the Purchaser, less an administrative fee of \$50.00 to be deducted from the deposited sum at the time of disbursement**

and:


Seller(s) Initials

Buyer(s) Initials

3. in the event of any dispute regarding this escrow, Escrowee may, at its option, continue to hold such funds until joint written instructions directing disbursement of the escrowed funds are furnished to Escrowee by Seller and Purchaser, or it may initiate an interpleader action in a court of competent jurisdiction and submit the deposit for determination by the court of the proper disposition. Upon submission of the deposit of such court this escrow shall terminate and the Escrowee shall be relieved of any further liability hereunder.

Upon making such delivery, and performance of any other services included above, Escrowee will thereupon be released and acquitted from any further liability concerning the deposit, it being expressly understood that such liability in any event is limited by the terms and conditions set forth herein.

By acceptance of this deposit, Escrowee is in no way guaranteeing the sufficiency of the deposit or assuming any responsibility for the collection and payment of amounts that may be owed by either seller or purchaser in relation to the water/sewer bill for which this escrow has been established. Escrowee shall not be responsible for calculating the amount to be held in escrow. If, upon receipt of a final water/sewer bill or information based on the final meter reading, the escrowed funds are insufficient to pay the entire amount owed, the sellers do hereby agree to pay whatever sum is required to pay the bill in full. In no event shall Escrowee be responsible for collection or payment of any amounts due which exceed the deposit held. Seller and Purchaser hereby acknowledges that it is their responsibility to provide a copy of the paid final water/sewer bill to Escrowee. Escrowee shall not be responsible to pay any interest on the escrowed funds.

In the event of an interpleader action or other litigation affecting its duties relating to this deposit, Seller and Purchaser jointly and severally agree to reimburse Escrowee for any responsible expenses incurred, including attorney fees.

Any change in the terms or conditions hereof may be made only in writing signed by all parties or their duly authorized representatives.



First American Title Insurance Company

WATER AND/OR SEWER ESCROW AGREEMENT

File Number:

799026

Date:

June 27, 2018

Property Address:

45165, 45007 and 45081 Geddes Road, Canton, MI 48188

Deposited with **First American Title Insurance Company**, as Escrowee, is the sum of **\$500.00**, representing an amount estimated by the Seller and the Purchaser to be sufficient to pay the outstanding water/sewer bill (which represents water/sewer usage by the Seller through the date of **closing** on the referenced property), which deposited sum shall be held by Escrowee, under the following terms and conditions:

1. upon receipt by Escrowee of a copy of the paid final water/sewer bill, the Escrowee, shall disburse the escrowed funds to the **Seller**, or;
2. unless Escrowee receives a copy of the paid final water/sewer bill on or before **180 days from the date of closing or unless otherwise directed by both parties the funds will be forwarded to the Purchaser, less an administrative fee of \$50.00 to be deducted from the deposited sum at the time of disbursement** and;

Seller(s) initials _____

Buyer(s) initials _____

G.V.

3. In the event of any dispute regarding this escrow, Escrowee may, at its option, continue to hold such funds until joint written instructions directing disbursement of the escrowed funds are furnished to Escrowee by Seller and Purchaser, or it may initiate an interpleader action in a court of competent jurisdiction and submit the deposit for determination by the court of the proper disposition. Upon submission of the deposit of such court this escrow shall terminate and the Escrowee shall be relieved of any further liability hereunder.

Upon making such delivery, and performance of any other services included above, Escrowee will thereupon be released and acquitted from any further liability concerning the deposit, it being expressly understood that such liability in any event is limited by the terms and conditions set forth herein.

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In the event of an interpleader action or other litigation affecting its duties relating to this deposit, Seller and Purchaser jointly and severally agree to reimburse Escrowee for any responsible expenses incurred, including attorney fees. Any change in the terms or conditions hereof may be made only in writing signed by all parties or their duly authorized representatives.



First American Title Insurance Company

Seller(s):

Triumph Church, a Michigan Ecclesiastical
corporation

By: _____

Name: David Beauchamp

Title: CFO

Purchaser(s):

Star International Academy, a Michigan non-profit
corporation

By: _____

Name: _____

Title: _____

Forwarding Address:

2760 E. Grand Boulevard
Detroit, MI 48211

First American Title Insurance Company

By: _____

Authorized Signature



First American Title Insurance Company

Seller(s):

Triumph Church, a Michigan Ecclesiastical Corporation

By: _____

Name: _____

Title: _____

Purchaser(s):

Star International Academy, a Michigan non-profit corporation

By: _____

Name: Sabah Yassine

Title: Board President

Forwarding Address:

2760 E. Grand Boulevard
Detroit, MI 48211

First American Title Insurance Company

By: _____

Authorized Signature



First American Title Insurance Company

**SELLER'S CERTIFICATION AS TO FOREIGN OR NON-FOREIGN STATUS UNDER
FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT ("FIRPTA") (26 U.S.C. 1445)**

File No: 799026

Property: 45165, 45007 and 45081 Geddes Road,
Canton, MI 48188

For purposes of this form the following definitions apply:

1. Seller – the entity(ies) that holds the legal title to a U.S. real property interest under local law.
2. Transferor – the entity(ies) that is/are the party(ies) treated as the transferor(s) under IRC Section 1445. The Seller may or may not be deemed to be the Transferor for purposes of withholding under FIRPTA. The transferor is considered the taxpayer.

All items in this form must be completed by each Transferor. All Transferors must have a taxpayer identification number (TIN) even if they CANNOT provide this certification. If they cannot provide this certification, then FIRPTA withholding must be done.

Note: Having a TIN is not an indication that the Seller/Transferor is a domestic entity.

Section 1445 of the Internal Revenue Code provides that a transferee (buyer) of a U.S. real property interest must withhold tax if the transferor is foreign.

To inform the transferee whether withholding of tax is required upon my disposition of a U.S. real property interest, the undersigned hereby certifies the following:

For U.S. tax purposes, where the Seller of the real property is a disregarded entity (for example, an LLC or Trust which does not have its own TIN but files tax returns under the TIN of the sole owner), the owner of the disregarded entity will be the Transferor of the property and not the disregarded entity.

1. Seller IS () IS NOT (☒) a disregarded entity as defined in Section 1.1445-2(b)(2)(iii);
2. If Seller IS a disregarded entity, its sole owner is _____ (insert name) and is the "Transferor".
3. Seller/Transferor IS () IS NOT (☒) a foreign person, foreign corporation, foreign LLC, foreign partnership, foreign trust, or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations). *A resident alien is considered a U.S. Person.* (If you are a foreign person or entity, withholding will be done unless another exemption applies);
4. Transferor's (Taxpayer) TIN is 38-3473095;
5. Transferor's (Taxpayer) address is 2760 E. Grand Blvd, Detroit, MI 48201

Seller/Transferor understands that this certification may be disclosed to the Internal Revenue Service by transferee or Qualified Substitute and that any false statement contained herein could be punished by fine, imprisonment, or both.

Under penalties of perjury I declare that I have completed this certification and to the best of my knowledge and belief it is true, correct, and complete, and I further declare that I have authority to sign this document on behalf of Transferor.

Transferor Print Name Terence Elwood
Sign here [Signature]

Date _____

Dale Boons, Richard, CEO
Print Name of Authorized Signer (and capacity for entity if applicable)

Certificate of Occupancy-Temporary



Cunningham-Limp
Building Better Communities

Headquarters
28970 Cabot Drive • Suite 100
Novi • MI • 48377

Traverse City
818 Red Drive • Suite 30
Traverse City • MI • 49684

www.cunninghamlimp.com

Tuesday, August 25, 2020

RE: Star International Academy
45081 Geddes Rd
Canton, MI

Dear Mrs. Hamadeh,

On behalf of Cunningham-Limp, attached to this letter is the Temporary Certificate of Occupancy for Star International Academy, located at 45081 Geddes Rd. Canton MI. The Building permit BLDG19-01107 correlates to the attached TCO issued by the state of Michigan.

Should you need any more information, please let us know.

Sincerely,

CUNNINGHAM-LIMP COMPANY

Jacob Gardner
Project Manager

CERTIFICATE OF USE AND OCCUPANCY

TEMPORARY

Michigan Department of Licensing and Regulatory Affairs
Bureau of Construction Codes/Building Division
P. O. Box 30254
Lansing, MI 48909
(517) 241-9317

BUILDING PERMIT NO.: BLDG19-011107
45081 GEDES RD
CANTON, MICHIGAN
WAYNE COUNTY

The above named building of Use Group E, Education and Construction Type 2B - Non Combustible (Non Rated Structural Elements) is approved for use and occupancy with an expiration date of November 1, 2020.

Conditions:

THIS APPROVAL IS GRANTED UNDER THE AUTHORITY OF SECTIONS 13 OF ACT 230 OF THE PUBLIC ACTS OF 1972, AS AMENDED, BEING §125.1513 OF THE MICHIGAN COMPILED LAWS, AND, IN ACCORDANCE WITH SECTION 111.0 OF THE STATE BUILDING CODE, THIS SHALL SUPERSEDE AND VOID ANY PREVIOUS APPROVAL OF USE AND OCCUPANCY.

Jon Paradine

Jon Paradine, Chief
Building & Permits Division

August 25, 2020

BUILDING - PERMIT

Print Date: 09/06/2019

Michigan Department of Licensing and Regulatory Affairs
Bureau of Construction Codes
P.O. Box 30254
Lansing, MI 48909
Authority: 1972 PA 230

DATE: 09/06/2019
COUNTY: WAYNE

PERMIT #: BLDG19-01107

LOCATION: 45081 GEDES RD

CITY/VILLAGE: CANTON

TWP: CANTON TOWNSHIP

PROJECT/FACILITY INFO: STAR INTERNATIONAL ACADEMY
IMPROVEMENT TYPE Alteration

IT IS THE RESPONSIBILITY OF THE APPLICANT TO REQUEST INSPECTIONS. TO REQUEST AN INSPECTION FOLLOW THE INSTRUCTIONS BELOW

1. Call the inspector's phone number listed below.

Inspector's Phone #: 517-375-8026

2. Leave the following information

Name
Permit number
Job location (address, city or township, and county)
Specific information to access the job location
Conditions of access to the building
Your phone number
Type of inspection desired

HAIDAR NEMER
37637 5 MILE RD STE 200
LIVONIA, MI 48154

SQUARE FOOTAGE:

USE GROUP: E, Education

CONSTRUCTION TYPE:2B

PERMIT FEE CALCULATION

<u>ITEM</u>	<u>NO.</u>	<u>FEE</u>	<u>ITEM</u>	<u>NO.</u>	<u>FEE</u>
Building Permit Fee	3500000	\$10,235.00			
Administrative Fee	1	\$100.00			
Certificate of Occupancy	1	\$50.00			

TOTAL PERMIT FEE PAID: \$11,154.66

PERMITS WITH NO ACTIVITY (NO REQUEST FOR INSPECTION) FOR 180 DAYS WILL BE CLOSED PURSUANT TO SECTION 105.5 OF THE MICHIGAN BUILDING CODE OR R105.5 OF THE MICHIGAN RESIDENTIAL CODE.

LARA is an equal opportunity employer/program. Auxiliary aids, services and other reasonable accommodations are available upon request to individual with disabilities.

Certificate of Occupancy - Permanent

CERTIFICATE OF USE AND OCCUPANCY

PERMANENT

Michigan Department of Licensing and Regulatory Affairs
Bureau of Construction Codes/Building Division

P.O. Box 30254
Lansing, MI 48909
Authority: 1972 PA 230
(517) 241-9317

Building Permit No: BLDG19-01107

45081 GEDDES RD
CANTON, MI 48188
COUNTY: WAYNE

The above named building of Use Group E, Education and Construction Type 2B is approved for use and occupancy.

THIS APPROVAL IS GRANTED UNDER THE AUTHORITY OF SECTIONS 13 OF ACT 230 OF THE PUBLIC ACTS OF 1972, AS AMENDED, BEING §125.1513 OF THE MICHIGAN COMPILED LAWS, AND, IN ACCORDANCE WITH SECTION 111.0 OF THE STATE BUILDING CODE, THIS SHALL SUPERSEDE AND VOID ANY PREVIOUS APPROVAL OF USE AND OCCUPANCY.

Print Date: 10/15/2020

Exhibit 2

SECTION F

APPLICATION AND ENROLLMENT OF STUDENTS

Application and Enrollment Requirements

Star International Academy

Enrollment Limits

The Academy will offer pre-kindergarten through twelfth grade. The maximum enrollment shall be 1800 students at the Dearborn Heights site and 550 students at the Canton site. The Academy will annually adopt maximum enrollment figures prior to its application and enrollment period.

Requirements

Section 504 of the Revised School Code states that public school academies shall neither charge tuition nor discriminate in pupil admissions policies or practices on the basis of intellectual or athletic ability, measures of achievement or aptitude, status as a handicapped person, or any other basis that would be illegal if used by a Michigan public school district.

- Academy enrollment shall be open to all individuals who reside in Michigan. Except for a foreign exchange student who is not a United States citizen, a public school academy shall not enroll a pupil who is not a Michigan resident.
- Academy admissions may be limited to pupils within a particular age range/grade level or on any other basis that would be legal if used by a Michigan public school district.
- The Academy Board may establish a policy providing enrollment priority to siblings of currently enrolled pupils or children of Academy Board members or Academy employees.
- The Academy shall allow any pupil who was enrolled in the immediately preceding academic year to re-enroll in the appropriate age range/grade level unless that grade is not offered.
- No student may be denied participation in the application process due to lack of student records.
- If the Academy receives more applications for enrollment than there are spaces available, pupils shall be selected for enrollment through a random selection drawing.

Application and Enrollment Requirements

Star International Academy

Application Process

- The application period shall be a minimum of two weeks in duration, with evening and/or weekend times available.
- The Academy shall accept applications all year. If openings occur during the academic year, students shall be enrolled. If openings do not exist, applicants shall be placed on the official waiting list. The waiting list shall cease to exist at the beginning of the next application period.
- In the event there are openings in the class for which students have applied, students shall be admitted according to the official waiting list. The position on the waiting list shall be determined by the random selection drawing. If there is no waiting list, students shall be admitted on a first-come, first-served basis.
- The Academy may neither close the application period nor hold a random selection drawing for unauthorized grades prior to receipt of approval from the Charter Schools Office.

Legal Notice

- The Academy shall provide legal notice of the application and enrollment process in a local newspaper of general circulation. A copy of the legal notice must be forwarded to the Charter Schools Office.
- At a minimum, the legal notice must include:
 - A. The process and/or location(s) for requesting and submitting applications.
 - B. The beginning date and the ending date of the application period.
 - C. The date, time, and place the random selection drawing(s) will be held, if needed.
- The legal notice of the application period shall be designed to inform individuals that are most likely to be interested in attending the Academy.
- The Academy, being an equal opportunity educational institution, shall be committed to good-faith affirmative action efforts to seek out, create and serve a diverse student body.

Application and Enrollment Requirements

Star International Academy

Re-enrolling Students

- The Academy shall notify parents or guardians of all enrolled students of the deadline for notifying the Academy that they wish to re-enroll their child.
- If the Academy Board has a preference policy for siblings or children of employees and Academy Board members, the re-enrollment notice must also request that the parent or guardian indicate whether a sibling(s) or child(ren) of employees or Academy Board members seeks to enroll for the upcoming academic year.
- An enrolled student who does not re-enroll by the specified date can only apply to the Academy during the application period for new students.
- An applicant on the waiting list at the time a new application period begins must reapply as a new student.
- After collecting the parent or guardian responses, the Academy must determine the following:
 - A. The number of students who have re-enrolled per grade or grouping level.
 - B. The number of siblings or children of employees and Academy Board members seeking admission for the upcoming academic year per grade.
 - C. If space is unavailable, the Academy must develop a waiting list for siblings of re-enrolled students.
 - D. The number of spaces remaining, per grade, after enrollment of current students, siblings, and children of employees and Academy Board members.

Application and Enrollment Requirements

Star International Academy

Random Selection Drawing

A random selection drawing is required if the number of applications exceeds the number of available spaces.

Prior to the application period, the Academy shall:

- Establish written procedures for conducting a random selection drawing.
- Establish the maximum number of spaces available per grade or grouping level.
- Establish the date, time, place and person to conduct the random selection drawing.
- Notify the Charter Schools Office of both the application period and the date of the random selection drawing, if needed. The Charter Schools Office may have a representative on-site to monitor the random selection drawing process.

The Academy shall use a credible, neutral “third party” such as a CPA firm, government official, ISD official or civic leader to conduct the random selection drawing. Further, the Academy shall:

- Conduct the random selection drawing at a public meeting where parents, community members and the public may observe the process.
- Use numbers, letters, or another system that guarantees fairness and does not give an advantage to any applicant.

The Academy shall notify applicants not chosen in the random selection drawing that they were not selected and that their name has been placed on the Academy’s official waiting list for openings that may occur during the academic year. Students shall appear on the official waiting list in the order they were selected in the random selection drawing.