

This grant is hereby binding upon the heirs, successors and assigns of the undersigned grantor.

957R. LIBER 5-72 PAGE 828

IN WITNESS WHERE OF I have hereunto set my hand and seal this 28 day of May, 1986.

WITNESS:

LIBER 9994 PAGE 195

Donna M. Rondeau
DONNA M. RONDEAU

C. George Williams
C. George Williams

State of Michigan)
)SS.
County of OAKLAND)

Thomas J. McNamara - Co-Personal
Representative of Estate of

John P. O'Reilly, Deceased

Thomas J. McNamara
Thomas J. McNamara

On this 28th day of May A.D. 1986, before me, the undersigned, a Notary Public in and for said county, personally appeared THOMAS J. MCNAMARA Co-Personal Representative of Estate of John P. O'Reilly Deceased known to me to be the person named in and who executed the foregoing instrument as grantor and acknowledged the same to be his free act and deed.

My Commission Expires July 2, 1988

Donna Marie Rondeau
DONNA MARIE RONDEAU
Notary Public, OAKLAND County, Michigan

This grant is hereby binding upon the heirs, successors and assigns of the undersigned grantors.

IN WITNESS WHEREOF I have hereunto set my hand and seal this 21st day of May, 1986.

WITNESS:

Cynthia M. Lichocki
Cynthia M. Lichocki

C. George Williams
C. George Williams

Manufacturers National Bank of Detroit
Co-Personal Representative of Estate of
John P. O'Reilly, Deceased

By: David W. Cornwell
David W. Cornwell, Vice President
& Trust Officer

Manufacturers National Bank of Detroit
Manufacturers Bank Tower
100 Renaissance Center
Detroit, Michigan 48234

State of Michigan)
)SS.
County of Wayne)

On this 21st day of May A.D. 1986; before me the subscriber, a Notary Public in and for said county appeared David W. Cornwell and/ and/ of Manufacturers National Bank of Detroit Co-Personal Representative of Estate of John P O'Reilly, Deceased to me personally known, who being by me duly sworn did say that ~~they/it/they/~~ he is a Vice President and Trust Officer of Manufacturers National Bank of Detroit Co-Personal Representative of Estate of John P. O'Reilly, Deceased 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 David W. Cornwell and/ acknowledged said instrument to be the free act and deed of said corporation.

My Commission Expires 7-31-88

Lesia V. Posey
LESIA V. POSEY
Notary Public, WAYNE County, Michigan

Prepared By: George C. Williams
The Detroit Edison Company
30400 Telegraph Road, #264
Birmingham, MI 48010

RECORDED RIGHT OF WAY CO. 36525

JUL 2 1986

This grant is hereby binding upon the heirs, successors and assigns of the undersigned grantor.

WITNESS:

Marion Cowan
MARION COWAN

N. Martin Company
A Michigan Co-Partnership

Nicholas Martin Jr.
NICHOLAS MARTIN JR., PARTNER

C. George Williams
C. George Williams

Prepared By: C. George Williams
The Detroit Edison Company
30400 Telegraph Road, #264
Birmingham, MI 48010

State of Michigan)
) SS.
County of OAKLAND)

On this 16TH day of JUNE A.D. 1986, before me, the undersigned, a Notary Public in and for said county, personally appeared NICHOLAS MARTIN JR. Partner of N. Martin Company - A Michigan Co-Partnership known to me to be the person named in and who executed the foregoing instrument as grantor and acknowledged the same to be his free act and deed.

C. GEORGE WILLIAMS
Notary Public, Oakland County, MI
My Commission Expires Dec. 28, 1987

My Commission Expires: _____

C. George Williams
C. George Williams
Notary Public, OAKLAND County, Michigan

C. GEORGE WILLIAMS
Notary Public, Oakland County, MI
My Commission Expires Dec. 28, 1987

RECORDED RIGHT OF WAY NO. 30526

~~Stamp: OAKLAND COUNTY, MICHIGAN, 86 OCT -2 12/29~~

APPENDIX "A"

The westerly (12') feet of the easterly (58') feet of the following described property: Part of the Northeast quarter of Section 25, Town 2 North, Range 8 East, more particularly described as : Beginning at a point distant S 1115.11 feet from the NE section corner; thence S 57°30'00" W 236 feet; thence N 32°30'00" W 126.51 feet; thence S 57°38'00" W 450.40 feet; thence S 00°08'00" W 300 feet; thence N 57°42'00" E 767.20 feet; thence N 150 feet to point of beginning. Subject to the rights of the public and of any governmental unit in any part thereof taken, used or deeded for street, road or highway purposes. (4.48 acres) (Sidwell #17-25-226-013). APPENDIX "A" IS THE CORRECTED LEGAL DESCRIPTION.

KNOW ALL MEN BY THESE PRESENTS: That ELEANOR S. MANELA and NATIONAL BANK OF DETROIT, Co-Trustees of the JOSEPH MANELA TRUST dated October 20, 1976, and not otherwise, whose address is 2480 West Maple Road, Birmingham, Michigan 48009

Quit Claim(s) to ELEANOR S. MANELA

whose address is 27470 Arlington, Southfield, Michigan 40076

an undivided 8.33% interest in and to

the following described premises situated in the Township of Commerce County of Oakland and State of Michigan, to-wit:

Part of the East half of SE quarter of SEC. 24, T2N, R8E, Commerce Twp., Oakland County, Michigan described as beg. at a pt. in Centerline of Haggerty Rd., so-called, said pt. being N1°45'30" E 1,772.12' from SE cor. of Sec. 24 and running th N1°45'30" E 704.88'; th S82°39'W. 810' th S53°43'10" E 766.47' th N3°27'47" E 177.81'; th N1°45'30" E. 180'; th S88°14'30" E 163' to pt. of beg. Also a right of way for purposes of ingress and egress only over part of the E half of the SE quarter of Sec. 24, T2N, R8E, Commerce Twp., Oakland County, Mich. desc. as beg. at a pt. of centerline of Pontiac Trail, so-called, said pt. being N1°45'30" E 1,416' and S39°00'W 102.12' from SE cor. of Sec. 24 and running N51°00'W 133'; th N53°43'10" W. 567'; th S36°16'50" W 20'; th S53°43'10" E 566.53'; th S 51°00' E 132.53' th N39°99' E 20' to pt. of beg. Part of the NE one-quarter of the SE one-quarter of Sec. 24, T2N, R8E, Commerce Twp., Oakland County, Mich., described as beg. at pt. distant N1°45'30" E 1,692.12' from SE Sec. cor. th N88°14'30" W 163' th N1°45'30" E 80' th S88°14'30" E 163' th S1°45'30" W. 80' to pt. of beg.

17-24-40-009-471A-C

for the full consideration of One dollar (\$1.00) and no other valuable consideration. This instrument is exempt from transfer tax pursuant to MCLA 207.404 (a).

Dated this 14th day of March 19 83

Witnesses:

Signed and Sealed:

Linda J. Slot
Linda J. Slot
Rachelle M. Colasanti
Rachelle M. Colasanti

JOSEPH MANELA TRUST
BY: Eleanor S. Manela (L.S.)
ELEANOR S. MANELA, Co-Trustee

NATIONAL BANK OF DETROIT, Co-Trustee and not otherwise

BY: G.A. Fanning (L.S.)
G.A. Fanning, Vice President

STATE OF MICHIGAN 88077
COUNTY OF Wayne

ATTEST: Chas. C. Chamberlain (L.S.)
Chas. C. Chamberlain
Assistant Vice President
day of March 19 83

The foregoing instrument was acknowledged before me this 14th

by G.A. Fanning and Chas. C. Chamberlain of NATIONAL BANK OF DETROIT, Co-Trustee of the JOSEPH MANELA TRUST, U/T/A dated 10/20/76, and not otherwise My commission expires

December 29, 1986 Notary Public Wayne County, Michigan
Instrument John N. Thomson or Business 1400 American Center
Drafted by BARRY, Selesko and Cowan P.C. Address Southfield, Michigan 48034

Recording Fee 5.00

State Transfer Tax

Tax Parcel #

When recorded return to National Bank of Detroit Trust Real Estate
Box 222-A
Detroit, MI. 48232

Send subsequent tax bills to grantees

RECORDED RIGHT OF WAY NO. 36526

STATE OF MICHIGAN
COUNTY OF OAKLAND

LIBER 8346 PAGE 826

On this 14th day of March 1983 before me personally appeared Eleanor S. Manola, Co-Trustee of the Joseph Manola Trust, U/T/A dated 10/20/76, and not otherwise to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

DALE J. CHMGA
Notary Public, Wayne County, Michigan
Acting in Oakland County

Dale J. Chmga (signature)

My commission expires _____ My Commission Expires August 23, 1988 Notary Public Wayne County, Michigan

Instrument John N. Thomson of Business 1400 American Center
Drafted By Bassay, Selesko and Cousins P. Address Southfield, MI 48034

RECORDED RIGHT OF WAY NO.

30525

Maintenance of Premises

(g) To keep and maintain the premises and the buildings thereon in as good condition as they are at the date hereof and not to commit waste, remove or demolish any improvements thereon, or otherwise diminish the value of the Seller's security, without the written consent of the Seller.

Mortgage by Seller

3. THE SELLER AND PURCHASER MUTUALLY AGREE AS FOLLOWS: (a) That the Seller may, at any time during the continuance of this contract encumber said land by mortgage or mortgages to secure not more than the unpaid balance of this contract at the time such mortgage or mortgages are executed. Such mortgage or mortgages shall be payable in not less than three (3) years from date of execution thereof and shall provide for payment of principal and interest in monthly installments which do not exceed such installments provided for in this contract; or on such other terms as may be agreed upon by the Seller and Purchaser, and shall be a first lien upon the land superior to the rights of the Purchaser herein; provided notice of the execution of said mortgage or mortgages containing the name and address of the mortgagee or his agent, the amount of such mortgage or mortgages, the rate of interest and maturity of the principal and interest shall be sent to the Purchaser by registered mail promptly after execution thereof. Purchaser will, on demand, execute any instruments demanded by the Seller, necessary or requisite to subordinate the rights of the Purchaser hereunder to the lien of any such mortgage or mortgages. In event said Purchaser shall refuse to execute any instruments demanded by said Seller and shall refuse to accept such registered mail heretofore provided, or said registered mail shall be returned unclaimed, then the Seller may post such notice in two conspicuous places on said premises, and upon making affidavit duly sworn to of such posting, this proceeding shall operate the same as if said Purchaser had consented to the execution of said mortgage or mortgages, and Purchaser's rights shall be subordinate to said mortgage or mortgages as heretofore provided. The consent obtained, or subordination as otherwise herein provided, under or by virtue of the foregoing power, shall extend to any and all renewals or extensions or amendments of said mortgage or mortgages, after Seller has given notice to the Purchaser as above provided for giving notice of the execution of said mortgage or mortgages.

8364 PAGE 406

Encumbrances on Seller's Title

(b) That if the Seller's interest be that of land contract, or now or hereafter be encumbered by mortgage, the Seller shall meet the payments of principal and interest thereon as they mature and produce evidence thereof to the Purchaser on demand, and in default of the Seller said Purchaser may do the same. Such payments by Purchaser shall be credited on the sums matured or first maturing hereon, with interest at ~~XXXX~~ per cent. per annum, on payments so made. If proceedings are commenced to recover possession or to enforce the payment of such contract or mortgage because of the Seller's default, the Purchaser may at any time thereafter, while such proceedings are pending, encumber said land by mortgage, securing such sum as can be obtained, upon such terms as may be required, and with the proceeds pay and discharge such mortgage, or purchase money lien. Any mortgage so given shall be a first lien upon the land superior to all rights of the Seller therein, and thereafter the Purchaser shall pay the principal and interest on such mortgage so given as they mature, which payments shall be credited on the sums matured or first maturing hereon. When the sum owing hereon is reduced to the amount owing upon such contract or mortgage or owing on any mortgage executed under either of the powers in this contract contained, a conveyance shall be made in the form above provided containing a covenant by the grantee to assume and agree to pay the same.

Non-payment of Taxes or Insurance

(c) That if default is made by the Purchaser in the payment of any taxes, assessments or insurance premiums, or in the payment of the sums provided for in Paragraph 2 (e), or in the delivery of any policy as heretofore provided, the Seller may pay such taxes or premiums or procure such insurance and pay the premium or premiums thereon, and any sum or sums so paid shall be a further lien on the land and premises, payable by the Purchaser to the Seller forthwith with interest at the rate of ~~XXXX~~ per cent. () per annum.

Assignment by Purchaser

(d) No assignment or conveyance by the Purchaser shall create any liability whatsoever against the Seller until a duplicate thereof, duly witnessed and acknowledged, together with the residence address of such assignee, shall be delivered to the Seller. Purchaser's liability hereunder shall not be released or affected in any way by delivery of such assignment, or by Seller's endorsement of receipt and/or acceptance thereon.

Possession

(e) The purchaser shall have the right to possession of the premises from and after the date hereof, unless otherwise herein provided, and be entitled to retain possession thereof only so long as there is no default on his part in carrying out the terms and conditions hereof. In the event the premises hereinabove described are vacant or unimproved, the Purchaser shall be deemed to be in constructive possession only, which possessory right shall cease and terminate after service of a notice of forfeiture of this contract. Eviction of signs by Purchaser on vacant or unimproved property shall not constitute actual possession by him.

Right to Forfeit

(f) If the Purchaser shall fail to perform this contract or any part thereof, the Seller immediately after such default shall have the right to declare the same forfeited and void, and retain whatever may have been paid hereon, and all improvements that may have been made upon the premises, together with additions and accretions thereto, and consider and treat the Purchaser as his tenant holding over without permission and may take immediate possession of the premises, and the Purchaser and each and every other occupant remove and put out. In all cases where a notice of forfeiture is relied upon by the Seller to terminate rights hereunder, service of such notice shall be preceded by a notice of intent to forfeit the contract served at least ten days prior thereto.

Acceleration Clause

(g) If default is made by the Purchaser and such default continues for a period of forty-five days or more, and the Seller desires to foreclose this contract in equity, then the Seller shall have at his option the right to declare the entire unpaid balance hereunder to be due and payable forthwith, notwithstanding anything herein contained to the contrary.

Notice to Purchaser

(h) The wife of the Seller, for a valuable consideration, joins herein and agrees to join in the execution of the deed to be made in fulfillment hereof.

Additional Clauses

(i) Time shall be deemed to be of the essence of this contract.

(j) The individual parties hereto represent themselves to be of full age, and the corporate parties hereto represent themselves to be valid existing corporations with their charters in full force and effect.

(k) Any declarations, notices or papers necessary or proper to terminate, accelerate or enforce this contract shall be presumed conclusively to have been served upon the Purchaser if such instrument is enclosed in an envelope with postage fully prepaid, if said envelope is addressed to the Purchaser at the address set forth in the heading of this contract or at the latest other address which may have been specified by the Purchaser and receipted for in writing by the Seller, and if said envelope is deposited in a United States Post Office Box.

(l) Purchaser shall pay a late payment charge of \$25.00 to Seller on any monthly installment not received by Seller within 15 days after the installment is due.

The pronouns and relative words herein used are written in the masculine and singular only. If more than one join in the execution hereof as Seller or Purchaser, or either be of the feminine sex or a corporation, such words shall be read as if written in plural, feminine or neuter, respectively. The covenants herein shall bind the heirs, devisees, legatees, assigns and successors of the respective parties.

In Witness Whereof, the parties hereto have executed this contract in duplicate the day and year first above written.

Signed in the presence of:
Michael D. Maxim
Miyhennel D. Imberow
Max A. Maxim

Ekrem Bardha
Lisbeth Bardha
Robert R. Chmura
Otto Herczeg

RECORDED RIGHT OF WAY NO. 26525

KNOW ALL MEN BY THESE PRESENTS: That Gordon Olson and Pauline Olson, his wife whose address is 6538 Rosebay, Long Beach, California 90808

22-6/74

Convey (s) and Warrant (s) to Ralph Leo, John Leo and Jane Leo h/w, W. John Schmid and Margaret M. Schmid h/w, Samuel P. Havis and Florence Havis h/w, Estate of Burton J. Platt, deceased, and National Bank of Detroit and Eleanor S. Manella, successor co-trustees of the Joseph B. Manella Trust—17239 W. 13 Mile., Southfield, Michigan, County of Oakland and State of Michigan, to-wit:

Part of the East 1/2 of the Southeast 1/4 of Section 24, Town 2 North, Range 8 East, Commerce Township, Oakland County, Michigan, more particularly described as follows: Beginning at a point in the center line of Haggerty Road, so-called, said point being North 10-45'-30" East 1,592.12 feet from the Southeast corner of Section 24 and running thence North 10-45'-30" East 100 feet; thence South 88-14'-30" West 163 feet; thence South 10-45'-30" West 100 feet; thence South 88-14'-30" East 163 feet to the point of beginning and containing 0.374 acres more or less, except the right-of-way for Haggerty Road, so called.

for the full consideration of one dollar..... (\$1.00) subject to Easements and Restrictions of Record

82: NOV 19 10:55

Dated this 5TH day of NOVEMBER 19 82

Witnesses:

Signed and Sealed:

Penny L. Maulding PENNY L. MAULDING DENISE BROWN DENESE BROWN

Gordon Olson Pauline Olson

California STATE OF COUNTY OF

The foregoing instrument was acknowledged before me this day of 19

My commission expires See attached

Notary Public, California County, MI Business Address 22860 Eleven Mile Rd, Southfield MI 48076

County Treasurer's Certificate OAKLAND COUNTY TREASURER I HEREBY CERTIFY that there are no TAX LIENS or TITLES held by the state or any individual against the within description, and all TAXES on same are paid for five years previous to the date of this instrument, as appears by the records in this office except as stated.

City Treasurer's Certificate 14539

Recording Fee 3.00 State Transfer Tax 86182 Tax Parcel # 17-24-401-009

When recorded return to Ralph Leo 22860 Eleven Mile Rd. Southfield, MI 48076 Send subsequent tax bills to Ralph Leo 22860 Eleven Mile Rd, Southfield, MI 48076

RECORDED RIGHT

WARRANTY deed

LIBER 8275 PAGE 581

State of CALIFORNIA
County of LOS ANGELES } ss.

On this the 5TH day of NOVEMBER 1982, before me,

PENNY L MAULDING
Notary's Name (typed or printed)
the undersigned Notary Public, personally appeared

SUDON OLSON AND PAULINE OLSON



personally known to me
 proved to me on the basis of satisfactory evidence
to be the person(s) whose name(s) ARE subscribed to the
within instrument, and acknowledged that THEY executed it.
WITNESS my hand and official seal.

(This area for official notarial seal) Penny L. Maulding
Notary's Signature PENNY L. MAULDING

GENERAL ACKNOWLEDGMENT FORM SV0715 6-87

86482

RECORDED RIGHT OF WAY NO.

36525

Lawyers Title Insurance Corporation

Form 561
WARRANTY DEED—Statutory Form
C.L. 1948, 565.151 M.S.A. 26.571

KNOW ALL MEN BY THESE PRESENTS: That Cleland L. Dame and Wilma Dame, his wife
whose address is 57134 Hayes, Washington, Michigan 48094
Convey(s) and Warrant(s) to Ralph Leo, John Leo and Jane Leo h/w, W. John Schmid and
Margaret M. Schmid h/w, Samuel P. Havis and Florence Havis
whose address is h/w, Estate of Burton J. Platt, deceased, and National
Bank of Detroit and Eleanor S. Manella, successor co-trustees
of the Joseph B. Manella Trust - 17239 W. 13 Mile Rd.,
the following described premises situated in the Township of Commerce Southfield, Michigan
County of Oakland and State of Michigan, to-wit:

28
24

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

for the full consideration of Twenty Thousand and 00/100 Dollars (\$20,000.00)
subject to easements and restrictions of record

1979 MAY 14 AM 9 55
RECORDED IN REGISTRY OF DEEDS

RECORDED RIGHT OF WAY NO.

Dated this 8th day of May 1979

Witnesses:

Signed and Sealed:

Beth A. Swientomski
BETH A. SWIENTOMSKI
Rose A. Liebelkorn
ROSE A. LIEBELKORN

Cleland L. Dame
Cleland L. Dame (L.S.)
Wilma Dame
Wilma Dame (L.S.)
(L.S.)

36526

STATE OF MICHIGAN
COUNTY OF Oakland

The foregoing instrument was acknowledged before me this 8th day of May
by Cleland L. Dame and Wilma Dame, his wife

My commission expires MELINDA A. PFROPPER
Notary Public, Macomb County, Mich.
My Commission Expires on August 17, 1981

Melinda A. Pfropfer
Macomb County, Michigan
Notary Public
30851 Hennepin
Garden City, Michigan 48135

Instrument Leo C. Gilhool, Attorney
Drafted by

Business Address

County Treasurer's Certificate

City Treasurer's Certificate

STATE OF MICHIGAN REAL ESTATE
TRANSFER TAX
\$2.00

Recording Fee 6.00 500 L
State Transfer Tax 22.00
17-24-401-0074
008V
011
012
Tax Parcel #

When recorded return to Grantees
Send subsequent tax bills 62899
to 62070

LIBER 7508 PAGE 40

EXHIBIT "A"

17007

DESCRIPTION OF REAL ESTATE

OAKLAND COUNTY TREASURER'S CERTIFICATE
No. Pontiac, Mich. 5-11-1979
HEREBY CERTIFY that there are no LIENS or TITLES held by the State or any individual against the within description, if TAXES on same are paid for five years previous to the date of this instrument, appears by the records in this office as stated.

HUGH DOMANY, County Treasurer

Emul

Land situated in the Township of Commerce, Oakland County, Michigan, described as follows:

Part of the East half of Southeast quarter of Section 24, Town 2 North, Range 8 East, Commerce Township, Oakland County, Michigan, described as beginning at a point in centerline of Haggerty Road, so-called, said point being North 1 degree, 45 minutes, 30 seconds East 1772.12 feet from Southeast corner of Section 24 and running thence North 1 degree 45 minutes, 30 seconds East 204.88 feet; thence South 82 degrees 39 minutes West 810 feet; thence South 53 degrees 43 minutes, 10 seconds East 766.47 feet; thence North 3 degrees 27 minutes 47 seconds East 177.81 feet; thence North 1 degree 45 minutes 30 seconds East 180 feet; thence South 88 degrees 14 minutes 30 seconds East 163 feet to point of beginning.

007

Also a right of way for purposes of ingress and egress only over part of the East half of Southeast quarter of Section 24, Town 2 North, Range 8 East, Commerce Township, Oakland County, Michigan, described as beginning at a point of centerline of Pontiac Trail, so-called, said point being North 1 degree, 45 minutes, 30 seconds East 1416 feet and South 39 degrees 00 minutes West 103.12 feet from Southeast corner of Section 24 and running North 51 degrees 00 minutes West 133 feet; thence North 53 degrees 43 minutes 10 seconds West 567 feet; thence South 36 degrees 16 minutes, 50 seconds West 20 feet; thence south 53 degrees 43 minutes 10 seconds East 566.53 feet; thence South 51 degrees 00 minutes East 132.53 feet - thence North 39 degrees 00 minutes East 20 feet to point of beginning.

RECORDED RIGHT OF WAY NO.

30526

Part of the Northeast one-quarter of the Southeast one-quarter of Section 24 Town 2 North, Range 8 East Commerce Township, Oakland County Michigan described as beginning at point distant North 1 degree 45 minutes 30 seconds East 1692.12 feet from southeast section corner thence North 88 degrees 14 minutes 30 seconds West 163 feet thence North 1 degree 45 minutes 30 seconds East 80 feet thence south 88 degrees 14 minutes 30 seconds East 163 feet thence south 1 degree 45 minutes 30 seconds west 80 feet to point of beginning.

008

62070

LAWYERS TITLE INSURANCE BOND 17-24-401-007

62899

KNOW ALL MEN BY THESE PRESENTS: That ANN MOULD, also known as ANN B. MOULD, whose address is 682 Killarney Drive, Apt 2, Morgantown, West Virginia, 26505

Convey(s) and Warrant(s) to a married woman, each an undivided 1/2 interest as tenants in common, whose address is ALFRED J. TIVY, a married man, and LILLIAN R. DAVEY, 3154 Oak Hills, Troy, Michigan,

the following described premises situated in the Township of Commerce County of Oakland and State of Michigan, to-wit:

Part of the Northeast 1/4 of Section 25, Town 2 North, Range 8 East, Commerce Township, Oakland County, Michigan, described as beginning at a point on the East line of said Section 25 distant due South on said Section line 965.11 feet from the Northeast corner of said Section 25; thence South 57 degrees 30 minutes West 316.60 feet; thence South 32 degrees 30 minutes East 126.51 feet; thence North 57 degrees 30 minutes East 236.0 feet to the East line of said Section 25; thence due North along said East line 150.0 feet to the point of beginning.

(1955 Haggerty Road)

for the full consideration of SIXTY FIVE THOUSAND (\$ 65,000.00) DOLLARS subject to building and use restrictions and covenants of record and to acts or omissions of others than the Grantor herein subsequent to February 29, 1972, being the date of a certain Land Contract of which this Deed is given in pursuance thereof.

Dated this 22 day of FEBRUARY 1982

Witnesses:

John M. McNeely

Ann MoULD, also known as ANN B. MOULD

Terri R. Outright

REAL ESTATE TRANSFER TAX = 61.50

STATE OF MICHIGAN COUNTY OF MONROGALIA

REAL ESTATE TRANSFER TAX = 61.50

The foregoing instrument was acknowledged before me this 22 day of FEBRUARY 1982 by ANN MOULD, also known as ANN B. MOULD.

Judy A. Leydi Notary Public

My commission expires February 18, 1982

Notary Public Monongalia County West Virginia

Instrument Drafted by JACK T. ELLIOTT

Business Address P. O. BOX 86, FRANKLIN, MICHIGAN 48025

County Treasurer's Certificate

County Treasurer's Certificate

Recording Fee \$ 4.00 State Transfer Tax \$ 7.23 Tax Parcel # 17-23-226-014

When recorded return to GRANTERS P.O. Box 86, Franklin, Mich 48025

RECORDED RIGHT OF WAY NO. 36525

KNOW ALL MEN BY THESE PRESENTS: That Willie Bohn and Ella Bohn, his wife
2755 Haggerty Rd, Walled Lake, Michigan

Conveys and Warrants to Walter R. Lorang and Celeste M. Lorang, his wife

whose Street Number and Post Office address is 2239 West Maple Rd, Walled Lake, Michigan

the following described premises situated in the Twp. of Commerce County of Oakland
and State of Michigan, to-wit:

T2N, R8E, SEC 24
PART OF E 1/4 OF SE 1/4, BEG. AT PT. DIST. N 1°45'30"E 1978.38 FT FROM
SE SEC COR, TH S 82°39' W 1357.62 FT TO 1/8 LINE, TH N TO E & W 1/4
LINE, TH E TO E 1/4 COR, TH S TO BEG
EXCEPT 1 1/2 NORTH 100 FT OF THE EAST 200 FT THEREOF.

SELLERS AGREE THAT PURCHASERS WILL HAVE FIRST OPTION TO PURCHASE
THE NORTH 100 FT OF THE EAST 200 FT.

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

for the sum of

and other valuable considerations;

subject to

Dated this Eighteenth day of April A. D. 19 66
Signed, Sealed and Delivered in Presence of:

Signed and Sealed:

G. Ivan Cox
G. Ivan Cox
John Eastman
John Eastman

Willie Bohn (L.S.)
Willie Bohn
Ella Bohn (L.S.)
Ella Bohn
(L.S.)
(L.S.)
(L.S.)

STATE OF MICHIGAN
COUNTY OF Oakland ss.

On this Eighteenth day of April
appeared Willie Bohn and Ella Bohn, his wife

A. D. 19 66 before me personally

to me known to be the person described in and who executed the foregoing instrument and acknowledged that they
executed the same as their free act and deed.

My commission expires Nov. 22nd, A. D. 1968

G. Ivan Cox
G. Ivan Cox

Notary Public Oakland County, Michigan

Instrument Drafted by G. Ivan Cox Business Address 234 Barnston, Walled Lake, Michigan

OAKLAND COUNTY TO MICHIGAN Certificate
No. 8971
JAMES H. SEIBERT, Notary Public
Sec. 135, Act 236, 1892 P. A.

City Treasurer's Certificate
13290
APR 22 1966
01540
UNITED STATES INTERNAL REVENUE DOCUMENTARY

Recording Fee 2.00
U. S. Revenue Stamps 147704

When recorded return to *Deuts*

TITLE INSURANCE - ABSTRACTS - ESCROWS

RECORDED IN MICHIGAN TITLE INSURANCE - ABSTRACTS - ESCROWED RIGHT OF WAY NO. 34526

175 11 13
DOLLAR(S)
AM 11 13
Walter R. Lorang
Celeste M. Lorang
Sellers



36
/ 73

Know all men by these presents; that JDN Associates, LTD 84-D, a Georgia Limited Partnership, by its Sole General Partner, JDN Equities, Inc., a Georgia Corporation
Address 1212 Tower Place, 3340 Peachtree Road, Atlanta, Georgia ~~XXXXX~~ Convey(s) and
Warrant(s) to NORMAN LEVINE, a married man
30026

7029 Ten Hill, West Bloomfield, Michigan 48033 whose Street Number and Post Office address is

land in the Township of Commerce County of Oakland
and State of Michigan, described as SEE DESCRIPTION ATTACHED
HERETO AS ATTACHMENT A

85 FEB 25 11:16
RECORDED
85 FEB 25 11:16

for the sum of TWO HUNDRED THOUSAND AND 00/100 DOLLARS being the full consideration;
subject to: (1) Building and use restrictions and easements of record and those matters listed in Attachment B

Dated this 11th day of February A. D. 1985
Signed, Sealed and Delivered in Presence of: Signed and Sealed:

Betty G. Feighner
BETTY G. FEIGNER

JDN Associates, Ltd., 84-D
a Georgia Limited Partnership

Jeffrey M. Leib
JEFFREY M. LEIB

JDN Equities, Inc., a Georgia Corp. (L.S.)
Its Sole General Partner

By William D. Brunstad (L.S.)
Vice President and Assistant Secretary of
JDN Equities, Inc.

In the STATE OF MICHIGAN, COUNTY OF OAKLAND
On this 11th day of FEBRUARY A. D. 1985 before me personally
appeared William D. Brunstad

to me personally known, who being by me sworn, did (1)
say that (2) he is the Vice President and Ass't Secretary
of JDN Equities, Inc.

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 William D. Brunstad

free act and deed of said corporation, acknowledged said instrument to be the

My commission expires A. D. 19
Note: If more than one officer acknowledges insert at (1)
"each for himself," and (2) "they are resp- sively"
BETTY G. FEIGNER
NOTARY PUBLIC
OAKLAND COUNTY, MICHIGAN
MY COMMISSION EXPIRES 2/15/88

1.00
2-22-85
00355
Dm

City Treasurer's Certificate
STATE OF MICHIGAN REAL ESTATE
TRANSFER TAX
Dept. of Taxation FEB 22 1985 220.00
PR. 10060

RECORDED RIGHT OF WAY NO. 36526

Recording Fee 6
Transfer Tax 17-25-226-009
Form No. 9 10301

Drafted by Jeffrey M. Leib, Esq.
Address 24800 Northwestern, Suite 106
Southfield, Michigan 48075
Return to
Address Laurus P.P. U.P.

ATTACHMENT A

Land in the Township of Commerce, County of Oakland, State of Michigan, described as:

Part of the Northeast 1/4 Section 25, Town 2 North, Range 8 East, beginning at Northeast Section corner; thence South 465.11 feet; thence West 645.90 feet; thence North 0 degrees 8 minutes East to point on North Section line; thence Easterly along North Section line to beginning. Except the West 122 feet thereof, and Except: A triangular part of the Northeast 1/4 of Northeast 1/4 of Section 25, Town 2 North, Range 8 East, Commerce Township, Oakland County, Michigan and said triangular part being more particularly described as beginning at the Northeast corner of said Section 25; thence South 83 feet along the East Section line; thence Northwesterly to a point in the North Section line located 83 feet West of the point of beginning; thence East 83 feet along the North Section line to the point of beginning, which was deeded to Board of County Road Commissioners by deed recorded in Liber 5856, Page 269, Oakland County Records. ✓

RECORDED RIGHT OF WAY NO.

316525

ATTACHMENT B

1. Rights of the public, and any governmental authority in any part of the land taken, deeded, or used as a street, road or highway.
2. Rights or claims of parties in possession not shown of record.
3. Unrecorded water, mineral and oil rights, unrecorded easements and claims of easement, boundary line disputes not disclosed of record and any matters which would be disclosed by an accurate survey and inspection of the premises.
4. Mechanics' liens whether or not of record.
5. The dower or homestead rights, if any, of the wife of any individual grantor or of any individual shown to be a party in interest.
6. Building and use restrictions not appearing of record in the chain of title, but omitting those, if any, based on race, color, religion or national origin.

(9129k)

RECORDED RIGHT OF WAY NO.

36525

17-0887
 228
 25

KNOW ALL MEN BY THESE PRESENTS, that MANUFACTURERS NATIONAL BANK OF DETROIT, a national banking association, as Trustee of the VALERON CORPORATION EMPLOYEES RETIREMENT TRUST and not otherwise, the grantor herein, whose address is 100 Renaissance Center, Detroit, Michigan 48243, for and in consideration of the sum of Two Hundred Fifty Thousand (\$250,000.00) Dollars, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto Norman B. Levine, a married man, a ninety percent (90%) interest and Martin V. Agrest, a married man, a ten percent (10%) interest, as tenants in common, the grantee herein, whose address is 7029 Tenhill, West Bloomfield, Michigan, and to its successors and assigns, forever, the following described premises situated in the Township of Commerce, Oakland County, Michigan, to-wit:

PARCEL I:

Part of the Northeast 1/4 of Section 25, Town 2 North, Range 8 East, Commerce Township, Oakland County, Michigan, described as follows: Beginning at a point on the East section line of said Section 25, 465.11' South of the Northeast corner; thence continuing along the said section line due South 200'; thence due West 646.25'; thence North 0 degrees 03 minutes East 200'; thence due East 645.90' to the point of beginning, except that part taken, used or deeded for street, road or highway purposes.

02836

PARCEL II:

Part of the Northeast 1/4 of Section 25, Town 2 North, Range 8 East, Commerce Township, Oakland County, Michigan, described as follows: Beginning at a point on the East Section line of said Section 25, 665.12' South of the Northeast corner; thence continuing along the said section line due South 100'; thence due West 646.43'; thence North 0 degrees 08 minutes East 100'; thence due East 646.25' to the point of beginning, except that part taken, used or deeded for street, road, or highway purposes. 2111 Haggerty.

subject to restrictions and easements of record, and subject to such liens and encumbrances as may have accrued or attached through the acts or omissions of persons other than the grantor herein since February 10, 1983, the date this deed is given.

To have and to hold, the above granted premises, with the appurtenances, but subject to the foregoing provisions hereof, to the said Norman B. Levine, a married man, a ninety percent (90%) interest, and Martin V. Agrest, a married man, a ten percent (10%) interest, as tenants in common and its successors and assigns, forever. And said Manufacturers National Bank of Detroit does hereby covenant with the grantee herein that it will warrant and defend the said granted premises, with the appurtenances, but subject to the foregoing provisions hereof, unto the said grantee herein, its successors and assigns,

STATE OF MICHIGAN
 DEPT. OF TREASURY
 275.00
 17-0887

RECORDED RIGHT OF MAY NO. 3658
 001
 83 MAR -8 10:59
 500

17-25-226-010 Parcel I
 17-25-226-011 Parcel II

rec 5.00
 rec 275.00

forever, against the lawful claims and demands of all persons claiming by, from or under said Manufacturers National Bank of Detroit, as Trustee of the Valeron Corporation Employees Retirement Trust and not otherwise, but against no other person or persons whomsoever.

In testimony whereof, the undersigned has hereunto set its hand and seal at Detroit, Wayne County, Michigan, this 16th day of February, 1983.

In the presence of:

Robert Frank
ROBERT FRANK

J. E. Moran
J. E. MORAN

STATE OF MICHIGAN }
 } ^{OAKLAND} SS
COUNTY OF ~~WAYNE~~)

MANUFACTURERS NATIONAL BANK OF DETROIT, a national banking association, as Trustee of the Valeron Corporation Employees Retirement Trust and not otherwise,

BY: *William J. Alexander*
William J. Alexander
IES: 2nd. Vice President & Trust Officer
Attorn:

The foregoing instrument was acknowledged before me this 16th day of February, 1983 by WILLIAM J. ALEXANDER, 2ND VICE-PRESIDENT AND TRUST OFFICER of Manufacturers National Bank of Detroit, a national banking association on behalf of said Association as Trustee of the Valeron Corporation Employees Retirement Trust and not otherwise.

TERRY J. ...
Notary Public, ^{OAKLAND} Wayne County, Michigan
My Commission Expires November 30, 1986

Terry J. Must...
Notary Public, ^{OAKLAND} Wayne County, MI
My commission expires: 11-30-86

Revenue Stamps \$275.00

Drafted by:
Robert Frank
21711 W. Ten Mile, Ste. 237
Southfield, Michigan 48075

Return to:
Jeffrey M. Leib
Jeffrey M. Leib
Leib and Lieb
Attorneys and Counselors
24800 Northwestern Hwy., Suite 106
Southfield, MI 48075

RECORDED RIGHT OF WAY NO. 36525

KNOW ALL MEN BY THESE PRESENTS: That NICHOLAS MARTIN, JR., a single man whose address is 49610 Martin Drive, Wixom, Michigan

Quit Claim(s) to N. MARTIN COMPANY, a Michigan Co-Partnership whose address is 49610 Martin Drive, Wixom, Michigan

the following described premises situated in the Township of Commerce County of Oakland and State of Michigan, to-wit:

Part of the Northeast quarter of Section 25, Town 2 North, Range 8 East, Commerce Township, Oakland County, Michigan, more particularly described as: Beginning at a point distant South 1115.11 feet from the Northeast section corner; thence South 57 degrees 30 minutes 00 seconds West 236 feet; thence North 32 degrees 30 minutes 00 seconds West 126.51 feet; thence South 57 degrees 38 minutes 00 seconds West 450.40 feet; thence South 00 degrees 08 minutes 00 seconds West 100 feet; thence North 57 degrees 42 minutes 00 seconds East 767.20 feet; thence North 150 feet to point of beginning. Subject to the rights of the public and of any governmental unit in any part thereof taken, used or deeded for street, road or highway purposes.

RECORDED FEB 14 AM 9:13

for the full consideration of Exempt under M.C.L.A. 207.505(j)

Dated this 9th day of December 1977.

Witnesses: Glenden R. Pote, Marilyn D. Blone

Signed and Sealed: NICHOLAS MARTIN, JR.

STATE OF MICHIGAN COUNTY OF OAKLAND

The foregoing instrument was acknowledged before me this 9th day of November 1977 by Nicholas Martin, Jr.

My commission expires Jan 14 1980

Glenden R. Pote Notary Public Oakland County, Michigan

Instrument Drafted by Carl-G. Karlstrom Business Address 1090 West Huron Street, Pontiac, Michigan

Recording Fee 3.00 State Transfer Tax Tax Parcel #

When recorded return to Dayton Send subsequent tax bills to

RECORDED RIGHT OF WAY NO. 36525

63-214373
74337

LIBER 8925 PAGE 389

85 26032

MEMORANDUM OF LAND CONTRACT

28
25

RICHARD DURHAM, being first duly sworn, deposes and says:

1. As of February 1, 1985, United Investments, a Michigan Co-Partnership, as Purchasers, entered into a land contract with N. Martin Co., a Michigan Co-Partnership, and Manufacturers National Bank of Detroit and Thomas J. McNamara, Co-Personal Representatives of the Estate of John P. O'Reilly, deceased, as Sellers, for the purchase of property in the Township of Commerce, Oakland County, Michigan described as follows:

#

Part of N.E. 1/4 of Section 25, T.2N., R.8.E., Commerce Township, Oakland County, Michigan more particularly described as Beginning at a point distant south 1115.11 feet from the N.E. section corner; thence south 57 degrees 30'00" west 236 feet; thence north 32 degrees 30'00" west 126.51 feet; thence south 57 degrees 38'00" west 450.40 feet; thence south 00 degrees 08'00" west 300 feet; thence north 57 degrees 42'00" east 767.20 feet; thence north 150 to point of beginning.

2. Under the terms of the aforementioned land contract, United Investments claims an interest in the property therein described as land contract purchaser and makes and files this memorandum to evidence that interest in accordance with the statute in such case made and provided.

3. The undersigned executes this Memorandum of Land Contract as an authorized Partner on behalf of United Investments.

Richard Durham
United Investments
RICHARD DURHAM, partner

RECORDED RIGHT OF WAY NO. 36525
50
BWC

WITNESS:

Marion Cowan
Marion Cowan
Mary E. Barnes
Mary E. Barnes
STAT OF MICHIGAN)
) SS
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 27th day of February, 1985, by Richard Durham, Partner, on behalf of United Investments, a Michigan Co-Partnership.

Mary E. Barnes
Notary Public, Oakland County, MI.

DRAFTED BY AND WHEN RECORDED
RETURN TO:
MARY ELIZABETH BARNES
1000 First Federal Building
Detroit, Michigan 48226

My Commission Expires: 3/22/88

17-25-226-013

KNOW ALL MEN BY THESE PRESENTS That Ann Mould, survivor of herself and Victor L. Mould, death certificate recorded in Liber 5758 and Page 680 O.C.R. whose address is 460 S. Fox Hills Drive, Bloomfield Hills, Michigan

Conveys and Warrants to John P. O'Reilly and Nicholas Martin, Jr.

whose address is 22164 Woodwill, Southfield, Michigan

the following describe premises situated in the Township of Commerce
 County of Oakland and State of Michigan, to-wit:

Part of the Northeast quarter of Section 25, town 2 North, Range 8 East, Commerce Township, Oakland County, Michigan, more particularly described as: Beginning at a point distant South 115.11 feet from the Northeast section corner; thence South 57 degrees 30 minutes 00 seconds West 236 feet; thence North 32 degrees 30 minutes 00 seconds West 126.51 feet; thence South 57 degrees 38 minutes 00 seconds West 450.40 feet; thence South 00 degrees 08 minutes 00 seconds West 300 feet; thence North 57 degrees 42 minutes 00 seconds East 767.20 feet; thence North 150 feet to point of beginning.

For the full consideration of Seventy Five Thousand and 00/100 Dollars (\$75,000.00) subject to the rights of the public and of any governmental unit in any part thereof taken, used, or deeded for street, road, or highway purposes and easements and use restrictions of record and subject to right of way of Detroit Edison Company recorded Liber 57 Page 596 and acts or omissions by others than the Grantor since March 13, 1970

Dated this 10 day of NOV. 1971

Signed and Sealed:

Peter M. Mann
 Peter M. Mann

Ann B. Mould (L.S.)
 Ann Mould

Brenda K. Smith
 Brenda K. Smith

(L.S.)

STATE OF MICHIGAN
 COUNTY OF Oakland

(L.S.)

The foregoing instrument was acknowledged before me this 10 day of NOV. 1971 by Ann Mould, survivor of herself and Victor L. Mould

My commission expires 4-11-72

Brenda K. Smith
 Brenda K. Smith
 Notary Public Oakland County, Michigan

Instrument Drafted by Peter M. Mann, Attorney at Law Business Address 2057 Orchard Lake Road, Pontiac, Michigan

RECORDED RIGHT OF WAY NO.

36525

County Treasurer's Certificate
 50
 20723
 \$2.00
 \$82.50
 071682

City Treasurer's Certificate
 MICHIGAN
 REAL ESTATE
 \$2.50
 THE DETROIT WATER AND SEWER COMPANY

Recording Fee \$2.00
 State Transfer Tax \$82.50
 Tax Parcel #

When recorded on
 Grantee
 Detroit 31, Michigan
 Grantee

84680 71 96101

Lawyers Title Insurance Corporation LIBER 5776 PAGE 571 QUIT CLAIM DEED—Statutory Form C.L. 1948, 363 152 M.S.A. 26 572

KNOW ALL MEN BY THESE PRESENTS: That Ann Mould, survivor of herself and Victor L. Mould, death certificate recorded in Liber 5758 and Page 680 O.C.R. whose address is 460 S. Fox Hills Drive, Bloomfield Hills, Michigan

Quit Claim(s) to John P. O'Reilly and Nicholas Martin, Jr. whose address is 22164 Woodwill, Southfield, Michigan

the following described premises situated in the Township of Commerce County of Oakland and State of Michigan, to-wit.

Use of railroad siding for at least five cars on track adjacent and over property described as Part of the Northeast quarter of Section 25, town 2 North, Range 8 East, Commerce Township, Oakland County, Michigan, more particularly described as: Beginning at a point distant South 115.11 feet from the Northeast section corner; thence South 57 degrees 30 minutes 00 seconds West 236 feet; thence North 32 degrees 30 minutes 00 seconds West 126.51 feet; thence South 57 degrees 38 minutes 00 seconds West 450.40 feet; thence South 00 degrees 08 minutes 00 seconds West 300 feet; thence North 57 degrees 42 minutes 00 seconds East 767.20 feet; thence North 150 feet to point of beginning.

RECORDED RIGHT OF WAY NO. 36525

for the full consideration of none "Exempt from State Revenue Stamp Tax under Public Act 67 of 1969, Section 5 (a)"

Dated this 10 day of NOV. 19 71

Witnesses: Peter M. Mann (Signature) Ann B. Mould (L.S.)

Brenda K. Smith (Signature) (L.S.)

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

The foregoing instrument was acknowledged before me this 10 day of NOV. 19 71 by Ann Mould, survivor of herself and Victor L. Mould

My commission expires 4-11-72 Brenda K. Smith Notary Public Oakland County, Michigan

Instrument Drafted by Peter M. Mann, Attorney at Law Business Address 2057 Orchard Lake Road, Pontiac, Michigan 48053

Recording Fee \$2.00 State Transfer Tax none

When recorded from THE DETROIT BANK AND TRUST COMPANY Bank Building Department - 6th Floor 45 State Street Detroit 31, Michigan Grantee

Tax Parcel # 071682

The Grantor(s) Haggerty Land Company, a Michigan co-partnership, by John Perrone, surviving partner, whose address is 7049 Dandison, West Bloomfield, MI 48033
 quit-claim(s) to John Perrone, Trustee or his Successors in Trust under Revocable Trust Agreement of October 24, 1968, John Perrone, ~~who is also~~ Grantor, whose address is 7049 Dandison, West Bloomfield, MI 48033
 the following described premises situated in the Township of Commerce County of Oakland and State of Michigan:

An undivided one-half interest in land further described on attached rider.

ST. PAUL TITLE INSURANCE CORPORATION - SUCCESSOR TO BURTON ABSTRACT AND TITLE COMPANY - SERVING YOU SINCE 1886

③
#

84 AUG 20 - 9 57

for the sum of One Dollar (\$1.00)

Dated this 10th day of August, 19 84

Signed in presence of:

Signed by:

Eileen R. Berels
 EILEEN R. BERELS
Alan C. McManus
 ALAN C. McMANUS

John Perrone
 John Perrone, Surviving Partner,
 Haggerty Land Company

STATE OF MICHIGAN, }
 COUNTY OF Oakland } ss.

The foregoing instrument was acknowledged before me this 10th day of August 19 84, by John Perrone, Surviving Partner of Haggerty Land Company, a Michigan co-partnership

Eileen R. Berels
 EILEEN R. BERELS
 Notary Public, Oakland County, Michigan
 My Commission Expires Dec. 12, 1984
 My commission expires:

When Recorded Return To: <u>MF004</u>	Send Subsequent Tax Bills To: Grantee	Drafted By: Peter M. Mann
Manufacturers National Bank (Name) P.O. Box 659 Trust Real Estate (Street Address) Detroit, Michigan 48231 (City and State)		Business Address: 400 Renaissance Ctr, Ste 1900 Detroit, MI 48243

Tax Parcel # 17-25-226-020 (part of) Recording Fee \$7.00 Exempt MSA \$7.456 (5) (a)
 -026-(part-of) Transfer Tax

RECORDED RIGHT OF WAY NO. 36526
 MAKE YOUR REAL ESTATE TRANSFERS SAFE BY USING ST. PAUL TITLE INSURANCE

Handwritten initials

RIDER "A"

Land in the Township of Commerce, Oakland County, Michigan described as:

Part of the Northeast 1/4 of Section 25, town 2 North, range 8 East, Commerce Township, Oakland County, Michigan described as follows:

Beginning at a point South 88 degrees 43 minutes 00 seconds West, 849.00 feet from the Northeast corner of said Section 25; thence South 00 degrees 06 minutes 13 seconds East, 551.91 feet; thence 48.30 feet along a curve to the left, radius of 50.00 feet, chord bearing South 27 degrees 37 minutes 18 seconds East, chord distance of 46.45 feet; thence 18.53 feet along a curve to the right, radius of 90.00 feet, chord bearing South 45 degrees 20 minutes 04 seconds East, chord distance of 18.57 feet; thence 167.18 feet along a curve to the right, radius of 90.00 feet, chord bearing South 13 degrees 48 minutes 13 seconds West, chord distance of 144.16 feet; thence East 201.00 feet; thence South 00 degrees 06 minutes 00 seconds West, 410.61 feet; thence South 57 degrees 50 minutes 35 seconds West, 547.54 feet; thence North 00 degrees 31 minutes 40 seconds West, 642.06 feet; thence East 60.00 feet; thence North 00 degrees 31 minutes 40 seconds West, 60.00 feet; thence East 139.68 feet; thence 185.46 feet along a curve to the right, radius of 90.00 feet, chord bearing North 07 degrees 59 minutes 07 seconds West, chord distance of 154.35 feet; thence 48.30 feet along a curve to the left, radius of 50.00 feet, chord bearing North 27 degrees 24 minutes 52 seconds East, chord distance of 46.45 feet; thence North 00 degrees 06 minutes 13 seconds West, 550.47 feet; thence North 88 degrees 43 minutes 00 seconds East, 70.00 feet to the point of beginning.

3

AND:

17-25-226-020
-026

Land in the Township of Commerce, Oakland County, Michigan, described as: Part of the northeast 1/4 of Section 25, town 2 north, range 8 east, Commerce Township, Oakland County, Michigan, described as: Beginning at a point on the east section line located due south along the section line 765.11 feet from the northeast corner of said Section 25, thence due south along the section line 200.0 feet; thence south 57 degrees 38 minutes west 767.01 feet; thence south 00 degrees 08 minutes west 300.0 feet to the northerly line of Railroad Right of Way (50 feet wide); thence south 58 degrees 21 minutes 45 seconds west along the Railroad Right of Way 543.36 feet; thence due north 500.0 feet; thence north 58 degrees 25 minutes 40 seconds east 544.34 feet; thence north 00 degrees 06 minutes east 410.61 feet; thence due east 646.43 feet to the point of beginning. Subject to the rights of the public along the easterly 33 feet for highway purposes.

17-25-226-012

RECORDED RIGHT OF WAY 1/10

228/25

63-214529

QUIT CLAIM DEED
STATUTORY FORM

LIBER 8758 PAGE 886 84 88527

KNOW ALL MEN BY THESE PRESENTS: That Haggerty Land Company, a Michigan co-partnership, by John Perrone, surviving partner the address of which is 7049 Dandison, West Bloomfield, MI 48033

2/2/93

Quit Claim to Manufacturers National Bank of Detroit & Thomas J. McNamara, Co-Personal Representatives of Estate of John P. O'Reilly, Deceased whose street number and postoffice address is 1166 N. Woodward, Birmingham, MI 48011

the following described premises situated in the Township of Commerce County of Oakland and State of Michigan, to-wit:

An undivided one-half interest in land further described on attached rider.

#

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of One Dollar (\$1.00)

84 AUG 20 9 00

Dated this 10th day of August 1984

Signed in the presence of:

Signed by:

Helen R. Berels
HELEN R. BERELS
Alan C. McNamus
ALAN C. McNAMUS

John Perrone
John Perrone, Surviving Partner,
Haggerty Land Company

Great Lakes Title Agency of Detroit, Inc. for Title Insurance
RECORDED RIGHT OF WAY NO. 36526

* BANK
644-6944
224-4000
D. W. ...

STATE OF MICHIGAN }
COUNTY OF Oakland }

The foregoing instrument was acknowledged before me this 10th day of August

1984 by John Perrone, Surviving Partner of Haggerty Land Company, a Michigan co-partnership.

My Commission expires 12-12-1984

HELEN R. BERELS Notary Public,
OAKLAND County, Michigan

When Recorded Return To:
Manufacturers National Bank
P.O. Box 659
Trust Real Estate
Detroit, MI 48231

Send Subsequent Tax Bills To:
Grantce

Drafted by:
Peter M. Mann
Business Address
400 Renaissance Ctr, Ste 1900
Detroit, MI 48243

17-25-226-020 (part of) Tax Parcel # -026 (part of) Recording Fee \$7.00 Revenue Stamp Exempt MSA \$7.456(5) (a)

-02

RIDER "A"

Land in the Township of Commerce, Oakland County, Michigan described as:

Part of the Northeast 1/4 of Section 25, town 2 North, range 8 East, Commerce Township, Oakland County, Michigan described as follows:

Beginning at a point South 88 degrees 43 minutes 00 seconds West, 849.00 feet from the Northeast corner of said Section 25; thence South 00 degrees 06 minutes 13 seconds East, 551.91 feet; thence 48.30 feet along a curve to the left, radius of 50.00 feet, chord bearing South 27 degrees 37 minutes 18 seconds East, chord distance of 46.45 feet; thence 18.63 feet along a curve to the right, radius of 90.00 feet, chord bearing South 45 degrees 20 minutes 04 seconds East, chord distance of 18.57 feet; thence 167.18 feet along a curve to the right, radius of 90.00 feet, chord bearing South 13 degrees 48 minutes 13 seconds West, chord distance of 144.16 feet; thence East 201.00 feet; thence South 00 degrees 06 minutes 00 seconds West, 410.61 feet; thence South 57 degrees 50 minutes 35 seconds West, 547.54 feet; thence North 00 degrees 31 minutes 40 seconds West, 642.06 feet; thence East 60.00 feet; thence North 00 degrees 31 minutes 40 seconds West, 60.00 feet; thence East 139.68 feet; thence 185.46 feet along a curve to the right, radius of 90.00 feet, chord bearing North 07 degrees 59 minutes 07 seconds West, chord distance of 154.35 feet; thence 48.30 feet along a curve to the left, radius of 50.00 feet, chord bearing North 27 degrees 24 minutes 52 seconds East, chord distance of 46.45 feet; thence North 00 degrees 06 minutes 13 seconds West, 550.47 feet; thence North 88 degrees 43 minutes 00 seconds East, 70.00 feet to the point of beginning.

AND:

17-25-226-020
-026

Land in the Township of Commerce, Oakland County, Michigan, described as Part of the northeast 1/4 of Section 25, town 2 north, range 8 east, Commerce Township, Oakland County, Michigan, described as: Beginning at a point on the east section line located due south along the section line 765.11 feet from the northeast corner of said Section 25, thence due south along the section line 200.0 feet; thence south 57 degrees 38 minutes west 767.01 feet; thence south 00 degrees 08 minutes west 300.0 feet to the northerly line of Railroad Right of Way (50 feet wide); thence south 58 degrees 21 minutes 45 seconds west along the Railroad Right of Way 543.36 feet; thence due north 500.0 feet; thence north 58 degrees 25 minutes 40 seconds east 544.34 feet; thence north 00 degrees 08 minutes east 410.61 feet; thence due east 646.43 feet to the point of beginning. Subject to the rights of the public along the easterly 33 feet for highway purposes.

17-25-226-012

DONT NEED

RECORDED RIGHT OF WAY NO.

36526

WARRANTY DEED

LSER 8615 PAGE 416

25048

The Grantor(s) John Perrone and Evelyn E. Perrone, his wife, 7049 Dandison, West Bloomfield, Michigan 48033 whose address is

convey and warrant to Haggerty Land Company, a Michigan co-partnership consisting of John P. O'Reilly and John Perrone whose address is 2055 Haggerty Road, Walled Lake, Michigan 48088

the following described premises situated in the Township of Commerce County of Oakland and State of Michigan:

See Rider attached.

2

028100

3/12/84 [Signature]

for the sum of Two Hundred Fifty-eight Thousand Five Hundred Dollars (\$258,500.00)

subject to easements and building and use restrictions of record and further subject to such liens and encumbrances as shall have accrued or attached since December 7, 1982, such being the date of a land contract pursuant to which this Deed is given.

Dated this 3rd day of January, 1983.

Signed in presence of:

[Signature] William F. Reeves
[Signature] Cheryl A. Bailey

Signed by:

[Signature] John Perrone
[Signature] Evelyn E. Perrone

MAR 2 15:34

STATE OF MICHIGAN, }
COUNTY OF OAKLAND } ss.

The foregoing instrument was acknowledged before me this 3rd day of January 19 83 by John Perrone and Evelyn E. Perrone

OAKLAND COUNTY 22723
STATE OF MICHIGAN REAL ESTATE TRANSFER TAX
Dept. of Taxation FEB 1984 284.35

[Signature] Alan C. McManus
Notary Public, Michigan
My commission expires: My Commission Expires Sept. 21, 1986

County Treasurer's Certificate

City Treasurer's Certificate

When Recorded Return To:

Drafter (Name), (Street Address), (City and State)

Send Subsequent Tax Bills To:

Grantee

Drafted By:

Alan C. McManus
Business Address: 800 W. Long Lake Rd. Bloomfield Hills, MI 48013

Tax Parcel = 17-25-226-020, and part of 17-25-226-026 270 WLC Recording Fee 5.00 Transfer Tax 284.35

DONT NEED

RECORDED IN CHIEF OF TAX NO. 25048

RIDER:

Part of the N.E. 1/4 of Section 25, T. 2 N., R. 8 E., Commerce Township, Oakland County, Michigan, described as follows:

(2)

Beginning at a point S. 88° 43' 00" W. 849.00 feet; from the Northeast corner of said Section 25; thence S. 00° 06' 13" E. 551.91 feet; thence 48.30 feet along a curve to the left radius of 50.00 feet, chord bearing S. 27° 37' 18" E., chord distance of 46.45 feet; thence 18.63 feet along a curve to the right, radius of 90.00 feet, chord bearing S. 45° 20' 04" E. chord distance of 18.57 feet; thence 167.18 feet along a curve to the right, radius of 90.00 feet chord bearing S. 13° 48' 13" W. chord distance of 144.16 feet; thence East 201.00 feet; Thence S. 00° 06' 00" W. 410.61 feet; thence S. 57° 50' 35" W. 547.54 feet; thence N. 00° 31' 40" W. 642.06 feet; thence East 60.00 feet; thence N. 00° 31' 40" W. 60.00 feet; thence East 139.68 feet; thence 185.46 feet along a curve to the right, radius of 90.00 feet, chord bearing N. 07° 59' 07" W. chord distance of 154.35 feet; thence 48.30 feet along a curve to the left, radius of 50.00 feet, chord bearing N. 27° 24' 52" E., chord distance of 46.45 feet; thence N. 00° 06' 13" W. 550.47 feet; thence N. 88° 43' 00" E. 70.00 feet to P.O.B.

Cont. 7.468 acres

DONT Need

RECORDED RIGHT OF WAY NO.

36525

KNOW ALL MEN BY THESE PRESENTS: That Clarke-Gee Oil Company, a Michigan Corporation,
formerly Clarke Oil Company, a Michigan Corporation
whose address is 3300 LONE PINE, W. BLOOMFIELD, MI.

Convey(s) and Warrant(s) to Ekrem Bardha, and his wife Lumteri Bardha

whose address is 3300 LONE PINE, W. BLOOMFIELD, MI. 48033

the following described premises situated in the Township of Commerce
County of Oakland and State of Michigan, to-wit: Part of the East 1/2 of the Southeast
1/4 of Section 24, Town 2 North, Range 8 East, Commerce Township, Oakland
County, Michigan, described as: Beginning at point distant North 01 degrees
45 minutes 30 seconds East 1416 feet from the Southeast section corner, thence
North 01 degrees 45 minutes 30 seconds East 176.12 feet, thence North 88
degrees 14 minutes 30 seconds West 163 feet, thence South 03 degrees 27
minutes 47 seconds West 177.81 feet, thence South 51 degrees 00 minutes 00
seconds East 133 feet, thence North 39 degrees 00 minutes 00 seconds East
103.12 feet to point of beginning.

3495 Pontiac Trail

for the full consideration of Forty Five Thousand and No/100's-----(\$45,000.00)-----

subject to easements and restrictions of record, if any.

Dated this 29th day of September 19 80

Witnesses:

Signed and Sealed:

Max A. Maxim

John E. Townsend

It's: President

Clarke-Gee Oil Company, (L.S.)
formerly known as Clarke Oil Company
By: *James C. Clarke*
James C. Clarke, Jr. (L.S.)

It's: President (L.S.)

STATE OF MICHIGAN }
COUNTY OF Oakland } (L.S.)

The foregoing instrument was acknowledged before me this 29th day of September 1980
by *James C. Clarke, Jr.* President of *Clarke-Gee Oil Company, a Michigan Corporation* on behalf of said corporation.

My commission expires

Feb. 6, 1984
Type name of Grantor
Instrument
Drafted by *Max A. Maxim*
Notary Public *John E. Townsend* Acting in Oakland County, Michigan
Business Address *371-A S. Telegraph Rd., Pontiac, MI 48052*

County Treasurer's Certificate
1.00
10-6-80
10-6-80
10-6-80

City Treasurer's Certificate
STATE OF MICHIGAN
REAL ESTATE TRANSFER TAX
49.50
Dept. of Taxation OCT-3-80
PW-10560

Recording Fee 4.00 3.00
State Transfer Tax 49.50

When recorded return to Drafter
Send subsequent tax bills to Grantee

Tax Parcel # 17-24-401-010

TITLE INSURANCE ESCROWS

TITLE INSURANCE RECORDED RIGHT OF MAY NO. 36525

188304 PAGE 405

Stewart Title Company of Michigan
3500 Highland Rd.
Ann Arbor, Michigan 48104
(313) 663-7010 • 645-1626
70011 Evergreen Rd. - Suite 204
Southfield, Michigan 48074
(313) 356-0822

STC 15272-52

Land Contract

STC 3230

WITH ALTERNATE TAX AND INSURANCE PROVISIONS STEWART TITLE GUARANTY COMPANY

This Contract, Made this 14th 20th day of December, 19 82

Parties
Return
J.C.
P.A.

between Ekrum Bardha and Lumteri Bardha, his wife hereinafter referred to as the "Seller,"

whose address is: 3300 Lone Pine Rd., West Bloomfield, MI

and Robert Richman, a married man and Otto Herczeg, a married man, to each an undivided 1/2 interest. hereinafter referred to as the "Purchaser,"

whose address is 3495 Pontiac Trail, Walled Lake, Michigan

Description of Premises

Intersitly:
1. THE SELLER AGREES AS FOLLOWS:
(a) To sell and convey to the Purchaser land in the City of Commerce Township of Oakland County, Michigan, described as: Part of the East 1/2 of the Southeast 1/4 of Section 24, Town 2 North, Range 8 East, Commerce Township, Oakland County, Michigan, described as: Beginning at point distant North 01 degrees 45 minutes 30 seconds East 1416 feet from the Southeast section corner, thence North 01 degrees 45 minutes 30 seconds East 176.12 feet, thence North 88 degrees 14 minutes 30 seconds West 163 feet, thence South 03 degrees 27 minutes 47 seconds West 177.81 feet, thence South 51 degrees 00 minutes 00 seconds East 133 feet, thence North 39 degrees 00 minutes 00 seconds East 103.12 feet to the point of beginning. Sidwell No: 617-24-401-010

0
#

together with all tenements, hereditaments, improvements and appurtenances, including all lighting fixtures, plumbing fixtures, shades, Venetian blinds, curtain rods, storm windows, storm doors, screens, swings, if any, and _____ now on the premises,

and subject to all applicable building and use restrictions, and easements, if any, affecting the premises.

Terms of Payment

(b) That the consideration for the sale of the above described premises to the Purchaser is: Fifty Five Thousand and 00/100----- (\$ 55,000.00) DOLLARS,

of which the sum of Twenty Thousand and 00/100----- (\$ 20,000.00) DOLLARS,

has heretofore been paid to the Seller, the receipt of which is hereby acknowledged, and the balance of Thirty Five Thousand and 00/100----- (\$ 35,000.00) DOLLARS

is to be paid to the Seller, with interest on any part thereof at any time unpaid at the rate of eleven (11) per cent, per annum, while the Purchaser is not in default, and at the rate of SAME per cent, per annum, when and as often as the Purchaser is in default. This balance of purchase money and interest shall be paid in monthly installments of

Five Hundred and 00/100----- (\$ 500.00) DOLLARS

each, or more at Purchaser's option, on the 14th 20th day of each month, beginning January 1, 20, 19 83; said payments to be applied

first upon interest and the balance on principal; PROVIDED, the entire purchase money and interest shall be fully paid within Five (5) years from the date hereof, anything herein to the contrary notwithstanding.

Ballon payment required at end of term of this land contract.
(c) Upon receiving payment in full of all sums owing herein, less the amount then due on any existing mortgage or mortgage, and the surrender of the duplicate of this contract, to execute and deliver to the Purchaser or the Purchaser's assigns, a good and sufficient Warranty Deed conveying title to said land, subject to aforesaid restrictions and easements and subject to any then existing mortgage or mortgages, and free from all other encumbrances, except such as may be herein set forth, and except such encumbrances as shall have accrued or attached since the date hereof through the acts or omissions of persons other than the Seller or his assigns.

(d) To deliver to the Purchaser as evidence of title, at the Seller's option, either a Policy of Title Insurance or Abstract of Title, the effective date of the policy or certification date of Abstract to be approximately the date of this contract, and issued by the Stewart Title Company of Michigan. The Seller shall have the right to retain possession of this evidence of title during the life of this contract and upon demand, shall lend it to Purchaser upon the pledging of a reasonable security.

To furnish title Evidence

2. THE PURCHASER AGREES AS FOLLOWS:

(a) To purchase said land and pay the Seller the sum aforesaid, with the interest thereon as above provided.

(b) To use, maintain and occupy said premises in accordance with any and all restrictions thereon.

(c) To keep the premises in accordance with all police, sanitary and other regulations imposed by any governmental authority.

(d) To pay all taxes and assessments hereafter levied on said premises before any penalty for non-payment attaches thereto, and submit receipts to Seller upon request, as evidence of payment thereof; and at all times to keep the buildings now or hereafter on the premises insured against loss and damage, in manner and to an amount approved by the Seller, and to deliver the policies as issued to the Seller with the premiums fully paid.

Purchaser's Duties

If the amount of the estimated monthly cost of Taxes, Assessments and Insurance is inserted in the following Paragraph 2 (e), then the method of the payment of these items as therein indicated shall be adopted. If this amount is not inserted, then Paragraph 2 (e) shall be of no effect and the method of payment provided in the preceding Paragraph 2 (d) shall be effective.

(e) To pay monthly in addition to the monthly payments herein before stipulated, the sum of n/a

To Pay Taxes and Keep Premises Insured

Alternate Payment Method

Insert amount if advance monthly installment method of taxes and insurance is to be adopted

_____ DOLLARS, which is an estimate of the monthly cost of the taxes, assessments and insurance premiums for said premises, which shall be credited by the Seller on the unpaid principal balance due on the contract. If the Purchaser is not in default under the terms of this contract, the Seller shall pay for the Purchaser's account, the taxes, assessments and insurance premiums mentioned in Paragraph 2 (d) above when due and before any penalty attaches, and submit receipts therefor to the Purchaser upon demand. The amounts so paid shall be added to the principal balance of this contract. The amount of the estimated monthly payment, under this paragraph, may be adjusted from time to time so that the amount received shall approximate the total sum required annually for taxes, assessments and insurance. This adjustment shall be made on demand of either of the parties and any deficiencies shall be paid by the Purchaser upon the Seller's demand.

(f) That he has examined a Title Insurance Copy 11-29-82 STC# 15272-52 covering the above described premises, and is satisfied with the marketability of the title shown thereby, and has examined the above described premises and is satisfied with the physical condition of any structures thereon.

Acceptance of Title and Premises

RECORDED WITH STC ON MAY 19 86525

7.00
Stu
djo

RECORDED RIGHT OF WAY # 2199
 36525 DICK MORRIS
 CHEVROLET INC

NO - REQUIRED
 R/W NEEDED
 PER S/P

R/W SECURED
 WALTER LORANG

401-005
 23.14 AC

17-24

R/W SECURED
 RALPH LEO
 ETL

401-007
 4.71 AC

R/W SECURED
 OTTO HERZEG
 ETL

ABANDONED
 BUILDING

PONTIAC TR

S.E. CORNER
 SEC 24
 TIN RIDE

N. LINE SECT 25
 WALNUT LK RD

226-009
 7.50 AC

NORMAN B. LEVINE
 GLASS & MICROE INDUSTRIAL
 PARK

226-010
 2.97 AC

R/W SECURED
 NORMAN B. LEVINE
 ETL

226-011
 1.48 AC

R/W SECURED
 HAGGERTY
 LUMBER CO.
 JOHN FERRONE - ETL

226-012
 11.34 AC

17-25

R/W SECURED
 JOHN RYAN
 ETL

R/W SECURED
 UNITED INVESTMENTS
 RA DURHAM - ETL

226-013
 4.48 AC

US FABRICATING
 INC
 #1947

GTW RR

N.E. CORNER
 SEC 25
 TIN R. 10 E.

R/M TO 'FO

NOTE!

DO NOT CUT TREES
 TRIM ONLY

IN 70' FO
 IN 2 ANCH GUYS
 30' TO W.

WALNUT
 LK RD

N. 3" ANCH

IN 70' FO
 IN 2 ANCH 30'

N. 3" ANCH

IN 70' FO

IN 70' FO

IN 70' FO
 GUYS TO CO

IN 3" ANCH
 IN 3" ANCH

NOTE: R/W AGENT
 CONTACT W. MATICE BEFORE
 STARTING R/W

REPORT OF PROPERTIES AND RIGHTS OF WAY DEPARTMENT R/W SECURED AS INDICATED ON THIS SKETCH	PERMITS TO:	
BY: C. GEORGE WILLIAMS	RECORD CENTER	11
DATE: 8-29-86	R/W FILES	11
DATE WANTED: 4-14-86	MBT	11
DISTRICT FIELDMAN	ORIGINATOR	11
	TOTAL	11

LEGEND		THE DETROIT EDISON COMPANY - SERVICE PLANNING DEPARTMENT	
○	FOREIGN POLE	SECTION TWP	COMMERCIAL OAKLAND N.E. 1/4 SEC 25
○	EXIST. D.E. CO. POLE	COUNTY	ATL & TWP. SECT. NO. DEPT. ORDER NO.
○	PROPOSED POLE	MAP SHEET	1238-388 386, 384
○	EXIST. ANCHOR	RANGE	IN 10E
○	PROPOSED ANCHOR	PROJECT NAME	HANCOCK UNION LK
○	TREE	TEL. ENG. & DIST.	S. LESSL METRON
—	120/240 V LINE	CIRCUIT	71E 4478
—	4800 V LINE	REASON	WORK RELOCATION
—	12,000 V LINE	PLANNER	BUILD MATICE
—	40,000 V LINE	SCALE	1"=100'
		DATE	8-24-86
		PROJ. OR PART NO.	0-8197
		O.F.W. SO. ORP. NO.	6KASA 101
		BUDGET ITEM NO.	6KASA 31H

52595

36515
86525
RECORDED RIGHT OF WAY NO.