

SIMPSON, MORAN & BURNETT

ATTORNEYS AT LAW

FIFTH FLOOR NORTH

555 SOUTH WOODWARD

BIRMINGHAM, MICHIGAN 48011

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TELEPHONE
(313) 642-2000

July 9, 1980

Mr. Charles L. Gordon
Inglewood Development Corporation
23777 Southfield Road
Suite 224
Southfield, Michigan 48075

Dear Mr. Gordon:

This will confirm that Inglewood Development Corporation has purchased that property described in the attached Exhibit "A" for development as the Inglewood Condominium. The purchase was concluded on July 2, 1980 by Assignment by Clarence Bornstein of his purchaser's interest under a Land Contract dated June 26, 1980 by and between Carl W. Driscoll, as Trustee (as "Seller") and Clarence Bornstein (as "Purchaser"). A copy of the Assignment of Purchaser's Interest in Land Contract is enclosed for your files. Documents in connection with the transaction, including deeds with respect to each of the forty condominium units, have been placed in escrow with the title company.

If you have any further questions, please call.

Sincerely,

SIMPSON, MORAN & BURNETT


James A. Simpson

JAS:vam

RECORDED
INDEXED
MAY 1981
33521

EXHIBIT "A"

Land in the City of Lathrup Village, Oakland County, Michigan described as:

All of or part of lots 3390 through 3452 both inclusive, 3505, 3512, 3513, 3838, 3839, 3514, 3515, 3518, 3519 and 3539, part of San Jose Boulevard, part of San Quentin Drive, part of Rainbow Drive, part of Bungalow Drive, part of Rosewood Avenue, part of Rainbow Circle and all of the north and south 20 foot wide public alley between Yosemite Boulevard and San Jose Boulevard of LOUISE LATHRUP'S CALIFORNIA BUNGALOW SUBDIVISION NO. 6, as recorded in liber 41, page 32 of Plats, Oakland County Records, being part of the southwest 1/4 of section 14, town 1 north, range 10 east, Oakland County, Michigan described as: Beginning at the southwest corner of said lot 3390, thence north 00 degrees 02 minutes 30 seconds east 1720.00 feet along the east right of way line of Evergreen Road (120 feet wide); thence south 89 degrees 57 minutes 30 seconds east 160.00 feet; thence south 00 degrees 02 minutes 30 seconds west 420.00 feet; thence south 66 degrees 04 minutes 47 seconds east 87.39 feet; thence along a non tangent curve to the left with a radius of 546.33 feet, a central angle of 23 degrees 52 minutes 45 seconds an arc distant of 227.69 feet, a chord bearing south 11 degrees 58 minutes 51 seconds west 226.05 feet; thence south 00 degrees 02 minutes 30 seconds west 241.56 feet; thence along a curve to the left having a radius of 230.00 feet, a central angle of 15 degrees 28 minutes 37 seconds an arc distance of 62.13 feet and a chord bearing south 07 degrees 41 minutes 46 seconds east 61.94 feet; thence along a curve to the left having a radius of 780 feet, a central angle of 6 degrees 22 minutes 37 seconds an arc distance of 86.81 feet, a chord bearing south 18 degrees 38 minutes 22 seconds east 86.77 feet; thence south 60 degrees 01 minute 59 seconds west 80.00 feet; thence south 00 degrees 02 minutes 30 seconds west 638.27 feet; thence north 89 degrees 57 minutes 30 seconds west 40.00 feet; thence north 00 degrees 02 minutes 30 seconds east 20.00 feet; thence north 89 degrees 57 minutes 30 seconds west 120.00 feet to the point of beginning and containing 6.984 acres of land more or less.

RECORDED RIGHT OF WAY NO. 33521

COMMITMENT FOR TITLE INSURANCE NUMBER 63-78871
CHICAGO TITLE INSURANCE COMPANY

CHICAGO, ILLINOIS 60602
THE PHILIP F. GRECO TITLE COMPANY
118 CASS AVENUE • MT. CLEMENS, MICHIGAN 48043 • (313) 463-1582

CHICAGO TITLE INSURANCE COMPANY, a Missouri Corporation, hereby agrees to issue a policy of title insurance as hereinafter set forth upon satisfactory compliance with the requirements herein set forth and upon payment of the prescribed premium. If any requirement is not satisfied, the title policy will be issued subject to the exception which would otherwise be eliminated by compliance with such requirement. The policy will also contain exceptions as to matters affecting the title to subject property which may arise after the date hereof and which have not been eliminated to our satisfaction. All policies are subject to the printed conditions contained in the policy form. Owners' and Loan Policies With Exceptions will be issued with general exceptions as shown on the reverse side hereof.

FORM OF POLICY TO BE ISSUED

ALTA OWNER'S POLICY
FORM B-1970 (AMENDED 10-17-70)
\$ 384,000.00

ALTA LOAN POLICY
FORM B-1970 (AMENDED 10-17-70)
WITHOUT EXCEPTIONS
\$

ALTA LOAN POLICY
FORM B-1970 (AMENDED 10-17-70)
WITH EXCEPTIONS
\$

PARTY TO BE INSURED

CLARENCE BORNSTEIN

DESCRIPTION OF REAL ESTATE

Situated in City of Lathrup Village, Oakland County, Michigan

(SEE RIDER ATTACHED FOR FULL LEGAL DESCRIPTION OF REAL ESTATE)

OWNER, ENCUMBRANCES, EXCEPTIONS TO TITLE, UNPAID TAXES AND REQUIREMENTS FOR ISSUANCE OF POLICY

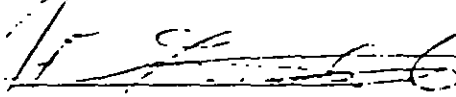
1. Owner: Forest Drive Corporation, a Michigan Corporation, as to lots 3428 through 3439 and lots 3505 and 3512;
Carl W. Driscoll, Trustee under Trust Agreement dated April 2, 1969, as to the remainder of subject property.

RECORD DEED FROM ABOVE OWNERS TO CLARENCE BORNSTEIN.

2. Mortgage for \$32,000.00 executed by Forest Drive Corporation, to Norman Adelsberg dated April 22, 1980 and recorded April 24, 1980 in liber 7774, page 577, Oakland County Records, as to lots 3428 through 3439 both inclusive.

3. Subject to the Interest of Richard A. Golden, grantee in Mesne Tax Deeds, dated June 11, 1979 and recorded July 5, 1979 in liber 7555, pages 280, 281, 282, 283, 284,

(SEE RIDER)

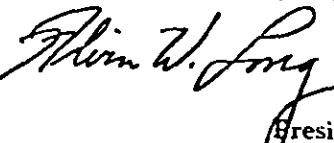
Countersigned: 
J. F. GUastella Authorized Signatory

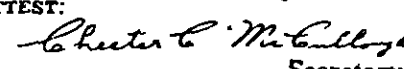
Dated at Mount Clemens Michigan,
May 14, 1980 at 8 A.M.
UPDATED-REVISED (3) P.M.

This Commitment is valid and binding for a period of 90 days from the date hereof. pvs



CHICAGO TITLE INSURANCE COMPANY

By: 
President.

ATTEST: 
Secretary.

33521

RIDER

and 288, as to lots 3513, 3838, 3518, 3514, 3519 and 3839.

4. Subject to the Interest of Virgil J. Turner in Tax Deed, dated June 13, 1979 and recorded July 9, 1979 in liber 7557, page 9, as to lot 3515.
RECORD EVIDENCE SATISFACTORY TO THE INSURER THAT SAID INTEREST HAS BEEN ELIMINATED.

5. Mortgage for \$30,000.00 executed by Forest Drive Corporation to Abraham Zentman and Judith Zentman, his wife, dated July 26, 1979 and recorded October 2 1979 in liber 7634, page 125 Oakland County Records, as to lots 3440 through 3452 both inclusive and lots 3505 and 3512.

6. Mortgage for \$25,000.00 executed by Carl W. Driscoll, Trustee to Abraham Zentman and Judith Zentman, his wife as to an undivided 40% interest and Samuel M. Zentman and Lynda M. Zentman, his wife, as to an undivided 60% interest, dated July 31, 1978 and recorded August 21, 1978 in liber 7288, page 608, Oakland County Records, as to lots 3453 through 3465 both inclusive.

7. Subject to an easement for a water main in favor of the City of Lathrup Village, as set forth in liber 7268, page 542, Oakland County Records.

8. Easements as shown on the recorded plat.

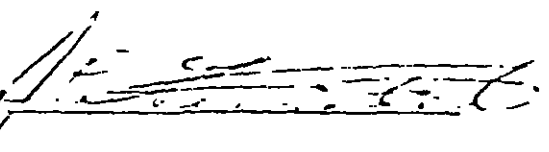
9. Building and use restrictions contained in instrument recorded in liber 1262, page 596.

10. Taxes: Endorsement Letter to Follow.

33521

Rider attached to and forming part of Commitment No. 50-78871.

Philip F. Greco Title Company

By 

APPLICATION FOR RIGHT OF WAY
DE FORM MS 80 5-74 55

PLEASE SECURE RIGHT OF WAY AS FOLLOWS.

DATE May 22, 1980

LOCATION Ev ergreen N. of Eleven Mile

APPLICATION NO. RLW 6981

CITY OR VILLAGE Louis Lathrup's California Bungalow Sub.

DEPT ORDER NO _____

O F W NO _____

TOWNSHIP Southfield COUNTY Oakland

BUDGET ITEM NO _____

DATE BY WHICH RIGHT OF WAY IS WANTED A.S.A.P.

INQUIRY NO. _____

THIS R/W IS _____ % OF TOTAL PROJECT NO. _____ ACCUM. _____ %.

JOINT RIGHT OF WAY REQUIRED YES NO

NOTE: Identify on print or sketch the subdivisions as to section location and liber and page.

Print 166# 5709

KIND AND DESCRIPTION OF RIGHT OF WAY REQUESTED See property description

RECORDED RIGHT OF WAY TO 33521

PURPOSE OF RIGHT OF WAY Relocate pole Lines

SIGNED *Don R. Maulk* /Supervisor
Oakland Div. Headquarters Service Planning
OFFICE DEPARTMENT

REPORT OF REAL ESTATE AND RIGHTS OF WAY DEPT.

Recordable Joint right of way secured as shown on the attached sketch.

Contacts by O. Racine, Real Estate, Rights of Way & Claims.

Ser.Pln. 1
PERMITS IN RECORD CENTER 1 R.E. & R/W DEPT. FILE _____ GRANTOR Inglewood Development

NO OF PERMITS 1 NO. OF STRUCTURES _____ NO. OF MILES _____ PERMITS TO MBT 1

DATE 9-12-80 SIGNED *James A. Robertson*
JAMES A. ROBERTSON

5-28-80 WD 7-2-80