# JOINT OVERHEAD AND UNDERGROUND FATEENT COMPORATE LIBER 1848 PAGE 44

Detroit, Michigan, and the MICHIGAN BELL TELEPHONE lessees, successors and assigns, to construct aerial and/or	underground line facilities for the purpose of providing electri- guys, anchors, conduits, wires, cables, manholes, transformer
Lathrup Village , County of Oakland	, State of Michigan, further described as follows
1,0	
with full right of ingress and egress upon the said premises to reconstruct, repair, operate and maintain said line facilities, grantees at any time interfere or threaten to interfere with the and underground  The route of overhead ine facilities is described as follows:	and to trim or cut down any trees which in the opinion of the
See attached Append	lix "A"
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Kodek nemengenem kangan	KOORTSOOROKKING KROKK KOORIK KKAISOORIK KAKKAISOORIK KOORTSOORIK KROKK KROKK KAISOORIK KAKKAISOORIK KAISOORIK KAKKAISOORIK KAISOORIK KAKKAISOORIK KAISOORIK KAISOORIK
This grant is hereby binding upon the heirs, successors and a	ssigns of the undersigned grantor —.
IN WITNESS WHERE OF they have hereunto set their	hands and seal this 31st day of July , 1980
witness-	INGLEWOOD DEVELOPMENT CORPORATION
	23777 Southfield, Suite 224 Southfield, Michigan 48075
J. V. 7/1. C. 14.	MONTHS AND
Susan M. McCubbrey	Charles L. Gordon
	Chairman of the Board, Treasurer
Jane 6. Truss	Itanle Libraria
Jane C. Pruss	Stanley E. Guskir Presdent
PREPARED BY:	ADDRESS
Omer V. Racine	
The Detroit Edison Company 30400 Telegraph Road	m and a second
Birmingham, Michigan 48010	ADDRESS " & TO
County of OAKLAND s s	
On this 31st day of July	A.D. 1980, before me the subscriber, a Notary Public
in and for said county appeared Charles L. Gordon	and <u>Stanley E. Guski</u> of
Inglewood Development Corporation	
to me personally known, who being by me duly sworn did say that	they are the Chairman of the Board, Treasurer
and President of Ingle	wood Development Corporation
seal of said corporation and that said instrument was signed and	and that the seal affixed to said instrument is the corporate sealed in behalf of said corporation by authority of its board of
directors and Charles L. Gordon	and
Stanley E. Guski	
free act and deed of said corporation.	acknowledged said instrument to be the
while	cumuta manaling
APPROVED AS TO FORM DATE  My commission expires:LEGAL DEPARTMENT	Notary Public, Onkland County, Michigan Notary Public Commission Expires August 16:1983 County, Michigan
	J'

APPENDIX "A"

A private easement for public utilities over, across and under a 12 foot wide strip of land the center line of which is described as part of the following Lots: 3539, 3519, 3518, 3515, 3514, 3839, 3838, 3513, 3512 and 3505 and part of the following roads: Rosewood Ave., Bungalow Dr., Rainbow Dr., San Quentin Dr. & San Jose Blvd, which is part of "Louise Lathrup's California Bungalow Subdivision No. 6" a subdivision of part of the southwest 1/4 of Section 14, Town 1 North, Range 10 East, Southfield Township, Oakland County, Michigan. As recorded in Liber 41 of Plats, on Page 32 of Oakland County Records. Being more particularly described as commencing at the Southwest corner of said Lot 3539; thence South 89°57'30" East 40.00 feet along the South line of said Lot 3539 to the point of beginning and the centerline of said easement; thence proceeding North 00°02'30" East 1739.91 feet to a point on the South adjusted Right of Way line of San Jose Blvd. and the point of ending.

WITNESSES:  And Auss  Jane C. Pruss	Carl W. Driscoll, Trustee under Trust Agreement dated April 2, 1969. 19600 Forest Drive Lathrup Village, Michigan 48076
Elizabeth A. Cusenza	Signal Si
STATE OF MICHIGAN )  COUNTY OF OAKLAND )	
Carl W. Driscoll, Trustee under Tr known to be the person who execute known to be the trustee of said to	this $\sqrt{\frac{1}{2}}$ day of $\sqrt{\frac{1980}{1980}}$ , rust Agreement dated April 2, 1969, to me ed the foregoing instrument, and to me rust, and acknowledged that he executed see as the free act and deed of said trust.
	Elisabeth an Cusenza
My Commission Expires:	Notary Public, County, Michigan  ELIZABETH ANN CUSENZA  Notary Public, Oakland County, Michigan  My Commission Expires August 15, 1983
WITNESSES:	
Susan M. Mc authrey	Clarence Danfeer
Susan M. McCubbrey  Clinkbetth a Cusua	Clarence Bornstein, A Single Man Box 185 Birmingham, Michigan 48012
Elizabeth A. Cusenza STATE OF MICHIGAN )	
COUNTY OF CAKLAND ) SS:	
Personally came before me Clarence Bornstein, a single man,	this st day of least of the person who acknowing instrument as his free act and deed.
	Eliptica an Currence

My Commission Expires:\_\_

.County, Michigan

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SIMPSON, MORAN & BURNETT ATTORNEYS AT LAW FIFTH FLOOR NORTH 555 SOUTH WOODWARD JAMES A SIMPSON BIRMINGHAM, MICHIGAN 48011 TELEPHONE PATRICK A MOHAN 1313. 642-2000 LOUIS J BURNETT JUDITH B SHUMAKER DAVID M BLACK July 9, 1980 JOHN M POLLOCK DANIEL F BERRY 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 The purchase was concluded on July 2, 1980 by Assignment by RICTI 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"). G A copy of the Assignment of Purchaser's Interest in Land TAY 119. 335 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 ames A. JAS: vam

#### 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 north00 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 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.

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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 8-1970 (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

 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) 🦯

CHICAGO TITLE INSURANCE COMPANY

Countersigned:

J. F. GUastélla

**Authorized Signatory** 

Dated at Mount Clemens

Michigan, A.M.

May 14, 1980 at 8

P.M.

UPDATED-REVISED (3)

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

nvs

Fresident.

Chester to McCalloye Secretary.

NOTE: The reverse side hereof is part of this commitment.

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.

3521

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

Philip F. Greco Title Company

PLEASE SECURE RIGHT OF WAY AS FOLLOWS.

	May 22, 1980
Ev ergreen N. of Eleven Mile	APPLICATION NO. RIW 6981
LOCATION	AFFEIGNION NO. #11
	DEPT ORDER NO
Louis Lathrup's California Bungalow Sub.	o F W NO
TOWNSHIP Southfield COUNTY Oakland	BUDGET ITEM NO
DATE BY WHICH RIGHT OF WAY IS WANTED	INQUIRY NO
THIS R/W IS % OF TOTAL PROJECT NO ACCUM %.	JOINT RIGHT OF YES XX NO
NOTE: Identify on print or sketch the subdivisions as to section location and liber and page.	JOINT RIGHT OF YES EX NO 1
See property description of RIGHT OF WAY REQUESTED	, , , , , , , , , , , , , , , , , , ,
	T. G.
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PURPOSE OF RIGHT OF WAY Relocate pole Lines	
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	02
	(3
SIGNED. Ward	/Superv isor
Oakland Div. Headqua	arters Service Planning
·	
REPORT OF REAL ESTATE AND RIGHTS OF WA	
Recordable Joint right of way secured as shown on the attach	
Contacts by O. Racine, Real Estate, Rights of Way & Claims.	
Ser.Pln. 1 PERMITS IN RECORD CENTER 1 R.E. & R/W DEPT. FILE	ANTOR Inglewood Development
NO OF PERMITS 1 NO. OF STRUCTURES NO. OF MILES	1
	DI I
DATE 9-12-80 SIGNED SIGNED SAMES A. R	OBERTSON

5-28-80 WD 7-2-80