

LIBER 9208 PAGE 671

STATE OF MICHIGAN

County of Oakland } s s

On this 1st day of October A.D. 1985, before me, the undersigned, a Notary Public in and for said county, personally appeared Richard Gershenson, Co-Partner, D/B/A, R.G. Tel-Twelve Co., 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. on behalf of said limited partnership.

JOAN ELAINE MELL
Notary Public, Oakland County, MI
My Commission Expires June 9, 1987

Joan Elaine Mell
Joan Elaine Mell
Notary Public, Oakland County, Michigan

My commission expires: June 9, 1987

RECORDED RIGHT OF WAY NO. 35988

EXHIBIT "A"

The following is the description of a parcel of land located in and being a part of the ~~Northeast 1/4~~ of Section 17, Town 1 North, Range 10 East, City of Southfield, Oakland County, Michigan and being more particularly described as follows:

Commencing at the Northeast Corner of said Section 17; thence South 88 degrees 19 minutes 48 seconds West 333.80 feet, along the North Line of said Section 17; thence South 02 degrees 16 minutes 12 seconds East 60.00 feet, to the Point of Beginning; thence South 02 degrees 16 minutes 12 seconds East 388.00 feet; thence South 34 degrees 14 minutes 23 seconds East 301.78 feet; thence South 02 degrees 16 minutes 12 seconds East 340.00 feet; thence South 30 degrees 30 minutes 10 seconds West 130.00 feet; thence South 02 degrees 16 minutes 12 seconds East 25.00 feet; thence South 30 degrees 30 minutes 10 seconds West 165.18 feet; thence South 02 degrees 16 minutes 12 seconds East 1468.33 feet; thence South 89 degrees 41 minutes 48 seconds West 416.54 feet; thence North 02 degrees 16 minutes 12 seconds West 360.23 feet; thence South 87 degrees 43 minutes 48 seconds West 389.52 feet; thence North 02 degrees 11 minutes 12 seconds West 670.21 feet, along the Easterly Line of Telegraph Road; thence North 33 degrees 09 minutes 02 seconds West 180.76 feet, along the Easterly Line of said Telegraph Road; thence North 02 degrees 11 minutes 12 seconds West 815.00 feet, along the Easterly Line of said Telegraph Road; thence North 00 degrees 31 minutes 03 seconds East 571.68 feet, along the Easterly Line of said Telegraph Road; thence North 88 degrees 24 minutes 48 seconds East 96.02 feet; thence North 02 degrees 11 minutes 12 seconds West 150.00 feet; thence North 88 degrees 24 minutes 48 seconds East 772.46 feet, to the Point of Beginning.

The above described parcel of land contains 2,267,960 square feet or 52.065 acres and is subject to any and all easements, rights and restrictions of record or otherwise.

RETURN TO
J. D. McDONALD
THE DETROIT EDISON COMPANY
30400 TELEGRAPH ROAD, 264 OAKDH
BIRMINGHAM, MICHIGAN 48010

Decoz

September 24, 1985
Job No. 84-1002
Desc. File 41002E

Description No. 84-1002E-2
EASEMENT No. 1

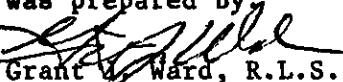
The following is the description of a parcel of land located in and being a part of the Northeast 1/4 of Section 17, Town 1 North, Range 10 East, City of Southfield, Oakland County, Michigan and being more particularly described as follows:

Commencing at the Northeast Corner of said Section 17; thence South 88 degrees 19 minutes 48 seconds West 333.80 feet, along the North Line of said Section 17 and the Centerline of Twelve Mile Road; thence South 02 degrees 16 minutes 12 seconds East 60.00 feet, to the Point of Beginning;

thence South 02 degrees 16 minutes 12 seconds East	388.94 feet;
thence South 32 degrees 30 minutes 00 seconds East	294.11 feet;
thence North 69 degrees 44 minutes 56 seconds East	9.72 feet;
thence South 34 degrees 14 minutes 23 seconds East	4.65 feet;
thence South 02 degrees 16 minutes 12 seconds East	3.20 feet;
thence South 75 degrees 28 minutes 52 seconds West	10.23 feet;
thence South 02 degrees 16 minutes 12 seconds East	170.29 feet;
thence South 01 degree 12 minutes 32 seconds East	160.05 feet;
thence South 81 degrees 22 minutes 20 seconds East	13.20 feet;
thence South 02 degrees 16 minutes 12 seconds East	1.82 feet;
thence South 30 degrees 30 minutes 10 seconds West	6.37 feet;
thence North 75 degrees 38 minutes 25 seconds West	11.56 feet;
thence South 24 degrees 11 minutes 45 seconds West	101.08 feet;
thence South 30 degrees 30 minutes 10 seconds West	19.95 feet;
thence South 02 degrees 16 minutes 12 seconds East	4.92 feet;
thence South 24 degrees 11 minutes 45 seconds West	11.54 feet;
thence South 28 degrees 01 minute 02 seconds West	167.09 feet;
thence South 02 degrees 16 minutes 12 seconds East	791.00 feet;
thence South 87 degrees 43 minutes 48 seconds West	8.00 feet;
thence North 02 degrees 16 minutes 12 seconds West	42.82 feet;
thence South 30 degrees 11 minutes 11 seconds West	265.22 feet;
thence North 66 degrees 30 minutes 33 seconds East	16.50 feet;
thence South 23 degrees 29 minutes 27 seconds East	6.00 feet;
thence South 66 degrees 30 minutes 33 seconds West	24.67 feet;
thence South 30 degrees 11 minutes 11 seconds West	367.94 feet;
thence South 22 degrees 54 minutes 19 seconds West	148.26 feet;
thence North 02 degrees 16 minutes 12 seconds West	28.21 feet;
thence North 22 degrees 54 minutes 19 seconds East	121.00 feet;
thence North 58 degrees 20 minutes 06 seconds West	36.39 feet;
thence North 31 degrees 39 minutes 54 seconds East	6.00 feet;
thence South 58 degrees 20 minutes 06 seconds East	35.92 feet;
thence North 30 degrees 11 minutes 11 seconds East	343.78 feet;
thence South 66 degrees 30 minutes 33 seconds West	192.31 feet;
thence South 53 degrees 03 minutes 49 seconds West	24.74 feet;
thence North 36 degrees 56 minutes 11 seconds West	6.00 feet;
thence North 53 degrees 03 minutes 49 seconds East	32.65 feet;
thence North 19 degrees 45 minutes 20 seconds West	85.33 feet;
thence North 70 degrees 14 minutes 40 seconds East	12.00 feet;
thence South 19 degrees 45 minutes 20 seconds East	80.21 feet;
thence North 66 degrees 30 minutes 33 seconds East	190.04 feet;
thence North 30 degrees 11 minutes 11 seconds East	287.90 feet;
thence North 02 degrees 16 minutes 12 seconds West	733.32 feet;
thence North 81 degrees 47 minutes 01 second West	62.83 feet;
thence South 87 degrees 43 minutes 20 seconds West	37.86 feet;
thence North 02 degrees 16 minutes 40 seconds West	3.00 feet;
thence North 87 degrees 43 minutes 20 seconds East	36.50 feet;
thence North 02 degrees 16 minutes 40 seconds West	31.50 feet;
thence North 87 degrees 43 minutes 20 seconds East	3.00 feet;
thence South 02 degrees 16 minutes 40 seconds East	31.75 feet;
thence South 81 degrees 47 minutes 01 second East	61.70 feet;
thence North 28 degrees 01 minute 02 seconds East	168.94 feet;
thence North 24 degrees 11 minutes 39 seconds East	137.05 feet;
thence North 01 degree 12 minutes 32 seconds West	160.59 feet;
thence North 02 degrees 16 minutes 12 seconds West	170.32 feet;
thence North 32 degrees 30 minutes 00 seconds West	275.65 feet;
thence South 02 degrees 16 minutes 12 seconds East	100.93 feet;
thence South 87 degrees 43 minutes 48 seconds West	6.00 feet;
thence North 02 degrees 16 minutes 12 seconds West	117.22 feet;
thence North 31 degrees 34 minutes 19 seconds West	47.15 feet;
thence North 58 degrees 25 minutes 41 seconds East	20.73 feet;
thence North 02 degrees 16 minutes 12 seconds West	343.64 feet;
thence North 88 degrees 19 minutes 48 seconds East	12.00 feet;

along the South Line of Twelve Mile Road (120 feet wide), to the Point of Beginning.

RECORDED RIGHT OF WAY NO. 35988

The above description was prepared by:

Grant A. Ward, R.L.S.
License No. 22445

RETURN TO
J. D. McDONALD
THE DETROIT EDISON COMPANY
30400 TELEGRAPH ROAD, 264 OAKDALE
BIRMINGHAM, MICHIGAN 48010

8886 MAY 683

S3 43773

MEMORANDUM OF LAND CONTRACT

47-071-023



THIS MEMORANDUM OF LAND CONTRACT entered into this 31st day of May

19 83, by and between:

R.G. Tel Twelve Co., a Michigan co-partnership, whose address is 31313 Northwestern Highway, Suite 201, Farmington Hills, MI

"Seller" and Tel-Twelve Mall Associates Limited Partnership, a Michigan limited partnership whose address is 31313 Northwestern Highway, Suite 201, Farmington Hills, MI, hereinafter referred to as "Purchaser".

WITNESSETH:

The Purchaser and Seller have entered into a land contract of even date herewith and they desire to enter into this Memorandum of Land Contract to give record notice of the existence of the said land contract.

In consideration of the premises and other good and valuable consideration, the Seller acknowledges and agrees that the property described below was sold to the Purchaser on land contract of even date:

See Schedule A attached hereto and made a part hereof.

Said property being located in the City of Southfield, Oakland County, Michigan.

The purpose of this Memorandum of Land Contract is to give record notice of the existence of the aforesaid land contract.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Land Contract and have caused their hands and seals to be affixed hereto the day and year first above written.

Signed, Sealed, and Delivered in Presence of:

PAULA H. WALTERS, CAROL HORNING (with signatures)

R.G. TEL TWELVE CO., a Michigan co-partnership By: Dennis Gershenson, Partner (I.S.) "Seller" (I.S.)

TEL-TWELVE MALL ASSOCIATES LIMITED PARTNERSHIP By: R.G. TEL TWELVE CO. General Partner Dennis Gershenson, Partner (I.S.) "Purchaser"

STATE OF MICHIGAN

COUNTY OF Oakland ss.

The foregoing instrument was acknowledged before me this 31st day of May 1983 by Dennis Gershenson, partner of R.G. Tel Twelve Co., on behalf of the partnership, as Seller.

My Commission expires July 11, 1983 Notary Public, Oakland County, Michigan

STATE OF MICHIGAN

COUNTY OF Oakland ss.

The foregoing instrument was acknowledged before me this 31st day of May 1983 by Dennis Gershenson, partner of R.G. Tel Twelve Co., which is general partner of Tel-Twelve Mall Associates Limited Partnership, on behalf of the limited partnership, as Purchaser.

My Commission expires November 19, 1983 Notary Public, Oakland County, Michigan

Drafted by: Phyllis G. Rozof, Attorney Business address: 2290 First National Building Detroit, Michigan 48226

ST. PAUL TITLE INSURANCE CORPORATION - SUCCESSOR TO BURTON ABSTRACT AND TITLE COMPANY - SERVING YOU SINCE 1866

MAKE YOUR REAL ESTATE TRANSFERS SAFE BY USING ST. PAUL TITLE INSURANCE

RECORDED RIGHT OF WAY NO. 35988 OAKLAND COUNTY MICHIGAN REGISTRY OF DEEDS RECORDS 83 MAY 31 16:54

Land in the City of Southfield, County of Oakland, State of Michigan, described as:

All that part of the Southeast 1/4 and the Northeast 1/4 of Section 17, Town 1 North, Range 10 East, City of Southfield, Oakland County, Michigan, described as: Beginning at a point in the South line of Twelve Mile Road, 120 feet wide, which point is distant South 89 degrees 07 minutes 00 seconds West 333.80 feet and South 1 degree 34 minutes 00 seconds East 60.00 feet from the Northeast corner of said Section 17; thence South 1 degree 34 minutes 00 seconds East 2725.53 feet; thence North 89 degrees 36 minutes 00 seconds West 416.54 feet; thence North 1 degree 34 minutes 00 seconds West 360.23 feet; thence South 88 degrees 26 minutes 00 seconds West 389.52 feet; thence along the Easterly line of Telegraph Road as widened North 1 degree 29 minutes 00 seconds West 670.21 feet and North 32 degrees 26 minutes 50 seconds West 180.76 feet and North 1 degree 29 minutes 00 seconds West 815.00 feet and North 1 degree 13 minutes 15 seconds East 571.68 feet; thence North 89 degrees 07 minutes 00 seconds East 96.02 feet; thence North 1 degree 29 minutes 00 seconds West 150.00 feet; thence along the South line of said Twelve Mile Road, North 89 degrees 07 minutes 00 seconds East 772.46 feet to the point of beginning;

TOGETHER WITH all right, title and interest of Grantor in and to the easement for sanitary and storm sewers as set forth in the Agreement dated as of the 28th day of June, 1966, between Warren E. Avis, a single man, and William Gershenson and Sylvia Gershenson, his wife, recorded in Liber 4922, Oakland County Records, on Page 704, and the Agreement between Tel-Twelve Shopping Center, Inc., a Michigan corporation, and the City of Southfield, dated as of February 6, 1967 and recorded in Liber 5014, Oakland County Records, on Page 374.

Sidwell Number 24-17-226-004

RECORDED RIGHT OF WAY NO. 35988

Drafted By and When
Recorded Return to:

Phyllis G. Rozof, Attorney
Honigman Miller Schwartz and Cohn
2290 First National Building
Detroit, Michigan 48226

This Indenture, Made this 25th day of January, in the year of our Lord, one thousand nine hundred and eighty-three

BETWEEN THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES, a New York corporation, whose address is 1285 Avenue of the Americas, New York, New York 10019, and THE EQUITABLE LIFE MORTGAGE AND REALTY INVESTORS, INC., a Massachusetts corporation (formerly The Equitable Life Mortgage and Realty Investors, a Massachusetts business trust), whose address is 1285 Avenue of the Americas, New York, New York 10019, parties of the first part, and R.G. TEL TWELVE CO., A Michigan co-partnership, whose address is c/o Ramco-Gershenson, Inc., 31313 Northwestern Highway, Suite 201, Farmington Hills, Michigan 48018 party of the second part.

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of One (\$1.00) Dollar and other valuable consideration

to them in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, have granted, bargained, sold, remised, released, aliened and confirmed, and by these presents do grant, bargain, sell, remise, alien and confirm unto the party of the second part, and to its successors and assigns, FOREVER, All that certain piece or parcel of land, situate, lying and being in the City of Southfield, County of Oakland, State of Michigan, known and described as follows, to-wit:

[See Exhibit A attached hereto and made a part hereof]

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining; and the reversion or reversions, remainder or remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim or demand whatsoever, of the said parties of the first part, either in Law or Equity, of, in and to the above bargained premises, with the said hereditaments and appurtenances; To Have and to Hold the premises as before described, with the appurtenances, unto the said party of the second part, its successors, and assigns, FOREVER. And the said parties of the first part, do covenant, grant, bargain and agree to and with the said party of the second part, its successors and assigns, that they

the said parties of the first part have not heretofore done, committed or wittingly or willingly suffered to be done or committed, any act, matter or thing whatsoever, whereby the premises hereby granted, or any part thereof, is, are or shall, or may be charged or incumbered in title, estate or otherwise howsoever.

REVENUE TO BE AFFIXED AFTER RECORDING

1-16
1-17
11

1.00
2-7-83

Emu 01313

CLERK OF COURT

83 FEB -1 13:52

RECORDED RIGHT OF WAY NO.

35988

DAVID A. ...

11-20

In Witness Whereof, The said parties of the first part have hereunto set their hands

~~and seals~~ the day and year first above written.

Signed, Sealed and Delivered in Presence of
Lynn Antonville
Lynn Antonville
Alan G. Friedman
Alan G. Friedman

Helen M. Sherfitt
Helen M. Sherfitt
Renata Funghini
Renata Funghini
STATE OF MICHIGAN,

County of _____ ss.

THE EQUITABLE LIFE ASSURANCE SOCIETY
OF THE UNITED STATES (SEAL)

By Waldemar J. Antoniewicz
Its Assistant Vice President Waldemar J. Antoniewicz (SEAL)

THE EQUITABLE LIFE MORTGAGE AND
REALTY INVESTORS, INC. (SEAL)

By Larry K. Mills
Its Treasurer

On this _____ day of _____ in the year of our Lord one
thousand nine hundred and _____ before me, a

_____ in and for said County, personally came the before named

_____ known to me to be the person who executed the foregoing instrument, and acknowledged the same to be
_____ free act and deed.

Notary Public, _____ County, Michigan.

My commission expires _____ 19 _____

RECORDED RIGHT OF WAY NO.

35988

184

DEED — (C)

(WITHOUT WARRANTY CLAUSE)

TO

REGISTER'S OFFICE,

County of _____ ss.

Received for Record, this

day of _____ 19 _____

at _____ o'clock _____ M., and Recorded

in Liber _____ of Deeds,

on Page _____

Register of Deeds.

THE RIGOLE PRESS, FLINT, MICHIGAN

State of New York)
 : ss.
County of New York)

The foregoing instrument was acknowledged before me this 25th day of JANUARY, 1983, by Waldemar J. Antonowicz, the ASSISTANT VICE PRESIDENT of THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES, a New York corporation, on behalf of the corporation.

[Notarial Seal]

[Signature]

Notary Public, New York County, New York
My commission expires March 30, 1984

MARY L. DUBOVICK
Notary Public, State of New York #41-1031950
Qualified in Queens County
Certificate Filed New York County Clerk
Term expires March 30, 1984

State of New York)
 : ss.
County of New York)

The foregoing instrument was acknowledged before me this 25th day of JANUARY, 1983, by [Signature], the [Signature] of THE EQUITABLE LIFE MORTGAGE AND REALTY INVESTORS, INC., a Massachusetts corporation, on behalf of the corporation.

[Notarial Seal]

[Signature]

Notary Public, New York County, New York
My commission expires March 30, 1984

MARY L. DUBOVICK
Notary Public, State of New York #41-1031950
Qualified in Queens County
Certificate Filed New York County Clerk
Term expires March 30, 1984

Drafted by Allen Schwartz, of
Miller, Canfield, Paddock and Stone
2500 Detroit Bank & Trust Building
Detroit, Michigan 48226

WHEN RECORDED, RETURN TO: **MARVIN S. ROSEN**
2290 FIRST NATIONAL BLDG.
DETROIT, MICHIGAN 48226



RECORDED RIGHT OF WAY NO. 35986

EXHIBIT A

Land in the City of Southfield, County of Oakland, State of Michigan, described as:

All that part of the Southeast 1/4 and the Northeast 1/4 of Section 17, Town 1 North, Range 10 East, City of Southfield, Oakland County, Michigan, described as: Beginning at a point in the South line of Twelve Mile Road, 120 feet wide, which point is distant South 89 degrees 07 minutes 00 seconds West 333.80 feet and South 1 degree 34 minutes 00 seconds East 60.00 feet from the Northeast corner of said Section 17; thence South 1 degree 34 minutes 00 seconds East 2725.53 feet; thence North 89 degrees 36 minutes 00 seconds West 416.54 feet; thence North 1 degree 34 minutes 00 seconds West 360.23 feet; thence South 88 degrees 26 minutes 00 seconds West 389.52 feet; thence along the Easterly line of Telegraph Road as widened North 1 degree 29 minutes 00 seconds West 670.21 feet and North 32 degrees 26 minutes 50 seconds West 180.76 feet and North 1 degree 29 minutes 00 seconds West 815.00 feet and North 1 degree 13 minutes 15 seconds East 571.68 feet; thence North 89 degrees 07 minutes 00 seconds East 96.02 feet; thence North 1 degree 29 minutes 00 seconds West 150.00 feet; thence along the South line of said Twelve Mile Road, North 89 degrees 07 minutes 00 seconds East 772.46 feet to the point of beginning;

TOGETHER WITH all right, title and interest of Grantor in and to the easement for sanitary and storm sewers as set forth in the Agreement dated as of the 28th day of June, 1966, between Warren E. Avis, a single man, and William Gershenson and Sylvia Gershenson, his wife, recorded in Liber 4922, Oakland County Records, on Page 704, and the Agreement between Tel-Twelve Shopping Center, Inc., a Michigan corporation, and the City of Southfield, dated as of February 6, 1967 and recorded in Liber 5014, Oakland County Records, on Page 374.

SUBJECT TO:

re
SIDWELL NO: 24-17-226-004
(PART OF)

1. Mortgage from Tel-Twelve Shopping Center to Massachusetts Mutual Life Insurance Company dated November 15, 1968, and recorded December 4, 1968 in Liber 5289, Page 461, Oakland County Records, as well as Assignments of Rents and Leases in connection therewith.
2. Leases, licenses and concessions of record and otherwise.
3. Easements of record and restrictions of record.
4. Building restrictions and zoning regulations heretofore or hereafter adopted by any municipal or other public authority; and rent regulations or laws, if any, now or hereafter in effect.
5. All notes or notices of violation of law or municipal ordinances, orders or requirements noted in or issued by any State of Municipal Department or public authority having jurisdiction, against or affecting the Premises at the time of the delivery of the deed.

RECORDED RIGHT OF WAY NO. 35988

6. Any encroachments and any variations between fences, retaining walls and the like, and the lines of record title; rights, if any, relating to the construction and maintenance, in connection with any public utility, of wires, poles, pipes, conduits and appurtenances thereto, on, under or across the Premises; and any consents prior to the date hereof by the parties of the first part or any former owner of the Premises for the erection of any structure or structures on, under or above any street or streets on which the Premises may abut.
7. If the Premises or any part thereof shall be or shall have been affected by any assessment or assessments which are payable in installments or may be paid in installments without penalty (other than interest), the party of the second part shall pay all such installments which shall become due and payable or which may be paid without penalty (other than interest) after the date hereof.
8. Easements which would be revealed by an examination or inspection of the Premises.
9. State of facts shown on that certain survey prepared by Mason L. Brown & Son dated August 9, 1968, as revised.
10. Wall to be built in rear of the Premises.
11. Rights of the public and of any governmental unit in any part of the Premises taken, used or deeded for street, road or highway purposes.

RECORDED RIGHT OF WAY NO. 35988

The Grantor(s) HAROLD BLUMENSTEIN and PENNY BLUMENSTEIN, his wife, and S. DENNIS ROGERS and LESLIE L. ROGERS, his wife, whose address is 29200 Southfield Road, Suite 215, Southfield, Michigan 48076 convey(s) and warrant(s) to TEL TWELVE MALL ASSOCIATES LIMITED PARTNERSHIP, a Michigan limited partnership

whose address is 31313 Northwestern Highway, Suite 201, Farmington Hills, Michigan 48018 the following described premises situated in the City of Southfield, County of Oakland and State of Michigan:

FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

for the sum of

subject to easements and building and use restrictions of record

Dated this 24th day of January, 19 85

Signed in presence of:

Deborah J. Jacobs

* Deborah J. Jacobs

Dawn Gibson

* Dawn Gibson

Signed by:

Harold Blumenstein

* HAROLD BLUMENSTEIN

Penny Blumenstein

* PENNY BLUMENSTEIN, his wife

S. Dennis Rogers

* S. DENNIS ROGERS

Leslie L. Rogers

* LESLIE L. ROGERS, his wife

STATE OF MICHIGAN. } COUNTY OF OAKLAND } SS.

OAKLAND COUNTY 2 9 9 4 2

STATE OF MICHIGAN



REAL ESTATE TRANSFER TAX

Dept. of Taxation

JAN 29 1985

605.00

The foregoing instrument was acknowledged before me this 24th day of January, 19 85, by Harold Blumenstein, Penny Blumenstein, S. Dennis Rogers and Leslie L. Rogers

Deborah J. Jacobs

* Deborah J. Jacobs

Notary Public, Macomb County,

Michigan Acting in Oakland

Commission expires: 2/23/85

County Treasurer's Certificate

City Treasurer's Certificate

When Recorded Return To: Richard J. Burstein (Name) Honigman Miller Schwartz and Cohn 2290 First National Building (Street Address) Detroit, Michigan 48226 (City and State)

Send Subsequent Tax Bills To:

Drafted By: Richard J. Burstein, Esq. Business Address: 2290 First National Bldg. Detroit, Michigan 48226

Tax Parcel # 74 24-16-101-014

Recording Fee

108100

Transfer Tax

605.00

COPY

85 JAN 30 13:41

RECORDED OAKLAND COUNTY MICHIGAN REGISTERED RIGHT OF WAY NO. 35988

1-10/16

D

#

Land in the City of Southfield, County of Oakland, State of Michigan, described as:

The following is the description of a parcel of land located in and being a part of the Northeast 1/4 of Section 17, Town 1 North, Range 10 East, City of Southfield, Oakland County, Michigan and being more particularly described as follows:

Commencing at the Northeast Corner of said Section 17; thence South 89 degrees 50 minutes 36 seconds West 333.80 feet, along the North line of said Section 17; thence South 00 degrees 45 minutes 24 seconds East 448.00 feet, to the Point of Beginning; thence South 32 degrees 43 minutes 35 seconds East 301.78 feet; thence South 00 degrees 45 minutes 24 seconds East 340.00 feet; thence South 32 degrees 00 minutes 58 seconds West 130.00 feet; thence South 00 degrees 45 minutes 24 seconds East 25.00 feet; thence South 32 degrees 00 minutes 58 seconds West 165.18 feet; thence North 00 degrees 45 minutes 24 seconds West 869.20 feet to the Point of Beginning.

RECORDED RIGHT OF WAY NO.

35988

QUIT CLAIM DEED

BOOK 8852 PAGE 110

84 131879

History Form for Corporation

NOW ALL MEN BY THESE PRESENTS, That Consolidated Properties, Inc., a Michigan corporation which is 15670 W. 10 Mile, Ste. 207, Southfield, MI 48075

is to Franklin River Apartment Company, a Michigan co-partnership whose street number and postoffice address is 15670 W. 10 Mile, Ste. 207, Southfield, MI 48075

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

See attached legal description

This deed is exempt from the payment of a transfer fee by virtue of Sections 5(1) and (a) of Act 327 of the Public Acts of 1966.

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

for the sum of ONE DOLLAR EXEMPT FROM STATE TAX PER MCLA 207.505 (MCL 207.505)

Dated this 3RD day of DECEMBER 1984

Signed in the presence of:

Signed by:

Carol Haamen
CAROL HAAMEN
Rae G. Zimler
RAE G. ZIMLER

Consolidated Properties, Inc.
Seymour D. Finkel
By Seymour D. Finkel
Its President

STATE OF MICHIGAN }
County of Oakland }

The foregoing instrument was acknowledged before me this 3RD day of DECEMBER.

in and by Seymour D. Finkel, President

(Individual Name(s) and Office(s) Held)

of Consolidated Properties, Inc.

(Corporate Name)

Michigan

(State of Incorporation)

corporation, on behalf of the corporation.

RAE G. ZIMLER

Notary Public, Oakland County, Michigan
My Commission Expires June 1, 1987

Rae G. Zimler
Notary Public,
County, Michigan

When Recorded Return To:

Send Subsequent Tax Bills To:

Drafted by: Irving M. Stahl

99291

Business Address
3000 Town Center, Ste. 2100
Southfield, MI 48075

Recording Fee 9.00 Revenue Stamp

TRACT AND TITLE COMPANY HAS OPERATED CONTINUOUSLY SINCE 1866

MAKE YOUR REAL ESTATE TRANSFERS SAFE BY USING BURTON TITLE INSURANCE

35988

84 DEC -5 14:14

DANIEL RECORDS
RECORDS
MICHIGAN
COUNTY OF OAKLAND

A parcel of land being a part of the Northwest 1/4 of Section 16 and the Northeast 1/4 of Section 17, Town 1 North, Range 10 East, City of Southfield, Oakland County, Michigan, and is more described as follows:

Beginning at a point on the Southerly right-of-way line of Twelve Mile Road located South 0 degrees 45 minutes 54 seconds West, 60.00 feet from the Northwest corner of Section 16, Town 1 North, Range 10 East, City of Southfield, Oakland County, Michigan, and proceeding thence South 89 degrees 33 minutes 24 seconds East, 411.41 feet along said Southerly right-of-way line to a point on the Westerly line of Berkshire Gardens Subdivision; thence South 01 degrees 32 minutes 00 seconds East, 2039.06 feet along said Westerly subdivision line to a point on the East and West 1/4 line of said Section 16; thence North 88 degrees 05 minutes 24 seconds West, 522.00 feet along said East and West 1/4 line to the West 1/4 corner of said Section 16; thence North 0 degrees 45 minutes 54 seconds East, 10.00 feet; thence North 88 degrees 25 minutes 31 seconds West, 259.53 feet; thence North 0 degrees 46 minutes 24 seconds West, 2706.08 feet to a point on said Southerly right-of-way line of Twelve Mile Road; thence North 89 degrees 50 minutes 36 seconds East, 332.84 feet to the point of beginning and subject to easement of record, excepting therefrom a parcel of land lying in the Northeast 1/4 of Section 17, Town 1 North, Range 10 East and the Northwest 1/4 of Section 16, Town 1 North, Range 10 East, City of Southfield, County of Oakland, State of Michigan, more particularly described as follows:

Beginning at the East 1/4 corner of Section 17, and the West 1/4 corner of Section 16, Town 1 North, Range 10 East, City of Southfield, Oakland County, Michigan; thence Westerly along the East and West 1/4 line of said Section 17, North 89 degrees 14 minutes 42 seconds West, 45.00 feet; thence North 22 degrees 09 minutes 49 seconds East, 124.74 feet to a point on the East line of said Section 17, and the West line of said Section 16, said point being North 1 degree 01 minute 02 seconds East, 116.13 feet from the West 1/4 corner of said Section 16; thence North 22 degrees 09 minutes 49 seconds East, 639.67 feet; thence Northerly along a traverse line which follows the ground contour line of elevation 656.0 feet (U.S.G.S. Datum) the following 3 courses, North 17 degrees 15 minutes 41 seconds East, 81.68 feet and North 4 degrees 18 minutes 51 seconds West, 28.17 feet and North 25 degrees 20 minutes 22 seconds West, 40.26 feet; thence North 44 degrees 43 minutes 43 seconds East, 43.00 feet to Point "A" in traverse along Franklin River, and North 44 degrees 43 minutes 43 seconds East, 25 feet more or less to the centerline of Franklin River; thence along the centerline of Franklin River Southeasterly 302

feet more or less to the West line of "BERKSHIRE GARDENS" as recorded in Liber 56, Page 48 of Plats, Oakland County Records; thence South 1 degree 16 minutes 30 seconds East, 60 feet more or less along the West line of said "BERKSHIRE GARDENS" to Point "B" in said traverse, said point being South 62 degrees 02 minutes 11 seconds East, 254.62 feet along said traverse from Point "A", thence along the said West line of "BERKSHIRE GARDENS", South 1 degree 16 minutes 30 seconds East, 781.94 feet to the North line of "RIVERBANK FAIRWAY ESTATES SUBDIVISION" as recorded in Liber 125, Pages 10, 11 and 12 of Plats, Oakland County Records and the East and West 1/4 line of said Section 16; thence Westerly along the said North line of "RIVERBANK FAIRWAY ESTATES SUBDIVISION" and the East and West 1/4 line of said Section 16, North 87 degrees 50 minutes 44 seconds West, 521.18 feet to the said East 1/4 corner of Section 17 and said West 1/4 corner of Section 16 and the Point of Beginning, and excepting therefrom the following parcel of land: (see continuation on next page)

RECORDED RIGHT OF WAY NO.

35488

A parcel of land being a part of the Northwest 1/4 of Section 16 and the Northeast 1/4 of Section 17, Town 1 North, Range 10 East, City of Southfield, Oakland County, Michigan, described as follows: Commencing at the Northeast corner of Section 17, Town 1 North, Range 10 East, City of Southfield, Oakland County, Michigan, proceeding thence South 00 degrees 45 minutes 54 seconds West, 60.00 feet; thence South 89 degrees 50 minutes 36 seconds West, 332.84 feet; thence South 00 degrees 46 minutes 24 seconds East, 500.00 feet to the point of beginning, proceeding thence North 89 degrees 50 minutes 36 seconds East, 314.63 feet; thence South 46 degrees 30 minutes 11 seconds East, 342.66 feet; thence South 00 degrees 46 minutes 24 seconds East, 263.45 feet; thence North 89 degrees 50 minutes 36 seconds East, 75.00 feet; thence South 00 degrees 46 minutes 24 seconds East, 475.00 feet; thence South 89 degrees 50 minutes 36 seconds West, 455.00 feet; thence North 45 degrees 27 minutes 54 seconds West, 255.93 feet; thence North 00 degrees 46 minutes 24 seconds West, 795.00 feet to the point of beginning, together with an easement for public utilities and ingress and egress described as:

Commencing at the Northeast corner of Section 17, Town 1 North, Range 10 East, City of Southfield, Oakland County, Michigan, proceeding thence South 00 degrees 45 minutes 54 seconds West, 60.00 feet; thence South 89 degrees 50 minutes 36 seconds West, 192.84 feet to the point of beginning; proceeding thence South 00 degrees 09 minutes 24 seconds East, 50.00 feet; thence South 89 degrees 50 minutes 36 seconds West, 10.09 feet; thence South 14 degrees 49 minutes 01 seconds West, 258.10 feet; thence South 00 degrees 46 minutes 24 seconds East, 200.65 feet; thence South 89 degrees 50 minutes 36 seconds West, 60.00 feet; thence North 00 degrees 46 minutes 24 seconds West, 200.00 feet; thence North 14 degrees 49 minutes 01 seconds East, 258.77 feet; thence South 89 degrees 50 minutes 36 seconds West, 10.09 feet; thence North 00 degrees 09 minutes 24 seconds West, 50.00 feet; thence North 89 degrees 50 minutes 36 seconds East, 80.00 feet to the point of beginning, together with an easement for storm sewers described as lying 10 feet either side of a centerline described as commencing at the Northeast corner of Section 17, Town 1 North, Range 10 East, City of Southfield, Oakland County, Michigan, proceeding thence South 00 degrees 45 minutes 54 seconds West, 60.00 feet and South 89 degrees 50 minutes 36 seconds West, 332.84 feet and South 00 degrees 46 minutes 24 seconds East, 500.00 feet and North 89 degrees 50 minutes 36 seconds East, 314.63 feet and South 46 degrees 30 minutes 11 seconds East, 342.66 feet to a point of beginning, proceeding thence North 43 degrees 29 minutes 49 seconds East to a point of terminus located on the centerline of the Franklin River.

RECORDED RIGHT OF WAY NO.

35988

A parcel of land being a part of the Northwest 1/4 of Section 16 and the Northeast 1/4 of Section 17, Town 1 North, Range 10 East, City of Southfield, Oakland County, Michigan, and is more particularly described as follows:

Beginning at a point on the Southerly right-of-way line of Twelve Mile Road located South 0 degrees 45 minutes 34 seconds West, 60.00 feet from the Northwest corner of Section 16, Town 1 North, Range 10 East, City of Southfield, Oakland County, Michigan, and proceeding thence South 89 degrees 33 minutes 24 seconds East, 411.41 feet along said Southerly right-of-way line to a point on the Westerly line of Berkshire Gardens Subdivision; thence South 01 degrees 32 minutes 00 seconds East, 2739.06 feet along said Westerly subdivision line to a point on the East and West 1/4 line of said Section 16; thence North 88 degrees 05 minutes 24 seconds West, 522.00 feet along said East and West 1/4 line to the West 1/4 corner of said Section 16; thence North 0 degrees 45 minutes 54 seconds East, 10.00 feet; thence North 88 degrees 25 minutes 31 seconds West, 259.53 feet; thence North 0 degrees 46 minutes 24 seconds West, 2706.08 feet to a point on said Southerly right-of-way line of Twelve Mile Road; thence North 89 degrees 50 minutes 36 seconds East, 332.84 feet to the point of beginning and subject to easement of record, excepting therefrom a parcel of land lying in the Northeast 1/4 of Section 17, Town 1 North, Range 10 East and the Northwest 1/4 of Section 16, Town 1 North, Range 10 East, City of Southfield, County of Oakland, State of Michigan, more particularly described as follows:

Beginning at the East 1/4 corner of Section 17, and the West 1/4 corner of Section 16, Town 1 North, Range 10 East, City of Southfield, Oakland County, Michigan; thence Westerly along the East and West 1/4 line of said Section 17, North 89 degrees 14 minutes 42 seconds West, 45.00 feet; thence North 22 degrees 09 minutes 49 seconds East, 124.74 feet to a point on the East line of said Section 17, and the West line of said Section 16, said point being North 1 degree 01 minute 02 seconds East, 116.13 feet from the West 1/4 corner of said Section 16; thence North 22 degrees 09 minutes 49 seconds East, 639.67 feet; thence Northerly along a traverse line which follows the ground contour line of elevation 656.0 feet (U.S.G.S. Datum) the following 3 courses, North 17 degrees 15 minutes 41 seconds East, 81.68 feet and North 4 degrees 18 minutes 51 seconds West, 28.17 feet and North 25 degrees 20 minutes 22 seconds West, 40.26 feet; thence North 44 degrees 43 minutes 43 seconds East, 43.00 feet to Point "A" in traverse along Franklin River, and North 44 degrees 43 minutes 43 seconds East, 25 feet more or less to the centerline of Franklin River; thence along the centerline of Franklin River Southeasterly 302 feet more or less to the West line of "BERKSHIRE GARDENS" as recorded in Liber 56, Page 48 of Plats, Oakland County Records; thence South 1 degree 16 minutes 30 seconds East, 60 feet more or less along the West line of said "BERKSHIRE GARDENS" to Point "B" in said traverse, said point being South 62 degrees 02 minutes 11 seconds East, 254.62 feet along said traverse from Point "A", thence along the said West line of "BERKSHIRE GARDENS", South 1 degree 16 minutes 30 seconds East, 781.94 feet to the North line of "RIVERBANK FAIRWAY ESTATES SUBDIVISION" as recorded in Liber 125, Pages 10, 11 and 12 of Plats, Oakland County Records and the East and West 1/4 line of said Section 16; thence Westerly along the said North line of "RIVERBANK FAIRWAY ESTATES SUBDIVISION" and the East and West 1/4 line of said Section 16, North 87 degrees 50 minutes 44 seconds West, 521.18 feet to the said East 1/4 corner of Section 17 and said West 1/4 corner of Section 16 and the Point of Beginning, and excepting therefrom the following parcel of land: (see continuation on next page)

RECORDED RIGHT OF WAY NO.

35988

Jay Stem
1024-16-101-014

A parcel of land being a part of the Northwest 1/4 of Section 16 and the Northeast 1/4 of Section 17, Town 1 North, Range 10 East, City of Southfield, Oakland County, Michigan, described as follows: Commencing at the Northeast corner of Section 17, Town 1 North, Range 10 East, City of Southfield, Oakland County, Michigan, proceeding thence South 00 degrees 45 minutes 54 seconds West, 60.00 feet; thence South 89 degrees 50 minutes 36 seconds West, 332.84 feet; thence South 00 degrees 46 minutes 24 seconds East, 500.00 feet to the point of beginning, proceeding thence North 89 degrees 50 minutes 36 seconds East, 314.63 feet; thence South 46 degrees 30 minutes 11 seconds East, 342.66 feet; thence South 00 degrees 46 minutes 24 seconds East, 263.45 feet; thence North 89 degrees 50 minutes 36 seconds East, 75.00 feet; thence South 00 degrees 46 minutes 24 seconds East, 475.00 feet; thence South 89 degrees 50 minutes 36 seconds West, 455.00 feet; thence North 45 degrees 27 minutes 54 seconds West, 255.93 feet; thence North 00 degrees 46 minutes 24 seconds West, 795.00 feet to the point of beginning, together with an easement for public utilities and ingress and egress described as:

Commencing at the Northeast corner of Section 17, Town 1 North, Range 10 East, City of Southfield, Oakland County, Michigan, proceeding thence South 00 degrees 45 minutes 54 seconds West, 60.00 feet; thence South 89 degrees 50 minutes 36 seconds West, 192.84 feet to the point of beginning; proceeding thence South 00 degrees 09 minutes 24 seconds East, 50.00 feet; thence South 89 degrees 50 minutes 36 seconds West, 10.09 feet; thence South 14 degrees 49 minutes 01 seconds West, 258.10 feet; thence South 00 degrees 46 minutes 24 seconds East, 200.65 feet; thence South 89 degrees 50 minutes 36 seconds West, 60.00 feet; thence North 00 degrees 46 minutes 24 seconds East, 200.00 feet; thence North 14 degrees 49 minutes 01 seconds East, 258.77 feet; thence South 89 degrees 50 minutes 36 seconds West, 10.09 feet; thence North 00 degrees 09 minutes 24 seconds West, 50.00 feet; thence North 89 degrees 50 minutes 36 seconds East, 80.00 feet to the point of beginning, together with an easement for storm sewers described as lying 10 feet either side of a centerline described as commencing at the Northeast corner of Section 17, Town 1 North, Range 10 East, City of Southfield, Oakland County, Michigan, proceeding thence South 00 degrees 45 minutes 54 seconds West, 60.00 feet and South 89 degrees 50 minutes 36 seconds West, 332.84 feet and South 00 degrees 46 minutes 24 seconds East, 500.00 feet and North 89 degrees 50 minutes 36 seconds East, 314.63 feet and South 46 degrees 30 minutes 11 seconds East, 342.66 feet to a point of beginning, proceeding thence North 43 degrees 29 minutes 49 seconds East to a point of terminus located on the centerline of the Franklin River.

RECORDED RIGHT OF WAY NO.

35488

QUIT CLAIM DEED
STATUTORY FORM

LIBER 8852 PAGE 420

81 131883

KNOW ALL MEN BY THESE PRESENTS: That BEVERLY R. FINKEL, a single woman, individual and as a partner of Franklin River Apartment Company the address of which is 15670 W. 10 Mile, Ste. 207, Southfield, Michigan 48075

Quit Claim to PARAGON PROPERTIES CORPORATION, a Michigan corporation

whose street number and postoffice address is 29200 Southfield Road, Suite 215, Southfield, Michigan 48076

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

See Exhibit A attached hereto.

1-10
10

BURTON ABSTRACT AND TITLE COMPANY HAS OPERATED CONTINUOUSLY SINCE 1946

together with all and singular the tenements, hereditaments and appurtenances thereto belonging in and to the said premises for the sum of One Dollar (\$1.00) exempt pursuant to MCLA 207.505(4)

Dated this 300 day of DECEMBER 19 84

Signed in the presence of:

Signed by:

Norman J. Staic
NORMAN J. STAIC
Rae G. Zamlar
RAE G. ZAMLAR

Beverly R. Finkel
Beverly R. Finkel, individually and as a partner in Franklin River Apartment Company

RECORDED RIGHT OF WAY NO. 85988
MAKE YOUR REAL ESTATE TRANSFERS SAFE BY USING BURTON TITLE INSURANCE
RECEIVED
DAN...
DEC-5 14:14

STATE OF MICHIGAN }
County of OAKLAND }

The foregoing instrument was acknowledged before me this 300 day of DECEMBER

19 84 by BEVERLY R. FINKEL, individual, and as a partner in Franklin River Apartment Company

My Commission expires

RAE G. ZAMLAR
Notary Public, Oakland County, Michigan
My Commission Expires June 1, 1987

When Recorded Return To:
Larry J. Spilkin, Esquire
P.O. Box 5039
Southfield, MI 48086

Send Subsequent Tax Bills To:

Drafted by:
Larry J. Spilkin, Esquire
Business Address:
P.O. Box 5039
Southfield, MI 48086

Tax Parcel No. 24... Recording Fee 2.00 Revenue Stamp - 2

DESCRIPTION OF PARCEL:

A parcel of land being a part of the NW 1/4 of Section 16, and the NE 1/4 of Section 17, T.1N., R.10E., City of Southfield, Oakland County, Michigan, described as follows:

Commencing at the NW corner of Section 16, T.1N., R.10E., City of Southfield, Oakland County, Michigan, and proceeding thence S 00° 45' 54" W 60.00 feet along the west line of said section to the point of beginning, proceeding thence N 89° 50' 36" E 0.67 feet and S 89° 33' 24" E 411.41 feet along the southerly right-of-way line of Twelve Mile Road to the west line of Berkshire Gardens Subdivision as recorded in L. 56, P. 48, Oakland County Records; thence S 01° 32' 00" E 1837.12 feet along said west line of said subdivision to the centerline of Franklin River; thence along the centerline of Franklin River north-westerly 302 feet, more or less; thence S 45° 32' 54" W 68.00 feet to a traverse line that follows the ground contour line of elevation 656.0 (U.S.G.S. Datum); thence southerly along said traverse line the following three (3) courses: S 24° 31' 11" E 40.26 feet and S 03° 29' 40" E 28.17 feet and S 18° 04' 52" W 81.68 feet; thence S 22° 59' 00" W 753.67 feet; thence N 88° 25' 31" W 219.37 feet; thence N 00° 45' 24" W 2706.08 feet to the south right-of-way line of Twelve Mile Road; thence along said right-of-way line N 89° 50' 36" E 332.17 feet to the point of beginning and containing 39.989 acres of land, more or less.

B.F.

RECORDED RIGHT OF WAY NO.

35988

Lawyers Title Insurance Corporation

USG 8852 NE 118

84-13188

QUIT CLAIM DEED Summary
Ch. 124, §§ 111-113, 124-125

KNOW ALL MEN BY THESE PRESENTS: That SEYMOUR FINKEL, a single man
whose address is 15670 W. 10 Mile, Ste. 207, Southfield, Michigan 48075

Quit Claim(s) to PARAGON PROPERTIES CORPORATION, a Michigan corporation

whose address is 29200 Southfield Road, Suite 215, Southfield, Michigan 48076

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

See Exhibit A attached hereto.

1-10
16

*

By _____
CLERK

84 DEC -5 14:14

RECORDED
MICHIGAN
REGISTERED

RECORDED RIGHT OF WAY NO. 35908

for the full consideration of One Dollar (\$1.00) exempt pursuant to MCLA 207.505(a).

Dated this 3RD day of DECEMBER, 19 84

Witnesses:

Signed and Sealed:

Carol Haanen
CAROL HAANEN
Rae G. Zambler
RAE G. ZAMBLER

Seymour Finkel
SEYMOUR FINKEL (L.S.)

(L.S.)

(L.S.)

STATE OF MICHIGAN
COUNTY OF OAKLAND

The foregoing instrument was acknowledged before me this 3RD day of DECEMBER, 19 84

by SEYMOUR FINKEL

My commission expires _____
Notary Public, Oakland County, Michigan
My Commission Expires June 1, 1987

Rae G. Zambler
Notary Public, _____ County, Michigan

Drawn by _____
Notary Public, _____ County, Michigan

When recorded return to _____
P.O. Box 5039, Southfield, MI

Record Fee _____
State Transfer Tax _____

Send subsequent tax bills to _____

99291

Tax Parcel # 24-1-101-014

EXHIBIT A

DESCRIPTION OF PARCEL

A parcel of land being a part of the NW 1/4 of Section 16, and the NE 1/4 of Section 17, T.1N., R.10E., City of Southfield, Oakland County, Michigan, described as follows:

Commencing at the NW corner of Section 16, T.1N., R.10E., City of Southfield, Oakland County, Michigan, and proceeding thence S 00° 45' 34" W 60.00 feet along the west line of said section to the point of beginning, proceeding thence N 89° 50' 36" E 0.67 feet and S 89° 33' 24" E 411.41 feet along the southerly right-of-way line of Twelve Mile Road to the west line of Berkshire Gardens Subdivision as recorded in L. 56, P. 48, Oakland County Records; thence S 01° 32' 00" E 1837.12 feet along said west line of said subdivision to the centerline of Franklin River; thence along the centerline of Franklin River north-westerly 302 feet, more or less; thence S 45° 32' 54" W 68.00 feet to a traverse line that follows the ground contour line of elevation 656.0 (U.S.G.S. Datum); thence southerly along said traverse line the following three (3) courses: S 24° 31' 11" E 40.26 feet and S 03° 29' 40" E 28.17 feet and S 18° 04' 52" W 81.68 feet; thence S 22° 59' 00" W 753.67 feet; thence N 88° 25' 31" W 219.37 feet; thence N 00° 45' 24" W 2706.08 feet to the south right-of-way line of Twelve Mile Road; thence along said right-of-way line N 89° 50' 36" E 332.17 feet to the point of beginning and containing 39.989 acres of land, more or less.

RECORDED RECORD OF MICHIGAN
35988

A parcel of land being a part of the Northwest 1/4 of Section 16 and the Northeast 1/4 of Section 17, Town 1 North, Range 10 East, City of Southfield, Oakland County, Michigan, described as follows: Commencing at the Northeast corner of Section 17, Town 1 North, Range 10 East, City of Southfield, Oakland County, Michigan, proceeding thence South 00 degrees 45 minutes 54 seconds West, 60.00 feet; thence South 89 degrees 50 minutes 36 seconds West, 332.84 feet; thence South 00 degrees 46 minutes 24 seconds East, 500.00 feet to the point of beginning, proceeding thence North 89 degrees 50 minutes 36 seconds East, 314.63 feet; thence South 46 degrees 30 minutes 11 seconds East, 342.66 feet; thence South 00 degrees 46 minutes 24 seconds East, 263.45 feet; thence North 89 degrees 50 minutes 36 seconds East, 75.00 feet; thence South 00 degrees 46 minutes 24 seconds East, 475.00 feet; thence South 89 degrees 50 minutes 36 seconds West, 455.00 feet; thence North 45 degrees 27 minutes 54 seconds West, 255.93 feet; thence North 00 degrees 46 minutes 24 seconds West, 795.00 feet to the point of beginning, together with an easement for public utilities and ingress and egress described as:

Commencing at the Northeast corner of Section 17, Town 1 North, Range 10 East, City of Southfield, Oakland County, Michigan, proceeding thence South 00 degrees 45 minutes 54 seconds West, 60.00 feet; thence South 89 degrees 50 minutes 36 seconds West, 192.84 feet to the point of beginning; proceeding thence South 00 degrees 09 minutes 24 seconds East, 50.00 feet; thence South 89 degrees 50 minutes 36 seconds West, 10.09 feet; thence South 14 degrees 49 minutes 01 seconds West, 258.10 feet; thence South 00 degrees 46 minutes 24 seconds East, 200.65 feet; thence South 89 degrees 50 minutes 36 seconds West, 60.00 feet; thence North 00 degrees 46 minutes 24 seconds West, 20.00 feet; thence North 14 degrees 49 minutes 01 seconds East, 258.77 feet; thence South 89 degrees 50 minutes 36 seconds West, 10.09 feet; thence North 00 degrees 09 minutes 24 seconds West, 50.00 feet; thence North 89 degrees 50 minutes 36 seconds East, 80.00 feet to the point of beginning, together with an easement for storm sewers described as lying 10 feet either side of a centerline described as commencing at the Northeast corner of Section 17, Town 1 North, Range 10 East, City of Southfield, Oakland County, Michigan, proceeding thence South 00 degrees 45 minutes 54 seconds West, 60.00 feet and South 89 degrees 50 minutes 36 seconds West, 332.84 feet and South 00 degrees 46 minutes 24 seconds East, 500.00 feet and North 89 degrees 50 minutes 36 seconds East, 314.63 feet and South 46 degrees 30 minutes 11 seconds East, 342.66 feet to a point of beginning, proceeding thence North 43 degrees 29 minutes 49 seconds East to a point of terminus located on the centerline of the Franklin River.

RECORDED RIGHT OF WAY NO. 35488

SID #FLC # 24-16-101-014

QUIT-CLAIM DEED FOR CORPORATION-688

8852 PAGE 422 -84 131884

The Grantor Paragon Properties Corporation

a Michigan corporation, whose address is 29200 Southfield Road - Suite 215, Southfield, MI 48076 quit-claims to Harold Blumenstein, Penny Blumenstein, his wife, S. Dennis Rogers and Leslie L. Rogers, his wife whose address is 29200 Southfield Road - Suite 215, Southfield, Michigan 48076 the following described premises situated in the city of Southfield, County of Oakland and State of Michigan:

See legal description attached hereto as Exhibit A

1-10/16

for the sum of one dollar (\$1.00); exempt pursuant to MCLA 207.509(a)

Dated this 4th day of December, 19 84

E. J in presence of:

Signed:

Larry J. Spilkin
Nancy A. Patrick

PARAGON PROPERTIES CORPORATION GRANTOR
By: Harold Blumenstein President
By: S. Dennis Rogers - President

84 DEC 5 14:15

STATE OF MICHIGAN, }
COUNTY OF Oakland }

The foregoing instrument was acknowledged before me this 4th day of December, 19 84

by Harold Blumenstein and S. Dennis Rogers
the President and Vice President
of Paragon Properties Corporation, a Michigan corporation, on behalf of the corporation.

Nancy A. Patrick
Notary Public, Oakland County, Michigan
My commission expires: 4/2/86

When Recorded Return To: LARRY J. SPILKIN, Esq.
P.O. Box 5039
Southfield, MI 48066

Send Subsequent Tax Bills To:

Drafted By: LARRY J. SPILKIN, Esq.
Business Address: P.O. Box 5039
Southfield, MI 48066

Tax Parcel # Recording Fee 99291

* TYPE OR PRINT NAMES UNDER SIGNATURES.

RECORDED RIGHT OF WAY NO. 354100

EXHIBIT A

LEGAL DESCRIPTION

DESCRIPTION OF PARCEL

A parcel of land being a part of the NW 1/4 of Section 16, and the NE 1/4 of Section 17, T.1N., R.10E., City of Southfield, Oakland County, Michigan, described as follows:

Commencing at the NW corner of Section 16, T.1N., R.10E., City of Southfield, Oakland County, Michigan, and proceeding thence S 00° 45' 54" W 60.00 feet along the west line of said section to the point of beginning, proceeding thence N 89° 50' 36" E 0.67 feet and S 89° 33' 24" E 411.41 feet along the southerly right-of-way line of Twelve Mile Road to the west line of Berkshire Gardens Subdivision as recorded in L. 56, P. 48, Oakland County Records; thence S 01° 32' 00" E 1837.12 feet along said west line of said subdivision to the centerline of Franklin River; thence along the centerline of Franklin River north-westerly 302 feet, more or less; thence S 45° 32' 54" W 68.00 feet to a traverse line that follows the ground contour line of elevation 626.0 (U.S.G.S. Datum); thence southerly along said traverse line the following three (3) courses: S 24° 31' 11" E 40. feet and S 03° 29' 40" E 28.17 feet and S 18° 04' 52" W 81.68 feet; thence S 93° 59' 00" W 753.67 feet; thence N 88° 25' 31" W 219.37 feet; thence N 00° 45' 24" W 2706.08 feet to the south right-of-way line of Twelve Mile Road; thence along said right-of-way line N 89° 50' 36" E 332.17 feet to the point of beginning and containing 39.989 acres of land, more or less.

RECORDED RIGHT OF WAY NO.

35988

KNOW ALL MEN BY THESE PRESENTS: That Harold Blumenstein and Penny Blumenstein, his wife and S. Dennis Rogers and Leslie L. Rogers, his wife

whose address is 29200 Southfield Road, Suite 215, Southfield, MI 48076

Quit Claim(s) to Franklin River Apartments Limited Dividend Housing Association Limited Partnership, a limited partnership

whose address is 29200 Southfield Road, Suite 215, Southfield, MI 48076

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

See legal description attached hereto as Exhibit A.

1/10/16

#

CLERK

84 DEC -5 14:15

DAN... RECEIVED

RECORDED RIGHT OF MAY NO.

35488

for the full consideration of one dollar (\$1.00); exempt pursuant to MCLA 207.505(a)

Dated this 4th day of December 19 84

Witnesses:

Signed and Sealed:

Larry J. Spilkin
Nancy A. Patrick

Harold Blumenstein (L.S.)
Penny Blumenstein (L.S.)
S. Dennis Rogers (L.S.)
Leslie L. Rogers (L.S.)

STATE OF MICHIGAN
COUNTY OF Oakland

The foregoing instrument was acknowledged before me this 4th day of December 19 84 by Harold Blumenstein, Penny Blumenstein, S. Dennis Rogers and Leslie L. Rogers

My commission expires

4/8/86

Nancy A. Patrick
Notary Public
Business Address: P.O. Box 5039, Southfield, MI 48086

Instrument Drafted by Larry J. Spilkin

Recording Fee 7.00

State Transfer Tax

99291

Tax Parcel # 24-16-161-014

When recorded return to Larry J. Spilkin, Esq.
P.O. Box 5039, Southfield, MI 48086

Send subsequent tax bills

To

EXHIBIT A

A parcel of land being a part of the SW 1/4 of Section 16, and the NE 1/4 of Section 17, T.1N., R.10E., City of Southfield, Oakland County, Michigan, described as follows:

Commencing at the NW corner of Section 16, T.1N., R.10E., City of Southfield, Oakland County, Michigan, and proceeding thence S 00° 45' 54" W 60.00 feet along the west line of said section to the point of beginning, proceeding thence N 89° 50' 36" E 0.67 feet and S 89° 33' 24" E 411.41 feet along the southerly right-of-way line of Twelve Mile Road to the west line of Berkshire Gardens Subdivision as recorded in L. 36, P. 48, Oakland County Records; thence S 01° 32' 00" E 1837.12 feet along said west line to the centerline of Franklin River; thence along the centerline of Franklin River northwesterly 302 feet, more or less; thence S 45° 32' 54" W 68.00 feet to a traverse line that follows the ground contour line of elevation 636.0 feet (U.S.G.S. Datum); thence southerly along said traverse line the following three (3) courses: S 24° 31' 11" E 40.26 feet and S 03° 29' 40" E 28.17 feet and S 18° 04' 32" W 81.68 feet; thence S 22° 59' 00" W 753.67 feet; thence N 88° 25' 31" W 219.37 feet; thence N 00° 45' 24" W 1448.85 feet; thence N 32° 00' 58" E 165.18 feet; thence N 00° 45' 24" W 25.00 feet; thence N 32° 00' 58" E 130.00 feet; thence N 00° 45' 24" W 240.00 feet; thence N 32° 43' 35" W 301.78 feet; thence N 00° 45' 24" W 200.00 feet to the south right-of-way line of Twelve Mile Road; thence along said right-of-way line N 89° 50' 36" E 332.17 feet to the point of beginning and containing 37.766 acres of land, more or less.

RECORDED RIGHT OF WAY NO.

35988

The Grantor Franklin River Apartments Limited Dividend Housing Association Limited Partnership, a limited partnership, whose address is 29200 Southfield Road - Suite 215, Southfield, MI 48076 quit-claims to Michigan State Housing Development Authority whose address is 401 South Washington Square, 4th Floor, Lansing Michigan 48909 the following described premises situated in the City of Southfield, County of Oakland and State of Michigan: See legal description attached hereto as Exhibit A.

1-10/16

#

for the sum of One Dollar (\$1.00); exempt pursuant to MCLA 207.505(a)
Dated this 4th day of December, 19 84

Signed in presence of:
Larry J. Spilkin
Nancy A. Patrick

Signed:
FRANKLIN RIVER APARTMENTS LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNERSHIP (Name of Partnership) GRANTOR
By: Harold Blumenstein Partner
By: S. Dennis Rogers Partner
By: Partner
By: Partner

STATE OF MICHIGAN, }
COUNTY OF Oakland } SS.

The foregoing instrument was acknowledged before me this 4th day of December, 19 84, by Harold Blumenstein and S. Dennis Rogers

Partner(s) on behalf of Franklin River Apartments Limited Dividend Housing Association Limited Partnership limited partnership.
Nancy A. Patrick
Notary Public, Oakland County, Michigan
My commission expires: 4/8/86

When Recorded Return To: Drafter (Name)
Send Subsequent Tax Bills To:
Drafted By: Larry J. Spilkin, Esq.
Business Address: P O Box 5039 Southfield, MI 48086
(Street Address)
(City and State)

Tax Parcel # 24-16-101-014 Recording Fee 99294 7.00 Transfer Tax

* TYPE OR PRINT NAMES UNDER SIGNATURES.

EXHIBIT A

A parcel of land being a part of the NW 1/4 of Section 16, and the NE 1/4 of Section 17, T.1N., R.10E., City of Southfield, Oakland County, Michigan, described as follows:

Commencing at the NW corner of Section 16, T.1N., R.10E., City of Southfield, Oakland County, Michigan, and proceeding thence S 00° 45' 54" W 60.00 feet along the west line of said section to the point of beginning, proceeding thence N 89° 50' 36" E 0.67 feet and S 89° 33' 24" E 411.41 feet along the southerly right-of-way line of Twelve Mile Road to the west line of Berkshire Gardens Subdivision as recorded in L. 56, P. 48, Oakland County Records; thence S 01° 32' 00" E 1837.12 feet along said west line to the centerline of Franklin River; thence along the centerline of Franklin River northwesterly 302 feet, more or less; thence S 45° 32' 54" W 68.00 feet to a traverse line that follows the ground contour line of elevation 656.0 feet (U.S.G.S. Datum); thence southerly along said traverse line the following three (3) courses: S 24° 31' 11" E 40.26 feet and S 03° 29' 40" E 28.17 feet and S 18° 04' 52" W 81.68 feet; thence S 22° 59' 00" W 753.67 feet; thence N 88° 25' 31" W 219.37 feet; thence N 00° 45' 24" W 448.00 feet; thence N 32° 00' 58" E 165.18 feet; thence N 00° 45' 24" W 25.00 feet; thence N 32° 00' 58" E 130.00 feet; thence N 00° 45' 24" W 340.00 feet; thence N 32° 43' 35" W 301.78 feet; thence N 00° 45' 24" W 500.00 feet to the south right-of-way line of Twelve Mile Road; thence along said right-of-way line N 89° 50' 36" E 332.17 feet to the point of beginning and containing 37.766 acres of land, more or less.

RECORDED RIGHT OF WAY NO.

35988

QUIT-CLAIM DEED

ACTS OF GOVERNOR ORAL & VO., KALAMAZOO, MICH. 1906 (State Bar of Michigan)

8852 PAGE 428

84 131887

The Greater Michigan State Housing Development Authority, a public body corporate and politic, whose address is 401 South Washington Square, 4th Floor, Lansing, MI 48909 quit-claim(s) to Franklin River Apartments Limited Dividend Housing Association Limited Partnership, a limited partnership whose address is 29200 Southfield Road, Suite 215, Southfield, MI 48076

the following described premises situated in the city of Southfield, County of Oakland and State of Michigan:
See legal description attached hereto as Exhibit A.

Subject to the deed restrictions set forth herein in Exhibit B attached hereto which Grantee, for itself, its successors and assigns, by acceptance of this deed accepts for itself and its successors and assigns.

for the sum of one dollar (\$1.00); exempt pursuant to MCLA 207.505(a)

Dated this 4th day of December, 1984

Signed in presence of:

Signed by:

Robert E. Gilbert
ROBERT E. GILBERT
Larry J. Spilkin
LARRY J. SPILKIN

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

BY: Richard W. Penning
RICHARD W. PENNING
His: Director of Legal Affairs

STATE OF MICHIGAN }
COUNTY OF WAYNE } SS.

The foregoing instrument was acknowledged before me this 4th day of December, 1984, by Richard W. Penning, the Director of Legal Affairs of the Michigan State Housing Development Authority on behalf of the Authority.

Nancy A. Patrick
Nancy A. Patrick
Notary Public, Oakland County, Michigan
My commission expires: 4/1/86

When Recorded Return To:
MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY
RICHARD W. PENNING
(Name) PO Box 5039
401 S. Washington Sq
(Street Address)
Lansing, Michigan
(City and State) 48910

Send Subsequent Tax Bills To:

Drafted By:
Larry J. Spilkin, Esq.

Business Address:
P O Box 5039
Southfield, MI 48086

Tax Parcel # 24-16-101-014

Recording Fee

99271 / 3.00

Transfer Tax

TYPE OR PRINT NAMES UNDER SIGNATURES.

DAN...
REC'D
84-5-14:15

RECORDED FROM OF WAY NO 35988

1/10
16

EXHIBIT A

A parcel of land being a part of the NW 1/4 of Section 16, and the NE 1/4 of Section 17, T.1N., R.10E., City of Southfield, Oakland County, Michigan, described as follows:

Commencing at the NW corner of Section 16, T.1N., R.10E., City of Southfield, Oakland County, Michigan, and proceeding thence S 00° 45' 54" W 60.00 feet along the west line of said section to the point of beginning, proceeding thence N 89° 50' 36" E 0.67 feet and S 89° 33' 24" E 411.41 feet along the southerly right-of-way line of Twelve Mile Road to the west line of Berkshire Gardens Subdivision as recorded in L. 56, P. 48, Oakland County Records, thence S 01° 32' 00" E 1837.12 feet along said west line to the centerline of Franklin River, thence along the centerline of Franklin River northwesterly 302 feet, more or less, thence S 43° 32' 34" W 88.00 feet to a traverse line that follows the ground contour line of elevation 656.0 feet (U.S.C.S. Datum), thence southerly along said traverse line the following three (3) courses: S 24° 31' 11" E 40.26 feet and S 03° 29' 40" E 28.17 feet and S 18° 04' 32" W 81.68 feet; thence S 22° 59' 00" W 753.67 feet; thence N 88° 25' 31" W 219.37 feet; thence N 00° 45' 24" W 1448.00 feet; thence N 32° 00' 58" E 165.18 feet; thence N 00° 45' 24" W 25.00 feet; thence N 32° 00' 58" E 130.00 feet; thence N 00° 45' 24" W 340.00 feet; thence N 32° 43' 35" W 301.78 feet; thence N 00° 45' 24" W 800.00 feet to the south right-of-way line of Twelve Mile Road; thence along said right-of-way line N 89° 50' 36" E 332.17 feet to the point of beginning and containing 37.766 acres of land, more or less.

RECORDED RIGHT OF WAY NO.

35488

EXHIBIT B TO QUIT CLAIM DEED FROM THE
MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY TO
FRANKLIN RIVER APARTMENTS
LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNERSHIP
DEED RESTRICTIONS

USE AND OCCUPANCY RESTRICTION

Grantee, for itself and its successors, is acquiring the property described in this Quit Claim Deed for the purpose of constructing a residential rental project. Grantee will be financing said construction with a construction loan from Grantor. Grantee, for itself, its successors and assigns, hereby agrees to and accepts the conveyance herein granted subject to the following use and occupancy restrictions which are necessary to preserve the tax-exempt status of the obligations issued by the Grantor to finance the construction of the development:

1. Each unit of the development shall be rented or available for rental on a continuous basis to members of the general public during the longer of:

a. The remaining term of the Grantor's Limited Obligation FNMA - Backed Revenue Bonds, 1984 Series A (Franklin River Apartments) (the "Obligation"), which is used to finance the development, or

b. The qualified project period, which is a period beginning on the later of the first day on which at least 10 percent of the units in the project are first occupied or the date of issue of the Obligation and ending on the later of the date:

(1) which is 10 years after the date on which at least 50 percent of the units in the project are first occupied;

(2) which is a qualified number of days after the date on which any of the units in the project is first occupied.

Qualified number of days means 50% of the total number of days comprising the term of the Obligation with the longest maturity in the issue used to finance the project.

The Mortgagor further covenants and agrees that during the qualified project period at least 20 percent of the units in the project will be occupied by individuals of low or moderate income.

RECORDED RIGHT OF WAY NO.

35988

For the purpose of satisfying the foregoing requirements, individuals and families of low or moderate income shall be determined in a manner consistent with determinations of lower income families under Section 8 of the United States Housing Act of 1937, as amended, except that the percentage of median gross income which qualifies as low or moderate income shall be eighty (80%) percent. Therefore, occupants of a unit shall be considered individuals or families of low or moderate income only if their adjusted income on the date of initial occupancy (computed in the manner prescribed in Section 1.167(k)3(b)(3) of the Treasury Regulations) does not exceed eighty (80%) percent of the median gross income for the area (as defined under Section 8 of the United States Housing Act of 1937, as amended, as of the date hereof) on the date of initial occupancy.

2. Since injury to the Grantor would be irreparable and the amount of damages difficult to ascertain upon breach of the above covenants, the Grantor shall be entitled to specifically enforce compliance with the use and occupancy restrictions set forth in paragraph 1 above, to the fullest extent permitted by law and equity.

3. It is the intent of the Grantor and Grantee that these use and occupancy restrictions be covenants that run with the land and therefore binding on all the successors and assigns of the Grantor and Grantee.

4. These covenants shall survive a sale, transfer, or other disposition of the Development by the Grantees or the repayment of the loan given by the Grantor to the Grantees from any portion of the bond proceeds, but shall cease to apply to a project in the event of involuntary noncompliance caused by fire, seizure, requisition, foreclosure, transfer of title by deed in lieu of foreclosure, change in a Federal law or an action of a Federal Agency which prevents the Authority from enforcing the requirement, even though compensated by insurance, provided that the bonds or a portion of the bonds allocable to the Development are retired within a reasonable period after such involuntary loss or foreclosure, transfer of title by deed in lieu of foreclosure or similar event. The covenants of the Grantee, however, shall survive a foreclosure, transfer of title by deed in lieu of foreclosure or similar event if at any time during the qualified project period the Grantee or a related person (as defined in Treasury Regulations Section 1.103-10(e)) obtains an ownership interest in the Development.

5. These covenants shall expire on the later of the expiration date of the qualified project period as described

RECORDED RIGHT OF WAY NO.

35988

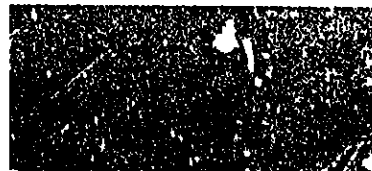
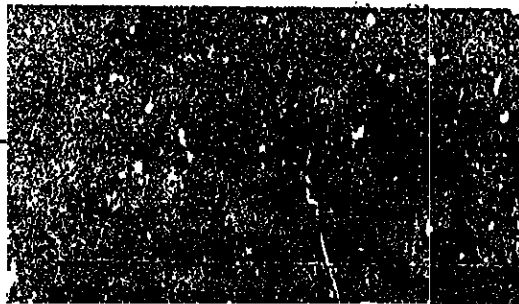
in paragraph 1 above or the final maturity date of the Obligation which is November 1, 1996.

6. At such time as the qualified project period (described in paragraph 1 above) shall be determined and known, Grantee may prepare an affidavit stating the exact expiration dates of the qualified project period. In addition, the affidavit shall set forth the expiration date of these deed restrictions. Grantor agrees to execute an acknowledgement of the affidavit, which acknowledgement shall set forth its consent to the expiration date of the qualified project period and the deed restrictions. Grantor is not required to execute the acknowledgement of the affidavit unless it has received written concurrence of its Bond Counsel to the expiration date stated by the Grantee. The affidavit which is prepared shall be in recordable form, and may be recorded by Grantee so as to put third parties on notice of the expiration date of the deed restrictions.

RECORDED RIGHT OF WAY NO. 35988

84.11.1127

A-6



KNOW ALL MEN BY THESE PRESENTS: That Harold Blumenstein and Penny Blumenstein, his wife and S. Dennis Rogers and Leslie L. Rogers, his wife

whose address is
29200 Southfield Road, Suite 215, Southfield, MI 48076

Quit Claim(s) to Franklin River Apartments Limited Dividend Housing Association Limited Partnership, a limited partnership

whose address is 29200 Southfield Road, Suite 215, Southfield, MI 48076

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

See legal description attached hereto as Exhibit A.

for the full consideration of one dollar (\$1.00); exempt pursuant to MCLA 207.505(a)

Dated this 4th day of December 19 84

Witnesses:

Signed and Sealed:

Larry J. Spilkin
Larry J. Spilkin
Nancy A. Patrick
Nancy A. Patrick

Harold Blumenstein
Harold Blumenstein
Penny Blumenstein
Penny Blumenstein
S. Dennis Rogers
S. Dennis Rogers
Leslie L. Rogers
Leslie L. Rogers

RECORDED RIGHT OF WAY NO. 35988

STATE OF MICHIGAN }
COUNTY OF Oakland }

The foregoing instrument was acknowledged before me this 4th day of December 19 84
by Harold Blumenstein, Penny Blumenstein, S. Dennis Rogers and Leslie L. Rogers

My commission expires
4/8/86

Nancy A. Patrick
Nancy A. Patrick
Notary Public Oakland County, Michigan
Business Address P O Box 5039, Southfield, MI 48086

Recording Fee _____
State Transfer Tax _____

When recorded return to Larry J. Spilkin, Esq.
P O Box 5039, Southfield, MI 48086

Send subsequent tax bills
to _____

Tax Parcel # _____

EXHIBIT A

A parcel of land being a part of the NW 1/4 of Section 16, and the NE 1/4 of Section 17, T.1N., R.10E., City of Southfield, Oakland County, Michigan, described as follows:

Commencing at the NW corner of Section 16, T.1N., R.10E., City of Southfield, Oakland County, Michigan, and proceeding thence (S 00° 45' 54" W 60.00 feet along the west line of said section to the point of beginning, proceeding thence N 89° 50' 36" E 0.67 feet and) S 89° 33' 24" E 411.41 feet along the southerly right-of-way line of Twelve Mile Road to the west line of Berkshire Gardens Subdivision as recorded in L. 56, P. 48, Oakland County Records; thence S 01° 32' 00" E 1837.12 feet along said west line to the centerline of Franklin River; thence along the centerline of Franklin River northwesterly 302 feet, more or less; thence S 45° 32' 54" W 68.00 feet to a traverse line that follows the ground contour line of elevation 656.0 feet (U.S.G.S. Datum); thence southerly along said traverse line the following three (3) courses: S 24° 31' 11" E 40.26 feet and S 03° 29' 40" E 28.17 feet and S 18° 04' 52" W 81.68 feet; thence S 22° 59' 00" W 753.67 feet; thence N 88° 25' 31" W 219.37 feet; thence N 00° 45' 24" W 1448.88 feet; thence N 32° 00' 58" E 165.18 feet; thence N 00° 45' 24" W 25.00 feet; thence N 32° 00' 58" E 130.00 feet; thence N 00° 45' 24" W 340.00 feet; thence N 32° 43' 35" W 301.78 feet; thence N 00° 45' 24" W ~~388.00~~ feet to the south right-of-way line of Twelve Mile Road; thence along said right-of-way line N 89° 50' 36" E 332.17 feet to the point of beginning and containing 37.766 acres of land, more or less.

RECORDED RIGHT OF WAY NO.

35988

APPLICATION FOR RIGHT OF WAY

DE 003-0011 8-7488 (MS 00)

PLEASE SECURE RIGHT OF WAY AS FOLLOWS:

DATE November 29, 1984

LOCATION at the rear of the Tel-12 Shopping Mall

APPLICATION NO. O-7826

CITY OR VILLAGE Southfield

DEPT. ORDER NO. B-54217

TOWNSHIP Southfield COUNTY Oakland

O. F. W. NO. _____

DATE BY WHICH RIGHT OF WAY IS WANTED Dec. 30, 1984

BUDGET ITEM NO. _____

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

INQUIRY NO. _____

JOINT RIGHT OF WAY REQUIRED YES NO

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

KIND AND DESCRIPTION OF RIGHT OF WAY REQUESTED 40 KV armless arrestor projected.

RECORDED RIGHT OF WAY NO. 35988

PURPOSE OF RIGHT OF WAY Relocation of 40 KV lead at customer request for proposed expansion.

SIGNED *John Henry* /Supervisor
Oakland Division Headquarters Service Plng.
OFFICE DEPARTMENT

REPORT OF REAL ESTATE AND RIGHTS OF WAY DEPT.

Joint recorded overhead right of way secured as requested on the attached sketch.

Contacts by P. Lagrou, Real Estate, Rights of Way & Claims - Oakland Division

Ser. Pln. 2
PERMITS IN RECORD CENTER 2 R.E. & R/W DEPT. FILE _____ GRANTOR Tel-Twelve Associates
Richard Gershenson and
Franklin River Apartments
Harold Blumenstein

NO. OF PERMITS 2 NO. OF STRUCTURES _____ NO. OF MILES _____ PERMITS TO MBT 2

DATE 11-22-85 SIGNED *James D. McDonald*
James D. McDonald

11-30-84 WD 12-30-84

