

For good and valuable considerations, the right is hereby granted to THE DETROIT EDISON COMPANY, 2000 Second Ave. Detroit, Michigan, and the ~~VICTORIAN BELL~~ TELEPHONE COMPANY, 455 E. Ellis Rd. Muskegon Michigan, their licensees, lessees, successors and assigns, to construct aerial and or underground line facilities for the purpose of providing electric service and communication service including necessary ~~poles, poles, wires, cables, manholes, transformers~~ and equipment in, under, upon, over and across the property located in the Township of

Milford, County of Oakland, State of Michigan, further described as follows: Parcel No. 4. Part of the northwest 1/4 of Section 27, T.2N., R.7E, Milford Township, Oakland County, Michigan, described as commencing at West 1/4 corner of said Section 27; thence North 87°21'28" East along the East and West 1/4 line of said Section 27, 1340.00 feet to P.O.B.; thence North 03°17'10" West 200.08 feet; thence North 87°11'43" East 672.47 feet to a 60 foot turning radius point of a 70 foot wide private road easement; thence South 02°58'06" East 201.97 feet to the East and West 1/4 line of said Section 27; thence South 87°21'28" West along said line, 671.37 feet to P.O.B, containing 3.10 acres, together with and subject to rights of a 70 foot wide private road easement described hereafter and subject also to any other easements of record.

Sidwell 16-27-100-006, part of with full right of ingress and egress upon the said premises to employes or appointees of the said grantees to construct, reconstruct, repair, operate and maintain said line facilities, and to trim or cut down any trees which in the opinion of the grantees at any time interfere or threaten to interfere with the construction and operation of said line facilities.

X The route of Underground ~~overhead~~ line facilities is described as follows:
As shown on attached sketch RW#O-8383.

Underground lines are to be located in accordance with attached drawing which is made a part hereof and underground easements are ~~ten~~ (10) feet in width unless otherwise noted on said drawing. RW #O-8383.

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

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

WITNESS: C. George Williams
C. George Williams

UNITED CONSTRUCTION, Inc.
A Michigan Corporation
30845 W. Eight Mile Rd.
Livonia, Michigan 48152

Sherry A Burns
SHERRY A BURNS

Joseph Dettore
Joseph Dettore, President

PREPARED BY:
C. George Williams & RETURN to:
The Detroit Edison Company
30400 Telegraph Rd., #264
Birmingham, Michigan 48010
STATE OF MICHIGAN

APPROVED AS TO FORM 10-20-86 DATE
LEGAL DEPARTMENT J.R. Kozak

County of OAKLAND } s s

On this 28TH day of AUGUST A.D. 1986, before me the subscriber, a Notary Public in and for said county appeared Joseph Dettore and United Construction, Inc., A Michigan Corporation

to me personally known, who being by me duly sworn did say that he is the President of United Construction, Inc., A Michigan Corporation

and that the seal affixed to said instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors and President 13.00

acknowledged said instrument to be the free act and deed of said corporation.
C. GEORGE WILLIAMS
Notary Public, Oakland County, MI
My Commission Expires Dec. 28, 1987
Notary Public OAKLAND County, Michigan

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

IN WITNESS WHEREOF we have hereunto set our hands and seal this 16TH day of SEPTEMBER 1986.
~~SEPTEMBER~~

WITNESSES:

Garnet B. Sparks
Juleen E. Sparks
3275 Milford Road, South
Milford, Michigan 48042

Joseph Dettoni
JOSEPH DETTORE

Garnet B. Sparks
Garnet B. Sparks

C. George Williams
C. George Williams

Juleen E. Sparks
Juleen E. Sparks, his wife

STATE OF MICHIGAN)
COUNTY OF OAKLAND) SS:

On this 16TH day of SEPTEMBER 1986, before me, the undersigned, a Notary Public in and for said county, personally appeared Garnet B. Sparks and Juleen E. Sparks, his wife his wife, known to me to be the persons named in and who executed the foregoing instrument as grantors and acknowledged the same to be their free act and deed.

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

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

My Commission Expires _____

Prepared by:
C. George Williams
The Detroit Edison Company
30400 Telegraph Rd., Suite #264
Birmingham, Michigan 48010

RECORDED RIGHT OF WAY NO. 36-712

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

IN WITNESS WHERE OF We have hereunto set our hands and seal this 10th day of October 1986.

WITNESSES:

Barbara A. Myers
BARBARA A. MYERS

Martina M. Galichi
MARTINA M. GALICHI

Charles Wise
Anna Wise
9075 Oakview
Plymouth, Michigan 48170

Charles Wise
Charles Wise

Anna Wise
Anna Wise

STATE OF MICHIGAN)
) SS:
COUNTY OF WAYNE)

On this 10 day of October 1986, before me, the undersigned, a Notary Public in and for said county, personally appeared Charles Wise and Anna Wise, his wife, known to me to be the persons named in and who executed the foregoing instrument as grantors and acknowledged the same to be their free act and deed.

My Commission Expires: 3/10/90

Judy Duran Wayne
JUDY DURAN WAYNE
Notary Public, WAYNE County, Michigan

PREPARED BY:
C. George Williams
The Detroit Edison Company
30400 Telegraph, Sute 264
Birmingham, Michigan 48010

RECORDED & INDEXED

WARRANTY DEED
STATUTORY FORM

LIBER 7669 PAGE 346

79 123942

9

KNOW ALL MEN BY THESE PRESENTS That WAYNE M. WIXOM and IMOGENE M. WIXOM, his wife
whose address is **X Rt. 1 Box 80 Gravette, Ark.**
Convey and Warrant to GARNET B. SPARKS and JULEEN E. SPARKS, his wife
whose street number and postoffice address is 3275 S. Milford Road, Milford, MI
the following described premises situated in the Township of Milford, County of Oakland
and State of Michigan, to wit

29/21

Land in the Township of Milford, Oakland County, Michigan,
described as: part of the South half of the Northwest
quarter of Section 27, Town 2 North, Range 7 East, described
as: Beginning at the West quarter corner; thence North 388.96
feet; thence North 89°36'40" East 2688.28 feet; thence South
407.75 feet to the center of Section 27; thence North 89°59'20"
West 2688.23 feet to the point of beginning.

Subject to building and use restrictions, and subject to such liens or en-
cumbrances as shall have accrued or attached since October 7, 1968, through
the acts or omissions of persons other than the Grantors or their assigns.

together with all and singular the tenements, hereditaments and appurtenances therunto belonging or in anywise appertaining, for
the sum of Sixty-Five Thousand (\$65,000.00) Dollars.

Dated this 22nd day of October 19 79

Signed in the presence of

Signed by

John R. Meade
John R. Meade

Wayne M. Wixom
Wayne M. Wixom

Larry L. Wilmoth
Larry L. Wilmoth

Imogene M. Wixom
Imogene M. Wixom, his wife

Arkansas
STATE OF
COUNTY OF Benton

The foregoing instrument was acknowledged before me this 22nd day of October 19 79 by WAYNE M. WIXOM and IMOGENE M. WIXOM, his wife

My commission expires November 28 19 81

David N. Wills
David N. Wills
Benton County, Arkansas

Notary Public
Benton County, Arkansas

City Treasurer's Certificate

NOTARY PUBLIC
STATE OF MICHIGAN
REAL ESTATE
TRANSACTOR

When Recorded Return To
Mr. and Mrs. Garne Sparks;
3275 S. Milford Rd.
Milford, MI.

Send Subsequent Tax Bills To
Grantees

Drafted by
Stephen W. Jones
Business Address
3101 N. Woodward, Suite 300
Royal Oak, Michigan 48072

Tax Parcel # 10-27100-000 Recording Fee 3.00 + 1.50 Revenue Stamps 71.50

NOV - 8 1979

ABSTRACTED RIGHT OF WAY NO. 20712

MAKE YOUR REAL ESTATE TRANSFERS SAFE BY USING BURTON TITLE INSURANCE

BURTON ABSTRACT AND TITLE COMPANY HAS OPERATED CONTINUOUSLY SINCE 1866



COMMONWEALTH LAND DEPT 9239 PAGE 492
 TITLE INSURANCE COMPANY
 A Reliance Group Company

85 4304

Michigan Branch

MEMORANDUM OF LAND CONTRACT

STATE OF MICHIGAN) ss
 County of Oakland)

United Construction, Inc., a Michigan Corporation of
30545 West Eight Mile Rd., Livonia, Michigan 48152, being duly sworn,
 depose(s) and say(s), that on December 16th, 1985 (they) (he) (she) entered
 into a certain land contract to purchase from Garnet B. Sparks and Jileen E. Sparks, his wife
 as Seller of 3275 South Milford Road,
Milford, Michigan 48042 property described as.

See exhibit "A" attached hereto and made a part hereof,

① #16-27-100-006
 and further this deponent says not

Keith Mohr Purchaser: United Construction, Inc.,
Keith Mohr a Michigan Corporation
C.M. DeLuzio By: Joseph Dettore
C.M. DeLuzio Joseph Dettore, President

Joseph Dettore personally appeared before me, to me personally known, did Joseph Dettore say that he is the President of United Construction, Inc., the corporation named in and which executed the within instrument, and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors and said Joseph Dettore acknowledged, subscribed and sworn before me, this 16th day of December, 1985, said instrument to be the free act and deed of said corporation.

Edwin J. McLean
 Notary Public in and for the County of _____, State of Michigan

My Commission expires _____, 19__.

Drafted by: Keith Mohr Return to: Purchaser
5645 Shore Tr.
Orchard Lake, Michigan 48033

FD-350 (REV. 5-65)



KNOW
 whose ad
 147
 Convey
 whose ad
 226
 the follo
 County of

1/20
 1/26

86 JAN 10 10:11

RECORDED ELECTRONICALLY NO. 36712

SEAL
 COUNTY
 THE OFFICE
 MAY 19
 INSTRUMENT
 RECORDED
 STATE OF
 JAN 1986

EXHIBIT "A"

LIBER 9239 PAGE 493

Part of the N.W. 1/4 of Section 27, T.2N., R.7E., Milford Township, Oakland County, Michigan, described as commencing at the West 1/4 corner of said Section 27; thence N 87°21'28"E along the east and west 1/4 line of said section, 1340.00 ft. to the point of beginning; thence N 03°17'10"W 400.15 ft.; thence N 87°02'01"E 1347.17 ft. to the north and south 1/4 line of said Section 27; thence S 02°39'12"E along said line, 407.75 ft. to the center of said Section 27; thence S 87°21'28"W along the east and west 1/4 line of said Section 27, 1342.73 ft. to the point of beginning, containing 12.47 acres, subject to any easements of record.



STATE OF
County of

depose(s) a
into a cert:


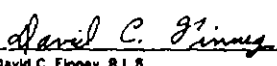
Se
and further

Joseph De
testament
executed
said cert,
Subscriber
said inst

RECORDED RIGHT OF WAY NO. 36712

Drafted by
Kei
561
020

Form 582 (1976)

LEGEND	O = Iron Set	• = Iron Found	R = Recorded	M = Measured
BOUNDARY SURVEY FOR J. Dettore			LOCATION Sec. 27, Milford Twp.	
Scale	Date 11-20-85	Job No 85-5351	Sheet of	
I hereby certify that this survey was prepared by me or under my direct supervision, that the error of closure is 1 in _____ and that all of the requirements of P.A. 132, 1975 have been complied with.				
		 David C. Finney, R.L.S. No. 15536		
		FINNEY & ASSOCIATES, INC. (313) 227-9396 (313) 477-7788 REGISTERED CIVIL ENGINEERS & LAND SURVEYORS P.O. Box 213, Walled Lake, Michigan 48088		

OFFER TO PURCHASE REAL ESTATE

1. THE UNDERSIGNED hereby offers and agrees to purchase the following land situated in the

Township of

Milford

Oakland

County, Michigan, described as follows:

See Exhibit "A" attached hereto and made a part hereof,

together with all improvements and appurtenances, and to pay therefor the sum of (\$45,000.00) Forty Five Thousand Dollars, subject to the existing building and use restrictions, easements, and zoning ordinances, if any, upon the following conditions:

THE SALE TO BE CONSUMMATED BY: (Fill in one of the four following paragraphs, and strike out the remainder.)

A. Delivery of the usual Warranty Deed conveying a marketable title. Payment of purchase money is to be made in cash or certified check

B. Delivery of the usual Warranty Deed conveying a marketable title. Payment of purchase money is to be made in cash or certified check. Purchaser agrees that he will immediately apply for a mortgage in the amount of \$ and pay \$ down plus mortgage costs, prepaid items and adjustments in cash. Purchaser agrees to execute the mortgage as soon as the mortgage application is approved, a closing date obtained from the lending institution, and, if applicable, final inspection of the property approved by the Veterans Administration or F.H.A.

C. Delivery of the usual Warranty Deed conveying a marketable title, subject to mortgage to be deducted from the purchase price. Payment of the purchase money is to be made in cash or certified check less the amount owing upon an existing mortgage now on the premises, with accrued interest to date of consummation, held by upon which there is unpaid the sum of approximately Dollars, with interest at per cent, which mortgage requires payments of Dollars on the day of each and every month, which payments DO, DO NOT include prepaid taxes and insurance. If the Seller has any accumulated funds held in escrow for the payment for any prepaid items, the Purchaser agrees to reimburse the Seller upon proper assignment of same. The Purchaser agrees to assume and pay said mortgage according to the terms thereof.

D. Payment of the sum of (\$22,500.00) Twenty Two Thousand Five Hundred Dollars in cash or certified check, and the execution of a Land Contract upon the Lawyers Title INSURANCE COMPANY F556 Form, acknowledging payment of that sum and calling for the payment of the remainder of the purchase money within 9 months from the date of Contract in monthly payments of not less than accrued interest each, which are interest payments at the rate of 11 per cent per annum, and which DO NOT include prepaid taxes and insurance.

If the Seller's title to said land is evidenced by an existing land contract with unperformed terms and conditions substantially as above set forth and the cash payment to be made by the undersigned on consummation hereof will pay out the equity, an assignment and conveyance of the vendee's interest in the land contract, with an agreement by the undersigned to assume the balance owing thereon, will be accepted in lieu of the contract proposed in the preceding paragraph. If the Seller has any accumulated funds held in escrow for the payment of prepaid taxes or insurance, the Purchaser agrees to reimburse the Seller upon the proper assignment of same.

2. As evidence of title, Seller agrees to furnish Purchaser as soon as possible a commitment for and Policy of Title Insurance in an amount not less than the purchase price, bearing date later than the acceptance hereof and guaranteeing the title in the condition required for performance of this agreement.

3. If this offer is accepted by the Seller and if title can be conveyed in the condition required hereunder, the Purchaser agrees to complete the sale within Five days after delivery of the commitment for title insurance; provided the conditions of Exhibit "B" attached are satisfied and resolved as provided therein. In the event of default by the Purchaser hereunder, the Seller may, at his option, elect to enforce the terms hereof or declare a forfeiture hereunder and retain the deposit as liquidated damages.

4. In the event of default by the Seller hereunder, the Purchaser may, at his option, elect to enforce the terms hereof or demand, and be entitled to, an immediate refund of his entire deposit in full termination of this agreement.

5. If objection to the title is made, based upon a written opinion of Purchaser's attorney that the title is not in the condition required for performance hereunder, the Seller shall have 30 days from the date he is notified in writing of the particular defects claimed, either (1) to remedy the title, or (2) to obtain title insurance as required above, or (3) to refund the deposit in full termination of this agreement if unable to remedy the title or obtain title insurance. If the Seller remedies the title or shall obtain such commitment for a title policy within the time specified, the Purchaser agrees to complete the sale within 10 days of written notification thereof. If the Seller is unable to remedy the title or obtain title insurance within the time specified, the deposit shall be refunded forthwith in full termination of this agreement.

6. The Seller shall deliver and the Purchaser shall accept possession of said property at closing.

If the Seller occupies the property, it shall be vacated on or before N/A From the date of closing to the date of vacating property as agreed, SELLER SHALL PAY the sum of \$ N/A per day. THE BROKER SHALL RETAIN from the amount due Seller as closing the sum of \$ N/A as security for said occupancy charge, paying to the Purchaser the amount due him and returning to the Seller the unused portion as determined by date property is vacated and keys surrendered to Broker.

FIRST AMERICAN TITLE INSURANCE COMPANY OF MID-AMERICA - BURTON ABSTRACT DIVISION - SERVING YOU SINCE 1866

MAKE YOUR REAL ESTATE TRANSFERS SAFE BY USING FIRST AMERICAN TITLE INSURANCE COMPANY OF MID-AMERICA

RECORDED RIGHT OF WAY NO. 36-72

Taxes and Prorated Items

7. All taxes and assessments which have become a lien upon the land at the date of this agreement shall be paid by the Seller. Current taxes, if any, shall be prorated and adjusted as of the date of closing in accordance with due date (Insert one: "Fiscal Year" "Due Date." If left blank, Fiscal Year applies) basis of the municipality or taxing unit in which the property is located. Interest, rents and water bills shall be prorated and adjusted as of the date of closing.

8. In consideration of the Broker's effort to obtain the Seller's approval, it is understood that this offer is irrevocable for five (5) days from the date hereof, and if not accepted by the Seller within that time, the deposit shall be returned forthwith to the Purchaser. If the offer is accepted by the Seller, the Purchaser agrees to complete the purchase of said property within the time indicated in Paragraph 3.

Broker's Authorization

9. The Broker is hereby authorized to make this offer and the deposit of Four Thousand Five Hundred Dollars shall be held by him under P.A. 299 of 1980 as (j) and applied on the purchase price if the sale is consummated. /amended

10. APPLICABLE TO F.H.A. SALES ONLY:

It is expressly agreed that, notwithstanding any other provisions of this contract, the Purchaser shall not be obligated to complete the purchase of the property described herein or to incur any penalty by forfeiture of earnest money deposits or otherwise unless the Seller has delivered to the Purchaser a written statement issued by the Federal Housing Commissioner setting forth the appraised value of the property for mortgage insurance purposes of not less than \$ N/A, which statement the Seller hereby agrees to deliver to the Purchaser promptly after such appraised value statement is made available to the Seller. The Purchaser shall, however, have the privilege and option of proceeding with the consummation of this contract without regard to the amount of the appraised valuation made by the Federal Housing Commissioner.

It is further understood between Purchaser and Seller that the additional personal property listed herein has a value of \$ N/A.

11. The covenants herein shall bind and inure to the benefit of the executors, administrators, successors and assigns of the respective parties.

By the execution of this instrument the Purchaser acknowledges THAT HE HAS EXAMINED THE ABOVE described premises and is satisfied with the physical condition of structures thereon and acknowledges the receipt of a copy of this offer.

The closing of this sale shall take place at the office of the seller at 30845 West Eight Mile Road, Livonia, Michigan 48152

~~chase will execute and mortgage of the bank or mortgage company from which the mortgage is being obtained.~~

Additional conditions, if any: See Exhibit "A" attached hereto and made a part hereof.

IN PRESENCE OF:

Keith Mohr

GARY D. HALLANGER L.S.

ANITA E. HALLANGER L.S. Purchaser

Address 23315 N. STOKTON
FARMINGTON HILLS MI 48024

Phone (313) 476-7905

Dated 9/2/86

BROKER'S ACKNOWLEDGMENT OF DEPOSIT

Received from the above named Purchaser the deposit money above mentioned, which will be applied as indicated in Paragraphs 8 and 9 above, or will be returned forthwith after tender if the foregoing offer and deposit is declined.

Address 342 N. Main, Milford, Michigan 48042 Lakeside Realty, Inc.

Phone 356-8330 By Keith Mohr Broker

This is a co-operative sale on a N/A basis with N/A

ACCEPTANCE OF OFFER

TO THE ABOVE NAMED PURCHASER AND BROKER:

The foregoing offer is accepted in accordance with the terms stated, and upon consummation Seller hereby agrees to pay the Broker for services rendered a commission of ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ Five per cent of the sale price), which shall be due and payable at the time set in said offer for the consummation of the sale, or if unconsummated, at the time of Seller's election to refund the deposit, or of Seller's or Purchaser's failure, inability or refusal to perform the conditions of this offer; provided, however, that if the deposit is forfeited under the terms of said offer, the Seller agrees that one-half of such deposit (but not in excess of the amount of the full commission) shall be paid to or retained by the Broker in full payment for services rendered.

By the execution of this instrument, the Seller acknowledges the receipt of a copy of this agreement.

Seller; United Construction, Inc.,
a Michigan Corporation L.S.

IN PRESENCE OF: Keith Mohr

By: Joseph Dettore L.S.
Joseph Dettore, President, Seller

Address 30845 W. 8 Mile Rd., Livonia, Mich. 48152

Dated 9/5/86

Phone _____

PURCHASER'S RECEIPT OF ACCEPTED OFFER

The undersigned Purchaser hereby acknowledges the receipt of the Seller's signed acceptance of the foregoing Offer to Purchase.

Dated _____ L.S. Purchaser



Furnished by
First American Title Insurance Company
of Mid-America

RECEIVED AT THE OFFICE OF THE CLERK OF THE COURT OF THE COUNTY OF LIVINGSTON, MISSISSIPPI
9/5/86

Parcel No. 2

Part of the N.W. 1/4 of Section 27, T.2N., R.7E., Milford Township, Oakland County, Michigan, described as commencing at the W. 1/4 corner of said Section 27; thence N 87°21'28"E along the east and west 1/4 line of said Section 27, 2011.37 ft.; thence N 02°58'06"W 201.97 ft. to a 60 ft. turning radius point of a 70 ft. wide private road easement and point of beginning; thence N 02°58'06"W 201.97 ft.; thence N 87°02'01"E 673.59 ft. to the north and south 1/4 line of said Section 27; thence S 02°39'12"E along said line, 203.87 ft.; thence S 87°11'43"W 672.47 ft. to the point of beginning, containing 3.14 acres, together with and subject to the rights of a 70 ft. wide private road easement described hereafter, and subject also to any easements of record.

RECORDED IN FULL OF MAY NO. 20/14

LEGEND	O = Iron Set	● = Iron Found	R = Recorded	M = Measured	
BOUNDARY SURVEY FOR: J. Dettore			LOCATION: Sec. 27, Milford Twp		
	Scale:	Date: 11-20-85	By:	Job No: 85-5351	Sheet 3 of 6
	I hereby certify that this survey was prepared by me, or under my direct supervision, that the error of closure is 1 in 7,500 and that all of the requirements of P.A. 132, 1970 have been complied with.				
				 David C. Finney, R.L.S. No. 15536	
FINNEY & ASSOCIATES, INC.		(313) 227-9396		(313) 477-7786	
REGISTERED CIVIL ENGINEERS & LAND SURVEYORS					
P.O. Box 213, Walled Lake, Michigan 48088					

Alternate
Payment
Method

If an amount representing estimated monthly costs of taxes, special assessments and insurance is inserted in Paragraph 2 (f), then the method of payment of these items therein indicated shall be adopted. If such an amount is not inserted, then Paragraph 2 (f) shall be of no effect and the method of payment provided in Paragraph 2 (e) shall apply.

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

(f) To pay monthly in addition to the monthly payment hereinbefore stipulated, the sum of

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

Acceptance
of Title
and
Premises

(g) That he has examined a title insurance commitment/policy dated November 5, 1985 an abstract of title certified to covering the land, and is satisfied with the marketability of title shown thereby. Delivery of such commitment or an owner's title policy issued pursuant to such commitment, or an abstract, to Purchaser shall constitute fulfillment of Seller's agreement to furnish title evidence herein contained.

(h) That he has examined the land and is satisfied with the physical condition of any structure thereon, and hereby waives any and all claims on account of any encroachments on the land or on any premises adjacent thereto.

Mortgage
by Seller

3. Seller and Purchaser Mutually Agree:

(a) That Seller may at any time encumber the land by mortgage or mortgages to secure not more than the balance owing hereon at the time such mortgage or mortgages are executed, which mortgage or mortgages shall provide for payments of principal and/or interest not in excess of nor sooner than those provided for in this contract, and shall be a first lien upon the land superior to the rights of Purchaser therein; provided notice of the execution of such mortgage or mortgages containing the name and address of the mortgagee or his agent, the amount of such mortgage or mortgages and the rate of interest and maturity of the principal and interest shall be sent to Purchaser by certified mail promptly after execution thereof. Purchaser shall, on demand of the Seller, execute any instruments that may be required for the exercise of the foregoing power. If Purchaser shall refuse to execute any such instruments demanded by Seller or to accept such certified mail, or such certified mail shall be returned unclaimed, then Seller may post such notice in two conspicuous places on the land, and make affidavit of such facts and of such posting, after which Purchaser's rights shall be subordinated to such mortgage or mortgages as hereinbefore provided. The consent obtained, or subordination effected as herein provided, under or by virtue of the foregoing power, shall extend to any and all renewals, extensions or amendments of such mortgage or mortgages after Seller has given notice thereof to Purchaser in like manner as is herein provided for giving notice of the execution of such mortgage or mortgages, except as to amendments which would increase the mortgage amount to one in excess of that owing hereon, or provide for a rate of interest in excess of that provided or a maturity date sooner than provided herein.

Encumbrances
on Seller's
Title

(b) That if the title of Seller is evidenced by land contract or now or hereafter encumbered by mortgage, Seller shall meet the payments of principal and interest thereon as they mature and produce evidence thereof to Purchaser on demand. On Seller's default Purchaser may pay the same, which payments shall be credited on the sums matured or first maturing hereon with interest at 11 % per annum on payments so made. If proceedings are commenced to recover possession of the land or to enforce the payment of such contract or mortgage, because of Seller's default, Purchaser may at any time thereafter while such proceedings are pending encumber the land by mortgage securing such sums as can be obtained upon such terms as may be required and with the proceeds pay and discharge such mortgage or purchase money lien, and any mortgage so given shall be a first lien upon the land superior to the rights of Seller therein. Thereafter Purchaser shall pay the principal and interest on such mortgage so given as they mature, which payments shall be credited on the sums matured or first maturing hereon. When the amount owing hereon is reduced to that owing upon such contract or mortgage or upon any mortgage executed under either of the powers contained in this contract, a conveyance shall be made in the form above provided with a covenant by the grantee to assume and pay the same.

Non-payment
of Taxes or
Insurance

(c) That if default is made by Purchaser in the payment of any tax or special assessment or insurance premiums or in the delivery of insurance as above provided, Seller may pay such tax, special assessment or premiums or procure such insurance and pay the premiums therefor, and any amount so paid shall be a further lien on the land payable by Purchaser to Seller forthwith with interest at 11 % per annum. This provision shall be effective only if Paragraph 2 (e) applies.

Disposition
of Insurance
Proceeds

(d) That during the existence of this contract, any proceeds received from a hazard insurance policy covering the land shall first be used to repair the damage and restore the property, with the balance of such proceeds, if any, being distributed to Seller and Purchaser, as their interests may appear.

Assignment
by Purchaser

(e) That no assignment or conveyance by Purchaser shall create any liability whatsoever against Seller until a duplicate thereof duly witnessed and acknowledged, containing the residence address of the assignee, shall be delivered either personally or by certified mail to Seller and receipt therefor obtained. Purchaser's liability hereunder shall not be released or affected in any way by delivery of such assignment, or by Seller's endorsement of receipt or acceptance thereon.

Possession

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

Right
to Forfeit

(g) That should Purchaser fail to perform this contract or any part thereof, Seller immediately after such default shall have the right to declare this contract forfeited and void, and retain whatever may have been paid hereon, and all improvements that may have been made upon the land, together with additions and accretions thereto, and consider and treat Purchaser as his tenant holding over without permission and may take immediate possession of the land, and Purchaser and each and every other occupant remove and put out. A proper notice of forfeiture, giving Purchaser at least fifteen (15) days to pay any moneys required to be paid hereunder or to cure other material breaches of this contract, shall be served on Purchaser, as provided by statute, prior to institution of any proceedings to recover possession of the land.

Acceleration
Clause

(h) That if proceedings are taken to enforce this contract by equitable action, after Purchaser shall have been in default for a period of forty-five (45) days or more, the entire amount owing hereon shall be due and payable forthwith, anything herein contained to the contrary notwithstanding.

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

Notice to
Purchaser

(j) That any declarations, notices or papers necessary or proper to terminate, accelerate or enforce this contract shall be conclusively presumed to have been served upon Purchaser if such instrument was enclosed in an envelope with first-class postage fully prepaid, addressed to Purchaser at the address set forth in the heading of this contract or at the latest other address which may have been specified by Purchaser and receipted for in writing by Seller, and such envelope was deposited in the United States government mail.

Additional
auses

(k) SEE EXHIBIT "A"

(l) Purchasers acknowledge that the land which is subject matter of this Land Contract has no means of ingress and egress to a public road and that the title insurance company has not insured ingress and egress.

EXHIBIT "A"

1) Further Financial Terms and Provisions

The balance of this Land Contract principal sum shall be paid as follows;

- a) in one lump sum at any time during the term of said Land Contract without penalty or premium charged to the Purchaser, or
- b) in the payment to the Seller of up to Four (4) separate deed releases of the approximate 12 acres (subject land). See Paragraph #2 immediately below for these release provisions.

2) Warranty Deed Release Provisions

With the execution of this Land Contract the Seller has also executed Four (4) sufficient Warranty Deeds now being placed in Escrow with Commonwealth Land Title Insurance Company as Escrow Agent. These Warranty Deeds have attached to them legal descriptions each describing approximately 25% of subject land. The following provisions shall be observed;

- A. In order for the Purchaser to receive a Warranty Deed for any one of the sub-parcels of subject land the Purchaser shall pay to the Seller 25% of the beginning unpaid principal balance of this Land Contract.
- B. Accrued interest of the principal payment for warranty deed releases shall not be paid by Purchaser to Seller at the time of conveyance and release. Interest shall be paid as provided herein.
- C. All of the Payments for Warranty Deed Releases shall apply towards the unpaid principal balance of this Land Contract.
- D. All Principal sums paid by the Purchaser to the Seller which do not release Warranty Deeds, due to the amount being not sufficient to release a Warranty Deed, shall apply toward the next ensuing Warranty Deed Release Payment.
- E. All payments for Warranty Deed releases shall be made in certified check made payable to Commonwealth Land Title Insurance Company for appropriate timely disbursement to the Seller less State Revenue Stamp costs which the Seller shall pay.
- F. At any time the unpaid principal balance of this Land Contract is paid in full, any Warranty Deeds remaining in escrow shall be delivered to the Purchaser forthwith.
- G. Purchaser shall not be entitled to any releases under this Land Contract at any time that Purchaser is in default under the terms and provisions of this Land Contract, and the Escrow Agent shall not release and deliver any Warranty Deed to the Purchaser until such time that the Escrow Agent has received written verification from the Seller that the Purchaser is not in default of this Land Contract.

3) Seller as Fee Simple Title Holder and Shall Not Encumber

During the life of this Land Contract the Seller shall remain the Fee Simple Title Holder for subject land, except for portions of subject land which may be conveyed to Purchaser, and Seller shall not mortgage subject land or encumber subject land in any manner whatsoever.

4) Survey

The Purchaser shall pay and be responsible for any new survey of subject land and any cost(s) related to the dividing of subject land.

5) Mineral Rights

Seller warrants that Seller owns all mineral, gas and oil rights to subject land and will convey same to Purchaser.

6) Possession and Use

Purchaser shall be entitled to take possession of subject land with the execution hereof and shall have the right to utilize subject land and have, by way of example, and not limitation, the right to build and make excavations thereon, to install and/or contract for utilities, street paving to remove trees and appurtenances and prepare subject land for development.

7) After this date the Seller shall cause no physical alteration of subject land by way of example and not limitation, tree removal, excavations and earth moving.

8) Easements

Seller warrants that on subject land there are no oral or written easements recorded or unrecorded.

RECORDED IN DEPT OF TAX NO. 367

Dower Rights

If the wife of Seller has dower rights in the land, she agrees, by joining in the execution of this contract, to join in executing the deed to be given in fulfillment hereof.

Capacity of Parties

Any individual parties hereto represent themselves to be of full age. Any corporate parties hereto represent themselves to be existing corporations with their charters in full force and effect. Any partnership parties hereto represent themselves to be existing partnerships with their certificates in full force and effect.

Interpretation of Contract

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

Signatures

Signed, sealed and delivered by the parties in duplicate the day and year first above written.

IN PRESENCE OF:

Keith Mohr

C. M. Eldridge
C. M. Eldridge

Garnet B. Sparks (L.S.)
Garnet B. Sparks

Juleen E. Sparks (L.S.)
Juleen E. Sparks

United Construction, Inc. (L.S.)
A Michigan Corporation

By: Joseph Dettore (L.S.)
Joseph Dettore, President

Individual Acknowledgement

STATE OF MICHIGAN
COUNTY OF Oakland

The foregoing instrument was acknowledged before me this 16th day of December, 1955 by Garnet B. Sparks and Juleen E. Sparks, his wife, and United Construction, Inc. by Joseph Dettore, President, A Michigan Corporation
My commission expires

Sam J. McLean
Notary Public County, Michigan

Corporate Acknowledgement

STATE OF MICHIGAN
COUNTY OF

The foregoing instrument was acknowledged before me this _____ day of _____ 19____ (1) by (2) (3) of (4) a _____ Corporation on behalf of the said corporation.

My commission expires _____

Notary Public County, Michigan

Note: Insert at (1) name(s) of officer(s) (2) title(s) of officer(s) (3) name of corporation (4) state of incorporation

Notary Public County, Michigan

Instrument Drafted by: James C. Merrit

Business Address: 6545 Commerce Road West Bloomfield, Michigan

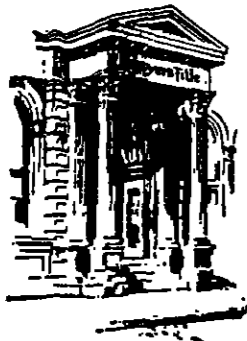
When recorded, return to:
United Constructions, Inc.
30845 W. 8 Mile Rd Livonia, Mi.

RECORDING OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE STATE OF MICHIGAN

7-1-55

LAND CONTRACT

(Revised 1978)



ABSTRACTS

TITLE INSURANCE

TITLE SEARCHES

TAX SEARCHES

ESCROW SERVICE

Lawyers Title Insurance Corporation

MICHIGAN STATE OFFICE
3270 W. Big Beaver Rd., Troy, Michigan 48084
P.O. Box 3200
Area 313 - 649-3322

ESCROW DEPARTMENT
3270 W. Big Beaver Road
P.O. Box 3200
Troy, Michigan 48084
Area 313 - 649-3322

METROPOLITAN OFFICE
3270 W. Big Beaver Road
P.O. Box 3200
Troy, Michigan 48084
Area 313 - 649-3322
From Detroit 564-4900
From Pontiac 338-9101
From Mt. Clemens 469-1330

NATIONAL DIVISION
3270 W. Big Beaver Road
P.O. Box 3200
Troy, Michigan 48084
Area 313 - 649-3322

METROPOLITAN AREA OFFICES

ANN ARBOR
106 North Fourth Avenue
Ann Arbor, Michigan 48104
Area 313 - 761-3040

DETROIT
125 City National Bank Bldg.
Detroit, Michigan 48226
Area 313 - 963-5810

MOUNT CLEMENS
48 South Gratiot Avenue
Mount Clemens, Michigan 48043
Area 313 - 465-1371

LANSING
209 South Washington Avenue
Lansing, Michigan 48933
Area 517 - 372-9450

DEARBORN
102 Parklane Towers West
Dearborn, Michigan 48126
Area 313 - 271-8410
From Livonia 422-7280
From Plymouth 453-0300

ADRIAN
212 North Main Street
Adrian, Michigan 49221
Area 517 - 263-0507

REGIONAL OFFICE

EASTERN MICHIGAN
2072 Hemmeter Road
P.O. Box 1384
Saginaw, Michigan 48605
Area 517 - 793-9555

**Lawyers Title
Insurance Corporation**

Title protection throughout Michigan,

NATIONAL WIDE TITLE SERVICE

CLOSING STATEMENT

CASE NO. _____

CLOSING STATEMENT between the Seller, United Construction, Inc.

whose street number and post office address is 30845 West Eight Mile Rd., Livonia, Michigan

and the Purchaser, Stephen R. Johnson and Rebekah N. Johnson

whose street number and post office address is 2882 Samuel Dr., Troy, Michigan

CLOSING DATE August 15th, 1986
ADJUSTMENT DATE August 15th, 1986

PROPERTY ADDRESS Parcel #3 - vacant land - Milford Township

PURCHASER'S STATEMENT

Table with columns for CHARGES and CREDITS. Includes items like SALE PRICE (\$41,500.00), COUNTY TAXES, Township Taxes, DEPOSIT PAID (\$4,150.00), and TOTAL CHARGES (\$41,666.94) vs TOTAL CREDITS (\$4,150.00). Net balance due from purchaser is \$37,523.94.

I/We consider the foregoing to be a correct accounting. Purchaser Stephen R. Johnson

Purchaser Rebekah N. Johnson

SELLER'S STATEMENT

Table for Seller's Statement. Includes Balance due from Purchaser to Seller (\$37,516.94), Deposit previously paid (\$4,150.00), and DISBURSEMENTS (Commission on Sale \$2,075.00, Abstract Extension \$200.00, etc.). Net balance due seller is \$30,595.74.

I/We consider the foregoing to be a correct accounting. Seller Keith Mohr

Seller Joseph D. Patton

Table for Buyer's Disbursements. Includes Commission on Sale (\$2,075.00), Deposit (\$37,523.94), and Due Broker/Seller.


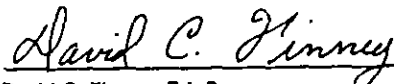
Purchaser to bring two separate certified or cashiers checks to closing in the following manner; 1) Commonwealth Land Title Insurance Co. \$9,003.20 2) United Construction, Inc. \$28,520.74 TOTAL \$37,523.94

Exhibit "A"

Parcel No. 3

Part of the N.W. 1/4 of Section 27, T.2N., R.7E., Milford Township, Oakland County, Michigan, described as commencing at the W. 1/4 corner of said Section 27; thence N 87°21'28"E along the east and west 1/4 line of said Section 27, 2011.37 ft. to the point of beginning; thence N 02°58'06"W 201.97 ft. to a 60 ft. turning radius point of a 70 ft. wide private road easement; thence N 87°11'43"E 672.47 ft. to the north and south 1/4 line of said Section 27; thence S 02°39'12"E along said line, 203.88 ft. to the center of said Section 27; thence S 87°21'28"W along the east and west 1/4 line of said Section 27, 671.36 ft. to the point of beginning, containing 3.13 acres, together with and subject to the rights of a 70 ft. wide private road easement described hereafter and subject also to any other easements of record.

REGISTERED RIGHT OF WAY NO. 21272

LEGEND	O = Iron Set	● = Iron Found	R = Recorded	M = Measured	
BOUNDARY SURVEY FOR: J. Dettore			LOCATION: Sec. 27, Milford Twp.		
	Scale:	Date: 11-20-85	By: dcf	Job No. 85-5351	Sheet 4 of 6
	I hereby certify that this survey was prepared by me, or under my direct supervision, that the error of closure is 1 in 7,500 and that all of the requirements of P A 132, 1970 have been complied with.				
				 David C. Finney, R.L.S. No. 15536	
FINNEY & ASSOCIATES, INC. (313) 227-9396 (313) 477-7786 REGISTERED CIVIL ENGINEERS & LAND SURVEYORS P.O. Box 213, Walled Lake, Michigan 48088					

This Contract, made this 27th day of August, 1986,
between United Construction, Inc., a Michigan Corporation

hereinafter referred to as "Seller", whose address is 30845 West Eight Mile Road, Livonia, Michigan 48152
and Charles Wise and Anna Wise, his wife

hereinafter referred to as "Purchaser", whose address is 9075 Oakview, Plymouth, Michigan 48170

Witnesseth:

1. Seller Agrees:

(a) To sell and convey to Purchaser land in the _____ Township of Milford
County of Oakland, Michigan, described as:

See Exhibit "A" attached hereto and made a part hereof,

_____ hereinafter referred to as "the
Land", together with all tenements, hereditaments, improvements, and appurtenances, ~~including the following: _____~~
~~_____~~

now on the land, subject to any applicable building and use restrictions and to any easements affecting the land.

(b) That the full consideration for the sale of the land to Purchaser is: Forty Four Thousand Five Hundred

(\$ 44,500.00) dollars, of which the sum of Ten Thousand

(\$ 10,000.00) dollars has been paid to Seller prior to the delivery hereof, the receipt of which is hereby
acknowledged, and the additional sum of Thirty Four Thousand Five Hundred

(\$ 34,500.00) dollars, is to be paid to Seller, with interest on any part thereof at any time unpaid at the
rate of eleven per cent per annum while Purchaser is not in default, and at the rate of eleven per cent
per annum, computed upon the balance of the purchase price then unpaid, during the period of any default in payment. Such additional
purchase money and interest is to be paid in monthly installments of Three Hundred Thirty

(\$ 330.00) dollars each, or more at Purchaser's option, on the 27th day of each month, beginning
September 27th, 1986; such payments to be applied first upon interest and the balance on principal. All of the
purchase money and interest shall, however, be fully paid within 2 1/2 years from the date hereof, anything herein to the
contrary notwithstanding.

(c) To execute and deliver to Purchaser or his assigns, upon payment in full of all sums owing hereon, less the amount then owing
on any unpaid mortgage or mortgages, and the surrender of the duplicate of this contract, a good and sufficient warranty deed conveying
title to the land, subject to abovementioned restrictions and easements and to any then unpaid mortgage or mortgages, but free from all
other encumbrances, except such as may be herein set forth or shall have accrued or attached since the date hereof through the acts or
omissions of persons other than Seller or his assigns.

(d) To deliver to Purchaser as evidence of title, at Seller's option, either commitment for title insurance followed by a policy
pursuant thereto insuring Purchaser or abstract of title covering the land, ~~_____~~
The effective date of the policy or certification date of the abstract is to be approximately the date of this contract. Seller shall have the
right to retain possession of such evidence of title during the life of this contract but upon demand shall lend it to Purchaser upon the
pledging of a reasonable security.

2. Purchaser Agrees:

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

(b) To use, maintain and occupy the land in accordance with any and all building and use restrictions applicable thereto.

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

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

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

Parties

Description
of Land

Terms of
Payment

Seller's
Duty to
Convey

Furnishing
Evidence
of Title

Purchaser's
Duties

Maintenance
of Premises

To Pay Taxes
and Keep
Premises
Insured

RECORDED IN THE OFFICE OF THE CLERK OF THE COURT OF THE COUNTY OF OAKLAND, MICHIGAN, ON MAY 27, 1986.

If an amount representing estimated monthly costs of taxes, special assessments and insurance is inserted in Paragraph 2 (f), then the method of payment of these items therein indicated shall be adopted. If such an amount is not inserted, then Paragraph 2 (f) shall be of no effect and the method of payment provided in Paragraph 2 (e) shall apply.

Amount
Advance
Monthly
Installment
Method of
Tax and
Insurance
Payment is to
be adopted

(f) To pay monthly in addition to the monthly payment hereinbefore stipulated, the sum of N/A

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

Acceptance
of Title
and
Premises

(g) That he has examined a title insurance commitment ~~dated~~ dated July 29th, 1986

covering the land, and is satisfied with the marketability of title shown thereby. Delivery of such commitment or an owner's title policy issued pursuant to such commitment, or an abstract, to Purchaser shall constitute fulfillment of Seller's agreement to furnish title evidence herein contained.

(h) That he has examined the land and is satisfied with the physical condition of any structure thereon, and hereby waives any and all claims on account of any encroachments on the land or on any premises adjacent thereto.

Mortgage
by Seller

3. Seller and Purchaser Mutually Agree:

(a) That Seller may at any time encumber the land by mortgage or mortgages to secure not more than the balance owing hereon at the time such mortgage or mortgages are executed, which mortgage or mortgages shall provide for payments of principal and/or interest not in excess of nor sooner than those provided for in this contract, and shall be a first lien upon the land superior to the rights of Purchaser therein; provided notice of the execution of such mortgage or mortgages containing the name and address of the mortgagee or his agent, the amount of such mortgage or mortgages and the rate of interest and maturity of the principal and interest shall be sent to Purchaser by certified mail promptly after execution thereof. Purchaser shall, on demand of the Seller, execute any instruments that may be required for the exercise of the foregoing power. If Purchaser shall refuse to execute any such instruments demanded by Seller or to accept such certified mail, or such certified mail shall be returned unclaimed, then Seller may post such notice in two conspicuous places on the land, and make affidavit of such facts and of such posting, after which Purchaser's rights shall be subordinated to such mortgage or mortgages as hereinbefore provided. The consent obtained, or subordination effected as herein provided, under or by virtue of the foregoing power, shall extend to any and all renewals, extensions or amendments of such mortgage or mortgages after Seller has given notice thereof to Purchaser in like manner as is herein provided for giving notice of the execution of such mortgage or mortgages, except as to amendments which would increase the mortgage amount to one in excess of that owing hereon, or provide for a rate of interest in excess of that provided or a maturity date sooner than provided herein.

Encumbrances
on Seller's
Title

(b) That if the title of Seller is evidenced by land contract or now or hereafter encumbered by mortgage, Seller shall meet the payments of principal and interest thereon as they mature and produce evidence thereof to Purchaser on demand. On Seller's default Purchaser may pay the same, which payments shall be credited on the sums matured or first maturing hereon with interest at 11 % per annum on payments so made. If proceedings are commenced to recover possession of the land or to enforce the payment of such contract or mortgage, because of Seller's default, Purchaser may at any time thereafter while such proceedings are pending encumber the land by mortgage securing such sums as can be obtained upon such terms as may be required and with the proceeds pay and discharge such mortgage or purchase money lien, and any mortgage so given shall be a first lien upon the land superior to the rights of Seller therein. Thereafter Purchaser shall pay the principal and interest on such mortgage so given as they mature, which payments shall be credited on the sums matured or first maturing hereon. When the amount owing hereon is reduced to that owing upon such contract or mortgage or upon any mortgage executed under either of the powers contained in this contract, a conveyance shall be made in the form above provided with a covenant by the grantee to assume and pay the same.

Non-payment
of Taxes or
Insurance

(c) That if default is made by Purchaser in the payment of any tax or special assessment or insurance premiums or in the delivery of insurance as above provided, Seller may pay such tax, special assessment or premiums or procure such insurance and pay the premiums therefor, and any amount so paid shall be a further lien on the land payable by Purchaser to Seller forthwith with interest at 11 % per annum. This provision shall be effective only if Paragraph 2 (e) applies.

Disposition
of Insurance
Proceeds

(d) That during the existence of this contract, any proceeds received from a hazard insurance policy covering the land shall first be used to repair the damage and restore the property, with the balance of such proceeds, if any, being distributed to Seller and Purchaser, as their interests may appear.

Assignment
by Purchaser

(e) That no assignment or conveyance by Purchaser shall create any liability whatsoever against Seller until a duplicate thereof duly witnessed and acknowledged, containing the residence address of the assignee, shall be delivered either personally or by certified mail to Seller and receipt therefor obtained. Purchaser's liability hereunder shall not be released or affected in any way by delivery of such assignment, or by Seller's endorsement of receipt or acceptance thereon.

Possession

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

Right
to Forfeit

(g) That should Purchaser fail to perform this contract or any part thereof, Seller immediately after such default shall have the right to declare this contract forfeited and void, and retain whatever may have been paid hereon, and all improvements that may have been made upon the land, together with additions and accretions thereto, and consider and treat Purchaser as his tenant holding over without permission and may take immediate possession of the land, and Purchaser and each and every other occupant remove and put out. A proper notice of forfeiture, giving Purchaser at least fifteen (15) days to pay any moneys required to be paid hereunder or to cure other material breaches of this contract, shall be served on Purchaser, as provided by statute, prior to institution of any proceedings to recover possession of the land.

Acceleration
Clause

(h) That if proceedings are taken to enforce this contract by equitable action, after Purchaser shall have been in default for a period of forty-five (45) days or more, the entire amount owing hereon shall be due and payable forthwith, anything herein contained to the contrary notwithstanding.

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

Notice to
Purchaser

(j) That any declarations, notices or papers necessary or proper to terminate, accelerate or enforce this contract shall be conclusively presumed to have been served upon Purchaser if such instrument was enclosed in an envelope with first-class postage fully prepaid, addressed to Purchaser at the address set forth in the heading of this contract or at the latest other address which may have been specified by Purchaser and receipted for in writing by Seller, and such envelope was deposited in the United States government mail.

Additional
Clauses

(k) Balloon Payment - The Purchaser understands that the herein described monthly installment payments are not sufficient to fully amortize the unpaid principal balance within the term of this contract, and that there will be a sizeable lump sum (balloon) payment at the end of this Contract term. Furthermore, the Seller has made no verbal or written commitments to extend the contract term past said two years and the Seller has made no commitments to Purchaser to finance any portion of any unpaid principal balance past this two year term.

Handwritten initials and signatures at the bottom of the page.

RECORDED IN FILE 02 MAY NO. 27-712

The terms and conditions of this Offer to Purchase Real Estate which obligated the parties to this Land Contract shall survive the closing of the transaction and shall now become part of this Land Contract.

Dower Rights

If the wife of Seller has dower rights in the land, she agrees, by joining in the execution of this contract, to join in executing the deed to be given in fulfillment hereof.

Capacity of Parties

Any individual parties hereto represent themselves to be of full age. Any corporate parties hereto represent themselves to be existing corporations with their charters in full force and effect. Any partnership parties hereto represent themselves to be existing partnerships with their certificates in full force and effect.

Interpretation of Contract

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

Signatures

Signed, sealed and delivered by the parties in duplicate the day and year first above written.

IN PRESENCE OF:

Seller, United Construction, Inc.,
a Michigan Corporation

Keith Mohr

By: Joseph Dettore (L.S.)
Joseph Dettore, President

Charles Wise (L.S.)
Charles Wise, Purchaser

Anna Wise (L.S.)
Anna Wise, Purchaser

_____ (L.S.)

Individual Acknowledgment

STATE OF MICHIGAN
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____ 19____
by _____

My commission expires _____

Notary Public County, Michigan

Corporate Acknowledgment

STATE OF MICHIGAN
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____ 19____

- (1) by _____
- (2) _____
- (3) of _____
- (4) a _____

Corporation on behalf of the said corporation.

My commission expires _____

Notary Public County, Michigan

Note: Insert at (1) name(s) of officer(s) (2) title(s) of officer(s) (3) name of corporation (4) state of incorporation

Notary Public County, Michigan

Instrument
Drafted by: _____


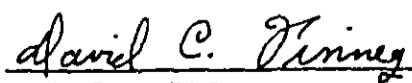
Business
Address: _____

RECORDED AT THE OFFICE OF THE CLERK OF THE SUPREME COURT OF MICHIGAN MAY 20 1924

Parcel No. 4

Part of the N.W. 1/4 of Section 27, T.2N., R.7E., Milford Township, Oakland County, Michigan, described as commencing at the W. 1/4 corner of said Section 27; thence N 87°21'28"E along the east and west 1/4 line of said Section 27, 1340.00 ft. to the point of beginning; thence N 03°17'10"W 200.08 ft.; thence N 87°11'43"E 672.47 ft. to a 60 ft. turning radius point of a 70 ft. wide private road easement; thence S 02°58'06"E 201.97 ft. to the east and west 1/4 line of said Section 27; thence S 87°21'28"W along said line, 671.37 ft. to the point of beginning, containing 3.10 acres, together with and subject to the rights of a 70 ft. wide private road easement described hereafter and subject also to any other easements of record.

RECORDED IN BOOK 2 OF 1985 NO. 52 1/2

LEGEND	O = Iron Set	● = Iron Found	R = Recorded	M = Measured	
BOUNDARY SURVEY FOR: J. Dettore			LOCATION: Sec. 27, Milford Twp.		
Scale:		Date: 11-20-85	By: dcf	Job No: 85-5351	Sheet 5 of 6
I hereby certify that this survey was prepared by me, or under my direct supervision, that the error of closure is 1 in 7,500 and that all of the requirements of P.A. 132, 1970 have been complied with.					
		 David C. Finney, R.L.S. No. 15536			
		FINNEY & ASSOCIATES, INC. (313) 227-9396 (313) 477-7786 REGISTERED CIVIL ENGINEERS & LAND SURVEYORS P.O. Box 213, Walled Lake, Michigan 48088			

This Contract, made this 15th day of August, 1986,
between United Construction, Inc., a Michigan Corporation

Parties

hereinafter referred to as "Seller", whose address is 30845 West Eight Mile Road, Livonia, Michigan
and Donald R. Neely and Jean A. Neely, his wife

hereinafter referred to as "Purchaser", whose address is 2868 Buckingham, Berkley, Michigan

Witnesseth:

1. Seller Agrees:

Description of Land

(a) To sell and convey to Purchaser land in the _____ Township of Milford,
County of Oakland, Michigan, described as:

See Exhibit "A" attached hereto and made a part hereof

_____ hereinafter referred to as "the land", together with all tenements, hereditaments, improvements, and appurtenances, ~~including any buildings and other structures on the land~~

now on the land, subject to any applicable building and use restrictions and to any easements affecting the land.

Terms of Payment

(b) That the full consideration for the sale of the land to Purchaser is: Forty Four Thousand Five Hundred
(\$ 44,500.00) dollars, of which the sum of Eight Thousand Nine Hundred
(\$ 8,900.00) dollars has been paid to Seller prior to the delivery hereof, the receipt of which is hereby
acknowledged, and the additional sum of Thirty Five Thousand Six Hundred

(\$ 35,600.00) dollars, is to be paid to Seller, with interest on any part thereof at any time unpaid at the
rate of Eleven per cent per annum while Purchaser is not in default, and at the rate of Eleven per cent
per annum, computed upon the balance of the purchase price then unpaid, during the period of any default in payment. Such additional
purchase money and interest is to be paid in monthly installments of Three Hundred Fifty Six
(\$ 356.00) dollars each, or more at Purchaser's option, on the 15th day of each month, beginning
September 15th, 1986; such payments to be applied first upon interest and the balance on principal. All of the
purchase money and interest shall, however, be fully paid within Two (2) years from the date hereof, anything herein to the
contrary notwithstanding.

Seller's Duty to Convey

(c) To execute and deliver to Purchaser or his assigns, upon payment in full of all sums owing hereon, less the amount then owing on any unpaid mortgage or mortgages, and the surrender of the duplicate of this contract, a good and sufficient warranty deed conveying title to the land, subject to abovementioned restrictions and easements and to any then unpaid mortgage or mortgages, but free from all other encumbrances, except such as may be herein set forth or shall have accrued or attached since the date hereof through the acts or omissions of persons other than Seller or his assigns.

Furnishing Evidence of Title

(d) To deliver to Purchaser as evidence of title, at Seller's option, either commitment for title insurance followed by a policy pursuant thereto insuring Purchaser or abstract of title covering the land, furnished by LAWYERS TITLE INSURANCE CORPORATION. The effective date of the policy or certification date of the abstract is to be approximately the date of this contract. Seller shall have the right to retain possession of such evidence of title during the life of this contract but upon demand shall lend it to Purchaser upon the pledging of a reasonable security.

Purchaser's Duties

2. Purchaser Agrees:

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

Maintenance of Premises

(b) To use, maintain and occupy the land in accordance with any and all building and use restrictions applicable thereto.

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

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

To Pay Taxes and Keep

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

RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF MICHIGAN COUNTY OF OAKLAND

(e)
mt
iod

ert amount
/ advance
monthly
installment
method of
tax and
insurance
payment is to
be adopted

Acceptance
of Title
and
Premises

Mortgage
by Seller

Encumbrances
on Seller's
Title

Non-payment
of Taxes or
Insurance

Disposition
of Insurance
Proceeds

Assignment
by Purchaser

Possession

Right
to Forfeit

Acceleration
Clause

Notice to
Purchaser

Additional
Clauses

If an amount representing estimated monthly costs of taxes, special assessments and insurance is inserted in Paragraph 2 (f), then the method of payment of these items therein indicated shall be adopted. If such an amount is not inserted, then Paragraph 2 (f) shall be of no effect and the method of payment provided in Paragraph 2 (e) shall apply.

(f) To pay monthly in addition to the monthly payment hereinbefore stipulated, the sum of **Not Applicable**

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

(g) That he has examined a title insurance commitment/policy dated ~~XXXXXXXXXXXXXXXXXXXX~~ covering the land, and is satisfied with the marketability of title shown thereby. Delivery of such commitment or an owner's title policy issued pursuant to such commitment, or an abstract, to Purchaser shall constitute fulfillment of Seller's agreement to furnish title evidence herein contained.

(h) That he has examined the land and is satisfied with the physical condition of any structure thereon, and hereby waives any and all claims on account of any encroachments on the land or on any premises adjacent thereto.

3. Seller and Purchaser Mutually Agree:

(a) That Seller may at any time encumber the land by mortgage or mortgages to secure not more than the balance owing hereon at the time such mortgage or mortgages are executed, which mortgage or mortgages shall provide for payments of principal and/or interest not in excess of nor sooner than those provided for in this contract, and shall be a first lien upon the land superior to the rights of Purchaser therein; provided notice of the execution of such mortgage or mortgages containing the name and address of the mortgagee or his agent, the amount of such mortgage or mortgages and the rate of interest and maturity of the principal and interest shall be sent to Purchaser by certified mail promptly after execution thereof. Purchaser shall, on demand of the Seller, execute any instruments that may be required for the exercise of the foregoing power. If Purchaser shall refuse to execute any such instruments demanded by Seller or to accept such certified mail, or such certified mail shall be returned unclaimed, then Seller may post such notice in two conspicuous places on the land, and make affidavit of such facts and of such posting, after which Purchaser's rights shall be subordinated to such mortgage or mortgages as hereinbefore provided. The consent obtained, or subordination effected as herein provided, under or by virtue of the foregoing power, shall extend to any and all renewals, extensions or amendments of such mortgage or mortgages after Seller has given notice thereof to Purchaser in like manner as is herein provided for giving notice of the execution of such mortgage or mortgages, except as to amendments which would increase the mortgage amount to one in excess of that owing hereon, or provide for a rate of interest in excess of that provided or a maturity date sooner than provided herein.

(b) That if the title of Seller is evidenced by land contract or now or hereafter encumbered by mortgage, Seller shall meet the payments of principal and interest thereon as they mature and produce evidence thereof to Purchaser on demand. On Seller's default Purchaser may pay the same, which payments shall be credited on the sums matured or first maturing hereon with interest at 11 % per annum on payments so made. If proceedings are commenced to recover possession of the land or to enforce the payment of such contract or mortgage, because of Seller's default, Purchaser may at any time thereafter while such proceedings are pending encumber the land by mortgage securing such sums as can be obtained upon such terms as may be required and with the proceeds pay and discharge such mortgage or purchase money lien, and any mortgage so given shall be a first lien upon the land superior to the rights of Seller therein. Hereafter Purchaser shall pay the principal and interest on such mortgage so given as they mature, which payments shall be credited on the sums matured or first maturing hereon. When the amount owing hereon is reduced to that owing upon such contract or mortgage or upon any mortgage executed under either of the powers contained in this contract, a conveyance shall be made in the form above provided with a covenant by the grantee to assume and pay the same.

(c) That if default is made by Purchaser in the payment of any tax or special assessment or insurance premiums or in the delivery of insurance as above provided, Seller may pay such tax, special assessment or premiums or procure such insurance and pay the premiums therefor, and any amount so paid shall be a further lien on the land payable by Purchaser to Seller forthwith with interest at 11 % per annum. This provision shall be effective only if Paragraph 2 (e) applies.

(d) That during the existence of this contract, any proceeds received from a hazard insurance policy covering the land shall first be used to repair the damage and restore the property, with the balance of such proceeds, if any, being distributed to Seller and Purchaser, as their interests may appear.

(e) That no assignment or conveyance by Purchaser shall create any liability whatsoever against Seller until a duplicate thereof duly witnessed and acknowledged, containing the residence address of the assignee, shall be delivered either personally or by certified mail to Seller and receipt therefor obtained. Purchaser's liability hereunder shall not be released or affected in any way by delivery of such assignment, or by Seller's endorsement of receipt or acceptance thereon.

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

(g) That should Purchaser fail to perform this contract or any part thereof, Seller immediately after such default shall have the right to declare this contract forfeited and void, and retain whatever may have been paid hereon, and all improvements that may have been made upon the land, together with additions and accretions thereto, and consider and treat Purchaser as his tenant holding over without permission and may take immediate possession of the land, and Purchaser and each and every other occupant remove and put out. A proper notice of forfeiture, giving Purchaser at least fifteen (15) days to pay any moneys required to be paid hereunder or to cure other material breaches of this contract, shall be served on Purchaser, as provided by statute, prior to institution of any proceedings to recover possession of the land.

(h) That if proceedings are taken to enforce this contract by equitable action, after Purchaser shall have been in default for a period of forty-five (45) days or more, the entire amount owing hereon shall be due and payable forthwith, anything herein contained to the contrary notwithstanding.

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

(j) That any declarations, notices or papers necessary or proper to terminate, accelerate or enforce this contract shall be conclusively presumed to have been served upon Purchaser if such instrument was enclosed in an envelope with first-class postage fully prepaid, addressed to Purchaser at the address set forth in the heading of this contract or at the latest other address which may have been specified by Purchaser and received for in writing by Seller, and such envelope was deposited in the United States government mail.

(k) Balloon Payment - The Purchaser understands that the herein described monthly installment payments are not sufficient to fully amortize the unpaid principal balance within the term of this contract, and that there will be a sizeable lump sum (balloon) payment at the end of this Contract term. Furthermore, the Seller has made no verbal or written commitments to extend the contract term past said two years, and the Seller has made no commitments to Purchaser to finance any portion of any unpaid principal balance past this two year term.

WAT. NO. 3672

The terms and conditions of the Offer to Purchase Real Estate which obligated the parties to this Land Contract shall survive the closing of the transaction and shall now become part of this Land Contract.

Dower Rights

If the wife of Seller has dower rights in the land, she agrees, by joining in the execution of this contract, to join in executing the deed to be given in fulfillment hereof.

Capacity of Parties

Any individual parties hereto represent themselves to be of full age. Any corporate parties hereto represent themselves to be existing corporations with their charters in full force and effect. Any partnership parties hereto represent themselves to be existing partnerships with their certificates in full force and effect.

Interpretation of Contract

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

Signatures

Signed, sealed and delivered by the parties in duplicate the day and year first above written.

IN PRESENCE OF:

Seller: United Contraction, Inc.,
a Michigan Corporation

Keith Mohr

By: *Joseph Dettore* (L.S.)
Joseph Dettore, President
Donald R. Neely (L.S.)
Donald R. Neely, Purchaser
Jean A. Neely (L.S.)
Jean A. Neely, Purchaser
_____ (L.S.)

Individual Acknowledgment

STATE OF MICHIGAN
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____ 19____
by _____

My commission expires _____

Notary Public County, Michigan

Corporate Acknowledgment

STATE OF MICHIGAN
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____ 19____

- (1) by _____
- (2) _____
- (3) of _____
- (4) a _____

Corporation on behalf of the said corporation.

My commission expires _____

Notary Public County, Michigan

Note: Insert at (1) name(s) of officer(s) (2) title(s) of officer(s) (3) name of corporation (4) state of incorporation

Notary Public County, Michigan

Instrument
Drafted by: _____



Business
Address: _____

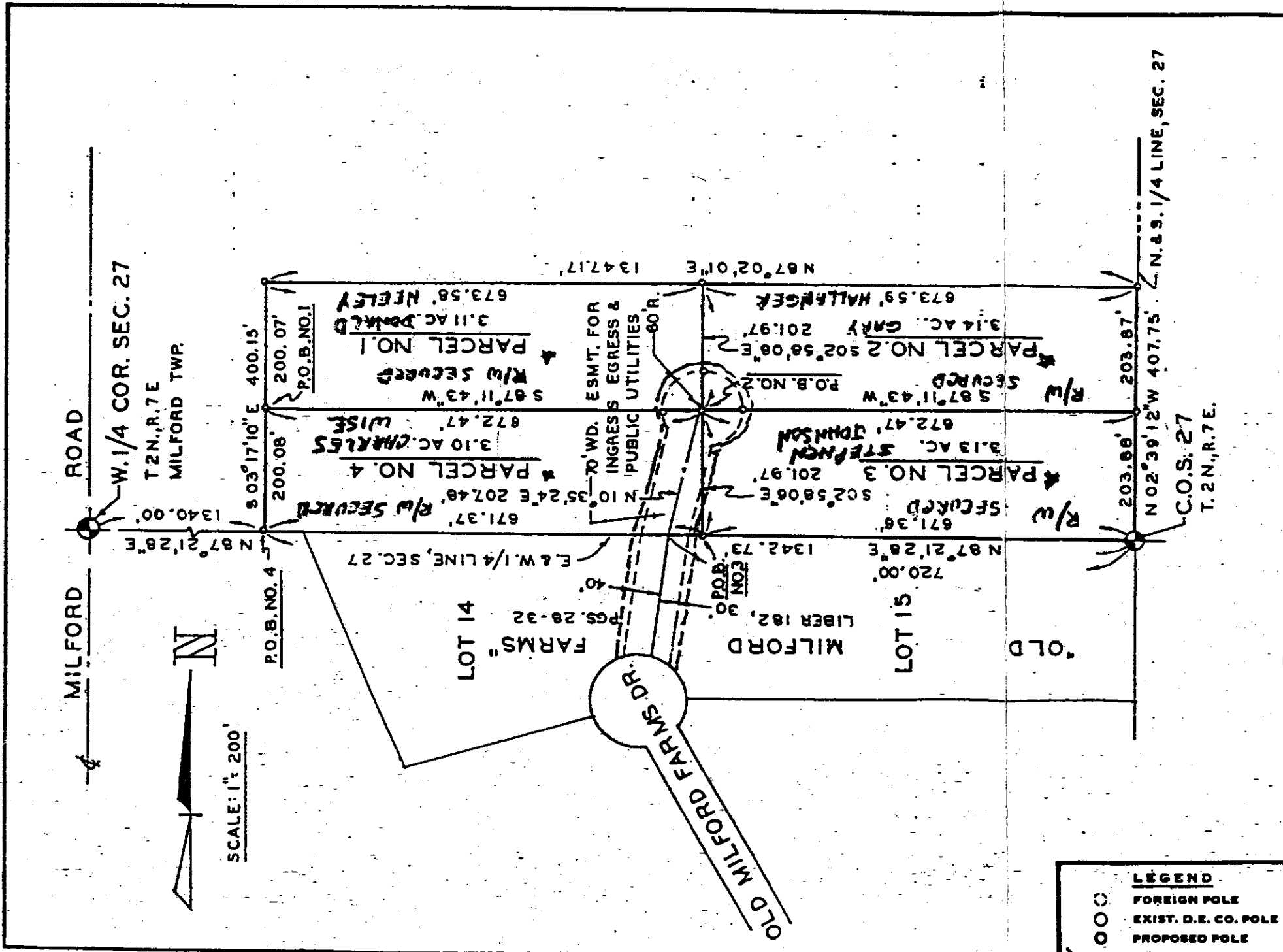
RECORDED IN OFFICE OF MAY 10 1922

Parcel No. 1

Part of the N.W. 1/4 of Section 27, T.2N., R.7E., Milford Township, Oakland County, Michigan, described as commencing at the W. 1/4 corner of said Section 27; thence N 87°21'28"E along the east and west 1/4 line of said section, 1340.00 ft.; thence N 03°17'10"W 200.08 ft. to the point of beginning; thence N 03°17'10"W 200.07 ft.; thence N 87°02'01"E 673.58 ft.; thence S 02°58'06"E 201.97 ft. to a 60 ft. turning radius point of a 70 ft. wide private road easement; thence S 87°11'43"W 672.47 ft. to the point of beginning, containing 3.11 acres, together with and subject to the rights of a 70 ft. wide private road easement described hereafter and subject also to any easements of record.

RECORDED IN THE OFFICE OF THE REGISTERED LAND SURVEYOR

LEGEND	G = Iron Set	● = Iron Found	R = Recorded	M = Measured		
BOUNDARY SURVEY FOR: J. Dettore			LOCATION: Sec. 27, Milford Twp.			
		Scale:	Date: 11-20-85	By: dcf	Job No: 85-5351	Sheet 2 of 6
		I hereby certify that this survey was prepared by me, or under my direct supervision, that the error of closure is 1 in 7,500 and that all of the requirements of P.A. 132, 1970 have been complied with.				
		 David C. Finney, R.L.S.			No. 15536	
		FINNEY & ASSOCIATES, INC. (313) 227-9396 (313) 477-7786 REGISTERED CIVIL ENGINEERS & LAND SURVEYORS P.O. Box 213, Walled Lake, Michigan 48088				



R/W NOTE: NEED RECORDED R/W ON PARCELS 1234
EASEMENTS FOR LOTS 14 & 15 ARE ALREADY GRANTED

REPORT OF PROPERTIES AND RIGHTS OF WAY DEPARTMENT R/W SECURED AS INDICATED ON THIS SKETCH		PERMITS TO:	
BY <u>C. GEORGE WILLIAMS</u>		RECORD CENTER	<u>4</u>
DATE <u>10-28-86</u>		R/W FILES	<u>4</u>
DATE WANTED <u>8/28/86</u>		MAP GENERAL	<u>4</u>
DISTRICT FIELDMAN		ORIGINATOR	<u>4</u>
		TOTAL	<u>4</u>

RECORDED RIGHT OF WAY NO. 36712

THE DETROIT EDISON COMPANY - SERVICE PLANNING DEPARTMENT			
CITY OR TWP. <u>MILFORD</u>	COUNTY <u>CHARLAND</u>	QTR. & TWP. SECT. NO. <u>NW 1/4 27</u>	DEPT. ORDER NO. <u>A-64066</u>
MAP SECT. <u>1-193-378</u>	TOWN <u>2N</u>	RANGE <u>7E</u>	JOINT R/W REQUIRED YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
PROJECT NAME <u>JOE DETTORE PARCELS ALAN BARRY GTC.</u>	TEL. ENG'R. & DIST.	PROJ. OR PART NO.	
CIRCUIT <u>D.C. 8889 INLAND</u>	REASON <u>SERVE U.G. DIST. PARCELS 1234</u>	G.P.W. S.O. OR P.E. NO.	
PLANNER <u>C. THOMAS</u>	SCALE <u>1" = 200'</u>	BUDGET ITEM NO.	
		DATE <u>8/20/87</u>	