



Real Estate Right of Way and Claims

Date: March 4, 2013

To: Elaine Clifford
Records Center

From: Barbara A. Mention *bm*
Real Estate

Subject: Easement-Section 15 & 22, Arenac Township, Arenac County, Michigan
Almeda-Twining Capital Project – Parcel ID 002-0-015-400-025-00, 030-
0-015-400-110-0 and 002-0-022-100-035-00

Attached are papers related to the acquisition of a Transmission Line Easement, dated January 16, 2013 to Michigan Electric Transmission Company, LLC (METC) from Bay Development Company, whose address is 1424 Straits Drive, Bay City, Michigan 48706.

The Almeda-Twining transmission line was upgraded from a 138kV circuit to a future 230kV transmission line. Additional rights were acquired to support the upgrade. The additional easement area is shown shaded in gray on attached survey drawing.

The easement consideration fee was \$2,900.00, charged to Work Order No. B0002664.

The easement was negotiated by Paul Stempin, Stempin & Associates.

NOTE: METC also agreed to install a fence/gate across this property, at River Road, to deter trespassers.

Please incorporate these papers into the appropriate METC database file and cross-reference Tract #170-D5-2 and 165-D5-1.

/bm
Attachments

Cc: M. Ely
J. Kehoe
J. Robach
A. Sathe
S. Sczytko
J. Smith

20878
FILE

TITLE SEARCH REPORT

Beginning Search Date: August 4, 1948 @ 8:00 AM

Search File No.: 575299

Ending Search Date: March 21, 2012 @ 8:00 AM

Property Address: State Road

Loan Number:

Reference No.:

Legal Description of Property:

(SEE EXHIBIT A LEGAL DESCRIPTION)

(the Property)

Instruments shown in this search report include:

1) Conveyances and liens recorded in the office of the Register of Deeds for Arenac County, Michigan during the period of this search; and 2) Conveyances and liens recorded prior to the beginning search date which evidence outstanding interests in the land.

1. Warranty Deed recorded in Liber 86, page 214.
2. Quit Claim Deed recorded in Liber 102, page 368.
3. Warranty Deed recorded in Liber 104, page 123.
4. Warranty Deed recorded in Liber 126, page 151.
5. Warranty Deed recorded in Liber 196, page 596.
6. Warranty Deed recorded in Liber 204, page 325.
7. Warranty Deed recorded in Liber 223, page 441.

Tax Information:

8. Unpaid taxes and assessments unless shown as paid:
 - 2011 Summer Taxes in the amount of \$16.58 are PAID
 - 2011 Winter Taxes in the amount of \$20.79 are PAID

Tax Parcel Identification:

Property Address: Arenac Township, Michigan
Tax Parcel No.: 06-030-0-015-400-110-00, as to Parcel 1
2011 State Equalized Value: \$3,300.00
2011 Taxable Value: \$650.00
Principal Residence Exemption, as of past December 31: 0.00%

Special Assessments: None



First American Title Insurance Company

This Search Report does not include any instrument which has been filed pursuant to the Uniform Commercial Code or filed in records other than those in the Office of the Register of Deeds. This Search Report should not be construed as a guarantee or opinion of title. First American Title Insurance Company agrees to provide this title search based upon the understanding and acknowledgment by the applicant that any liability is limited to the amount paid for this title search. The information contained herein should not be used for due diligence inquiry under CERCLA or other federal or state environmental legislation.

School District: Arenac Eastern

The amounts shown as due do not include collection fees, penalties or interest.

NOTE: The above Tax Parcel No. 06-030-0-015-400-110-00 includes caption premises and more land.

9. Unpaid taxes and assessments unless shown as paid:
2011 Summer Taxes in the amount of \$144.35 are PAID
2011 Winter Taxes in the amount of \$429.44 are PAID
Tax Parcel Identification:

Property Address: Arenac Township, Michigan
Tax Parcel No.: 06-002-0-022-100-035-00, as to Parcel 2
2011 State Equalized Value: \$17,300.00
2011 Taxable Value: \$13,093.00
Principal Residence Exemption, as of past December 31: 0.00%

Special Assessments: None

School District: Arenac Eastern

The amounts shown as due do not include collection fees, penalties or interest.

**EXHIBIT A
LEGAL DESCRIPTION**

File No.: 575299

The land referred to in this Commitment, situated in the County of Arenac, Township of Arenac, State of Michigan, is described as follows:

PARCEL 1:

Part of the Southeast 1/4 of Section 15, Town 19 North, Range 5 East, Arenac Township, Arenac County, Michigan, described as commencing at a point 42 rods East of the South 1/4 post of said Section 15; thence North 330 feet; thence West 132 feet; thence South 330 feet; thence East 132 feet to the place of beginning.

PARCEL 2:

All that part of the Northwest 1/4 of the Northeast 1/4 of Section 22, Town 19 North, Range 5 East, Arenac Township, Arenac County, Michigan, lying Westerly and Southerly of the Centerline of the Rifle River and Easterly of the East line of the right of way of the Eastern Michigan Power Company, said right of way being described in Liber 35, page 299, Arenac County Records, as a strip of land 4 rods wide the Easterly line of which is 116 feet (measured at right angles) Easterly of and parallel to the centerline of the Main Line Track of the Detroit & Mackinac Railway Company as now Located (1919).



First American Title Insurance Company

1515 Commerce Ct., Midland, MI 48642
Phone: (989)835-6781 Fax: (866)540-5612

PROPERTY PROFILE REPORT

January 31, 2012

Prepared for: METC, Real Estate and Claims Division Order No.: 567217
27175 Energy Way Beginning Search Date: December 23, 1987 @ 8:00 a.m.
Novi, MI 48377 Ending Search Date: December 28, 2011 @ 8:00 a.m.

Borrower Name: Bay Development Company County of: Arenac
& Address: Arenac Township Section 15,, MI

Public Record Information

Grantee in Last Document of Record: Bay Development Company

Undischarged Mortgages and Other Liens of Record:

1. None Found.
NOTE: Lack of right of access.

Tax Information:

2. All Taxes paid to and including 2010
2011 Summer Taxes Status, Unavailable in the amount of \$27.97
2011 Winter Taxes Status, Unavailable in the amount of \$83.20
Tax Item No. 06-002-0-015-400-025-00, covers more land

NOTE: On the above tax amount(s), there may also be due an amount for interest, penalty and collection fee.

Legal Description of Property:

Land situated in the Township of Arenac, County of Michigan, State of Michigan, is described as follows:

All in Section 15, Township 19 North, Range 5 East, Township of Arenac, County of Michigan, described as: A piece of land commencing at a point Eighty (80) rods North and Forty-two (42) rods East of South Quarter Post of Section 15; thence East 132 feet; South 330 feet; West 132 feet; Northernly 330 feet to beginning. ALSO a piece of land commencing at a point Forty-two (42) rods East of South quarter post of Section, running North 330 feet; East 132 feet; South 330 feet; West 132 feet to beginning.

Part of Tax Item No. 06-002-0-015-400-025-00

The information contained in this Property Profile Report has been obtained from public records maintained in the above described county. This report does not include any instrument which has been filed pursuant to the Uniform Commercial Code, easements, rights of way or similar interests. This Property Profile Report should not be construed as a guarantee or opinion of title or any form of title insurance. The information contained herein should not be used for due diligence inquiry under CERCLA or other federal or state environmental legislation. First American Title Insurance Company agree to provide this report based upon the understanding and acknowledgment by the applicant that any liability is limited to the amount paid for the Property Profile Report.



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CONTACT REPORT

PROJECT: ALMEDA-TWINING REBUILD

AGENT: PAUL S. STAMPIN

FEE OWNER

NAME: BAY DEVELOPMENT Co.

CONTRACT BUYER

NAME: _____

ADDRESS: 1424 STRAITS DR.

ADDRESS: _____

BAY CITY, MI 48706

PHONE: _____

PHONE: WILLIAM BARTLETT
989-684-5088 (EXT. 261)
STRAITS CORPORATION

CORPORATE PROPERTIES MANAGER

DATE	RESULTS OF CALL
9-21-11	After walking the subject property south of Omro, PSS travelled to Bay City and met with William Bartlett, Corporate Manager. All the information was given to him and request for a 29-foot wide easement. He agreed that \$2700 would be a fair price for the easement. This property is zoned Industrial. However, his biggest concern was that ITC install a gate to deter traffic from River Road down the right-of-way to the Rifle River. He called the Lake State Railway representative, Vicky Chmura, while I was there and they did not object. I told him I would check with ITC and Consumers Energy. He did not want to sign the Option until reading it thoroughly.
10-25-11	All discussed status by phone with William Bartlett. Then the gate specs and photo were e-mailed to him for his evaluation and approval. He will call back. (OVER)

11-22-11

Contact was made by PSS with William Bartlett by phone to schedule a meeting to get the Option signed. (There were other contacts in the past two weeks including PSS visit to his office in Bay City on November 16TH - he was hunting and forgot the meeting.) He wanted to find his copy of the Option and call back. He has verbally agreed to the price as long as the gate is installed.

12-13-11

Paul Stempin met with William Bartlett at his office in Bay City. The Option was signed and W-9 conveyed. (A document was given clarifying merger of Bay Development Co. and Central Michigan Railway.)

NOTE paragraph 15. in the Option requires ITC to install a gate on River Road.

1-16-2013

Paul Stempin met with Wm. Bartlett at his office in Bay City. The Option was exercised and the Easement executed by Mr. Bartlett. A check for \$2700 was given to him. The gate will be installed within a month. P. Stempin will contact ^{Mr.} Bartlett when the gate is finished.