

MEMORANDUM ORDER
FOR GENERAL USE
DE FORM MS 77 12-53

TO **Engineering Coordinator Supervisor** DATE **8-3-71** TIME _____
Building N-230, Warren Service Center

Re: **Underground Service, Quarton Village Apartments, Bloomfield Twp., Oakland County**
Agreements and Easements obtained. OK to proceed with construction.

COPIES TO **E. Moffat, Pontiac Service Center**
file

SIGNED **P.A.M.**
Peter A. Marquardt/lhd
Law Department

REPORT _____

DATE RETURNED _____ TIME _____ SIGNED _____

2-10
28

APARTMENTS

AGREEMENT - EASEMENT - RESTRICTIONS

This instrument made this 26th day of July, 1971, by and between the undersigned Owners and THE DETROIT EDISON COMPANY, a corporation organized and existing concurrently under the laws of the states of Michigan and New York, of 2000 Second Avenue, Detroit, Michigan, 48226, hereinafter called "EDISON", and MICHIGAN BELL TELEPHONE COMPANY, a Michigan corporation, of 1365 Cass Avenue, Detroit, Michigan, 48226, hereinafter called "BELL."

W I T N E S S E T H:

WHEREAS, Owners are erecting apartments known as Quarton Village Apartments, on land in the Township of Bloomfield, County of Oakland, State of Michigan, as described in Appendix "A", attached hereto and made a part hereof, and EDISON and BELL will install their electric and communication facilities underground except necessary above ground equipment.

NOW, THEREFORE, in consideration of the mutual promises and covenants for the installation of underground utility service made by the parties hereto, it is hereby agreed:

(1) The installation, ownership and maintenance of electric services and the charges to be made therefor shall be subject to and in accordance with the Orders and Rules and Regulations adopted from time to time by the Michigan Public Service Commission.

(2) Owners must certify to EDISON and BELL that the easements are graded to within four (4") inches of final grade before the underground facilities are installed.

(3) Owners further agree that if subsequent to the installation of the utility facilities of EDISON and BELL, it is necessary to repair, move, modify, rearrange or relocate any of their facilities to conform to a new plot plan or change of grade or for any cause or changes attributable to public authority having jurisdiction or to Owners action or request, Owners will pay the cost and expense of repairing, moving, rearrangement or relocating said facilities to EDISON or BELL upon receipt of a statement therefor. Further, if the lines or facilities of EDISON and BELL are damaged by acts of negligence on the part of the Owners or by contractors engaged by Owners, repairs shall be made by the utilities named herein at the cost and expense of the Owners and shall be paid to EDISON or BELL upon receiving a statement therefor. Owners are defined as those persons owning the land at the time damage occurred.

(4) Owners hereby grant to EDISON and BELL easement for electric and communication underground services in land herein described. When utility lines are installed, this instrument shall be re-recorded with an "as installed" drawing showing the location of utility facilities in relation to building lines and indicating the easements by their centerlines. Easements herein granted shall be six (6') feet in width unless otherwise indicated on said drawing.

- (5) Easements herein granted are subject to the following restrictions:
- a. Said easements shall be subject to Order of and the Rules and Regulations adopted from time to time by the Michigan Public Service Commission.
 - b. Owners will place survey stakes indicating building plot lines and property lines before trenching.

DE FORM LE 11 1-71 CS

-1-

"This easement is re-recorded for purposes of showing the planned "as installed" centerlines of easements granted as shown on drawing attached hereto."

*Bloomfield Twp
Sec 28, W 1/2 of
(Quarton Village Apt.)*

1971 AUG 16 PM 31
RECORDED
OAKLAND COUNTY MICHIGAN
REGISTER OF DEEDS
LYNN D. ALLEN
CLERK REGISTER

23.00

RECORDED RIGOR OF PAY NO. 28824

- c. No shrubs or foliage shall be permitted on Owners land within five (5') feet of front door of transformers or switching cabinet enclosures.
- d. Sanitary sewers shall be installed prior to installation of electric and communication lines. Sewer, water and gas lines may cross easements granted for electric and communication lines, but shall not be installed parallel within said easements.
- e. Owners shall make no excavations nor erect any structures within the easements identified on the "as installed" drawing. No excavations for fences shall be allowed within the limits of the utility easements provided for electric and communication lines unless prior written approval is secured from the utilities.
- f. Owners to provide for clearing the easements of trees, large stumps, and obstructions sufficiently to allow trenching equipment to operate.
- g. EDISON and BELL shall have the right of access at all times upon premises for the purposes of constructing, repairing, and maintaining their electric and communication lines and facilities.
- h. Any of the undersigned who are vendors on land contracts wherein a portion of the lands described herein are being sold shall not be liable to BELL or EDISON unless and until the interest of the vendees, under any such contracts, have been forfeited and damage to utility lines and equipment occurs after such forfeiture.

The provisions of this instrument shall run with the land and shall be binding upon and inure to the benefit of the respective heirs, administrators, executors, personal representatives, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the day and year first above written.

In the Presence of:

THE DETROIT EDISON COMPANY

Hazel L. Brandau
HAZEL L. BRANDAU

By W. C. Arnold
W. C. ARNOLD, DIRECTOR
Real Estate and Rights of Way Dept.

Irene G. Kata
IRENE G. KATA

By Lillian J. H. Carroll
LILLIAN J. H. CARROLL ASST. SECRETARY

MICHIGAN BELL TELEPHONE COMPANY

Marsha Pavelka
MARSHA PAVELKA

By Phillip G. Hilzinger
Phillip G. Hilzinger, Area Engineer
(Authorized signature)

Karen Guenther
KAREN GUENTHER

By _____

Dolores R. Bale
Dolores R. Bale

-2- Marvin L. Robinson
Marvin L. Robinson

Dolores R. Bale
Dolores R. Bale

Phyllis M. Robinson
Phyllis M. Robinson, his wife
6885 Cathedral, Birmingham, Michigan

Dolores R. Bale
Dolores R. Bale

David Robinson
David Robinson

RECORDED RIGHTS OF WAY NO. 28826

In the Presence of:

Dolores R. Bale
Dolores R. Bale

Lois Robinson
Lois Robinson, his wife
12916 Sherwood
Huntington Woods, Michigan

Maxine Carpenter
Maxine Carpenter

Morton L. Scholnick
Morton L. Scholnick

Ann W. Savage
Ann W. Savage

Dianne Scholnick
Dianne Scholnick, his wife

Address 1300 E. Lafayette, Suite 1307
Detroit, Michigan 48207

STATE OF MICHIGAN)
COUNTY OF Oakland) SS.

On this 26 day of July, 1971, before me the subscriber, a Notary Public in and for said County, personally appeared MARVIN L. ROBINSON and PHYLLIS M. ROBINSON, his wife, to me known to be the persons who executed the foregoing instrument and acknowledged same to be their free act and deed.

Dolores R. Bale
Dolores R. Bale
Notary Public, Oakland County, Michigan
My Commission Expires 9/7/74

STATE OF MICHIGAN)
COUNTY OF Oakland) SS.

On this 26 day of July, 1971, before me the subscriber, a Notary Public in and for said County, personally appeared DAVID ROBINSON and LOIS ROBINSON, his wife, to me known to be the persons who executed the foregoing instrument and acknowledged the same to be their free act and deed.

Dolores R. Bale
Dolores R. Bale
Notary Public, Oakland County, Michigan
My Commission Expires 9/7/74

STATE OF MICHIGAN)
COUNTY OF Wayne) SS.

On this 22nd day of July, 1971, before me the subscriber, a Notary Public in and for said County, personally appeared MORTON L. SCHOLNICK and DIANNE SCHOLNICK, his wife, to me known to be the persons who executed the foregoing instrument and acknowledged the same to be their free act and deed.

Ann W. Savage
Ann W. Savage
Notary Public, Wayne County, Michigan
My Commission Expires March 2, 1975

RECORDED RIGHT OF WAY NO. 28926

STATE OF MICHIGAN)
) SS.
COUNTY OF WAYNE)

On this 4th day of August, 1971, before me the subscriber,
a Notary Public in and for said County, appeared W. C. Arnold and
Lillian J.H. Carroll, to me personally known, who being by me duly sworn
did say they are the Director, RE & R/W Dept. and an Assistant Secretary
of THE DETROIT EDISON COMPANY, a corporation organized and existing concurrently
under the laws of Michigan and New York, and that the seal affixed to said instru-
ment is the corporate seal of said corporation, and that said instrument was signed
in behalf of said corporation, by authority of its Board of Directors, and
W. C. Arnold and Lillian J.H. Carroll acknowledged said
instrument to be the free act and deed of said corporation.

Irene C. Katz
IRENE C. KATZ
Notary Public, Wayne County, Michigan
RECORDED
MICHIGAN
REGISTER OF DEEDS RECORDS
1973 DEC 11 PM 3:15
LYNN D. ALLEN
CLERK-REGISTER OF DEEDS

My Commission Expires: June 24, 1972

STATE OF MICHIGAN)
) SS.
COUNTY OF OAKLAND)

On this 9th day of August, 1971, before me the subscriber,
a Notary Public in and for said County, appeared Phillip G. Hilzinger
to me personally known, who being by me duly sworn did say that he is the ~~staff~~
Area Engineer
~~Supervisor of Rights of Way~~ authorized by and for MICHIGAN BELL TELEPHONE COMPANY,
a Michigan corporation, and that said instrument was signed in behalf of said cor-
poration, by authority of its Board of Directors, and Phillip G. Hilzinger
acknowledged said instrument to be the free act and deed of said corporation.

Melford Hartman
Notary Public, Oakland County, Michigan

My Commission Expires: _____

MELFORD HARTMAN
Notary Public, Wayne County, Mich.
Acting in Oakland County
My Commission expires Oct. 3, 1971

RECORDED
RIGHT OF WAY NO. 28826

APPENDIX "A"

Land in the Township of Bloomfield, Oakland County, Michigan, described as:

An undivided one-half interest in and to a parcel of land in the West half of Section 28, Town 2 North, Range 10 East, Bloomfield Township, Oakland County, Michigan, described as follows: Beginning at a point on the East line of Telegraph Road (150.00 feet wide) distant North 88 degrees 56 minutes 34 seconds East, 75.00 feet from the West quarter corner of Section 28, Town 2 North, Range 10 East; thence along the East line of Telegraph Road, North 1 degree 20 minutes 00 seconds West, 1,032.83 feet to the South line of Quarton Road (120.00 feet wide); thence along said line North 83 degrees 45 minutes 20 seconds East, 381.56 feet to a point on the West line of Glencoe Estates Subdivision (recorded in liber 74 of Plats, page 5); thence along the West line of said Subdivision South 6 degrees 14 minutes 40 seconds East, 460.00 feet and South 8 degrees 46 minutes 20 seconds East, 288.40 feet and South 21 degrees 19 minutes 40 seconds East, 230.00 feet and South 23 degrees 49 minutes 40 seconds East, 210.00 feet, and South 42 degrees 51 minutes 20 seconds East, 104.46 feet; thence South 1 degree 23 minutes 59 seconds East, 540.27 feet; thence North 88 degrees 15 minutes 32 seconds East, 64.14 feet to the Northwest corner of Thorncrest No. 1 Subdivision (recorded in liber 74 of Plats, page 17); thence along the West line of said Subdivision South 1 degree 06 minutes 20 seconds East, 137.60 feet to the Northeast corner of Deith Subdivision (recorded in liber 75 of Plats, page 10); thence along the North line of said Subdivision South 88 degrees 07 minutes 30 seconds West, 757.58 feet to a point on the East line of Telegraph Road (150.00 feet wide); thence along said line North 0 degrees 46 minutes 51 seconds West, 851.77 feet to the point of beginning, excepting therefrom any part thereof taken by Michigan State Highway Department for widening of Telegraph Road, together with any drainage or other easement appurtenant to the aforesaid real estate.

Subject to the rights of the public and of any governmental unit in any part thereof taken, used or deeded for street, road or highway purposes.

PREPARED BY: Robert W. Boelio
2000 Second Avenue
Detroit, Michigan 48226

RETURN TO: ~~James C. Wetzel~~
~~2000 Second Avenue - Rm 226~~
~~Detroit, Michigan 48226~~

RETURN TO
J. A. ROBERTSON
THE DETROIT EDISON COMPANY
1970 ORCHARD LAKE ROAD
PONTIAC, MICHIGAN 48053

Detroit
Edison

Robinson Brothers
23300 Providence Drive, Suite 116
Southfield, Michigan 48075

Gentlemen:

Re: QUARTON VILLAGE APARTMENTS

We are enclosing herewith a copy of the "as-installed" Drawing
No. U-63087 for the underground electric and communication ser-
vices for the above named project.

Sincerely,



John N. Waterloo
Real Estate and Rights of Way
Department
1970 Orchard Lake Road
Pontiac, Michigan 48053

RECORDED RIGHT OF WAY NO. 28926

To D. Phelps
for BILLING 4/10/72

THE DETROIT EDISON COMPANY

2000 SECOND AVENUE
DETROIT, MICHIGAN 48226

Date: October 14, 1971

Robinson Brothers
23300 Providence Drive - Suite 115
Southfield, Michigan 48075

Attention: Mr. M. Robinson

Re: Quarton Village Apartments
Telegraph Road at Quarton Road, Bloomfield Township

Gentlemen:

Subject to our agreement with you for the installation of underground electric lines in the above project, The Detroit Edison Company will own, install and maintain its electric lines and equipment and provide trenching in easements six feet (6') in width, which will be subsequently platted or provided by a separate easement instrument. Location of the lines and equipment will be as shown on the combined utility plan as approved by you on September 8, 1971.

The total cost to you for said electric line installation is \$ 11,520.00 based on 5,760 trench feet or 0 lot front feet calculated at rates as filed with the Michigan Public Service Commission and as shown in our current Rate Book for this type of development. We will require full payment of these charges prior to energizing the system.

Service cable requirements will be fulfilled as per our rules and rates as filed with the Michigan Public Service Commission, and in the case of Multiple Occupancy buildings are included in the above costs.

Community antenna systems or other cable systems shall not be installed in the same trench with Company and telephone cables without a separate signed agreement.

If adverse soil or field conditions such as rock or frozen ground are encountered, and you require us to trench through, additional charges will be assessed and billed at a later date.

The future maintenance of our electric lines in the proposed easements does not include repair of damage to our lines and equipment caused by you, your contractors, agents, employes, successors and assignees. If such damage should occur, we will require reimbursement for any such damage.

Notwithstanding anything herein to the contrary, the installation, ownership and maintenance of electric services and the rates, fees, and charges to be made shall be subject to and in accordance with the orders and rules and regulations adopted and approved from time to time by the Michigan Public Service Commission.

Please sign three of the enclosed copies and return them. You may retain the fourth copy for your file.

ACCEPTED:

Name Robert Robinson

Title Robert Robinson

Date Oct 10 10/10/71

ERM/ep

Very truly yours,

Edward R Moffat
Senior Service Planner

E-1-144

Revised 6-24-71

RECORDED RIGHT OF WAY NO. 28926

THE DETROIT EDISON COMPANY

2000 SECOND AVENUE
DETROIT, MICHIGAN 48226

Date: October 14, 1971

Robinson Brothers
23300 Providence Drive - Suite 116
Southfield, Michigan 48075

Attention: Mr. M. Robinson

Re: Quarton Village Apartments
Telegraph Road at Quarton Road, Bloomfield Township

Gentlemen:

Pursuant to establishing a field construction date for the above named project, it is necessary that we determine the condition of the grade in the area of construction. Work cannot start until this is accomplished.

Please sign and return three copies of the certificate below. You may retain the fourth copy for your file.

Very truly yours,

Edward R. Moffat

Service Planner

OCT. 14, 1971

Date

C-E-R-T-I-F-I-C-A-T-E

I / We, the undersigned, hereby certify to The Detroit Edison Company that all grading on the above subject development has been completed and is within four (4) inches of final grade.

I / We, the undersigned, further agree that a stake will be placed at the location of each piece of above grade equipment, indicating the final grade to be achieved. A copy of The Detroit Edison Company underground construction drawing No. U-63087 for this development is in my/our possession and will be used for this purpose.

[Signature]

Signed

[Signature]

Signed

[Signature]

Title

ERM/dp

RECORDED RIGHT OF WAY NO. 28926

THE DETROIT EDISON COMPANY

2000 SECOND AVENUE
DETROIT, MICHIGAN 48226

July 15, 1971

**Robinson Brothers
23300 Providence Drive, Suite 116
Southfield, Michigan 48075**

Re: Quartern Village Apartments

Gentlemen:

Enclosed is the original and three copies of the Agreement-Easement-Restrictions for the above described project. Please have the original and two copies executed and returned to us. We will then have the officers of Bell and Edison execute the Agreement and return a fully executed copy to you. The fourth copy should be retained by you until you receive the fully executed copy from us

In order to comply with the recording statutes of the State of Michigan, please have two separate witnesses. The notary can be one of the witnesses. Also, print or type the names of all parties signing the documents, including witnesses and notary.

Your attention is called to Paragraph No. 3 of this Agreement, whereby you would be responsible for any damages which might occur to the Company's underground lines after installation. It is, therefore, extremely important that not only you, but any contractors working for you, exercise due care to avoid any damage.

Prompt return of these instruments, fully completed, will assist in prompt scheduling of our work to be completed in your project. Please return all documents to:

Robert W. Boelio, Room 226, 2000 Second Avenue,
Detroit, Michigan 48226 (phone number 962-2100, extension 2135).

Very truly yours,

**Robert W. Boelio
Staff Attorney**

: 1b4
Enclosures

RECORDED RIGHT OF WAY NO. 288216

Edison # E-1-144
E. MOFFAT
JOINT SER. CTR

Send to: Stephen A. McNamee
226 G. O.

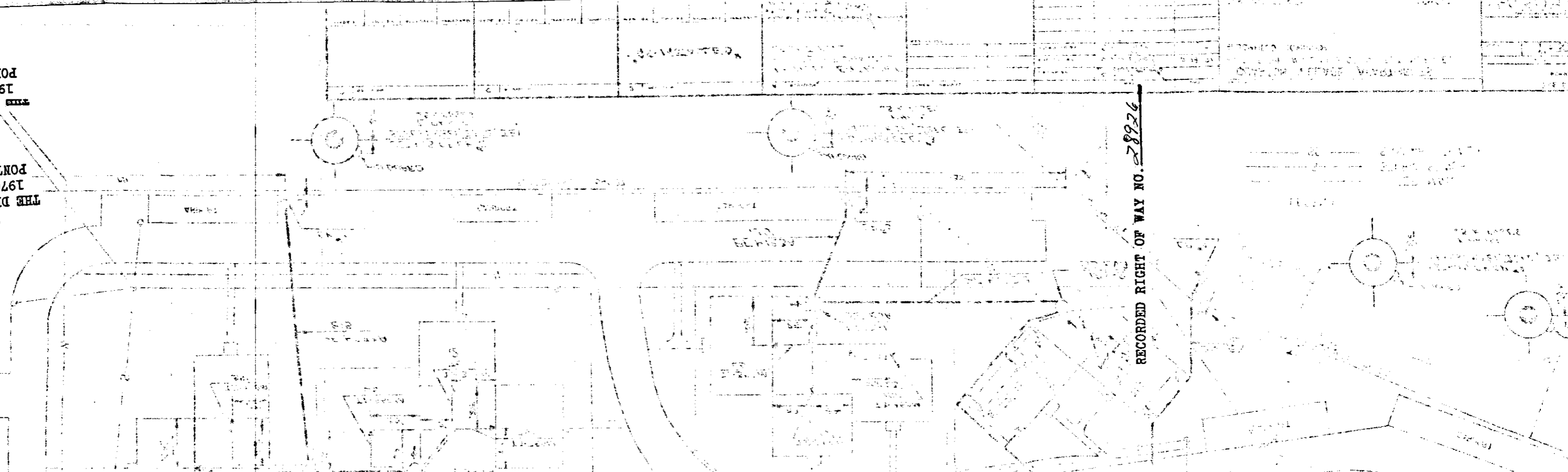
APARTMENT PROJECTS - UNDERGROUND SERVICE

- Name of Project QUARTON VILLAGE APTS.
 - 2. Name of Developer ROBINSON BROS.
 - Address 23300 PROVIDENCE DR. SUITE 116 SOUTHFIELD, MICH 48075
 - Phone 354-3730
 - 3. Description of Property (please attach description)
 - 4. Primary or individual metering?
 - 5. When is service wanted? 10-15-71
 - 6. Will entire project be developed at one time? YES
 - 7. Single Phase YES _____? Three Phase _____?
 - 8. Cable poles on property YES _____?
 - 9. Customer service cable NO _____?
 - 10. Do we furnish trenching? YES _____
 - 11. Are easements all joint with Bell? YES _____
 - 12. Do we need additional easement drawings from Bell? _____
 - 13. Bell Engineer JIM SMITH Phone 543-9972
 - 14. Sales Representative E. MOFFAT Phone 75-229
- SERVICE PLAN.

RECORDED RIGHT OF WAY NO. 28926

RETURN TO
J. A. ROBERTSON
1970 ORCHARD LAKE ROAD
PONTIAC, MICHIGAN 48053

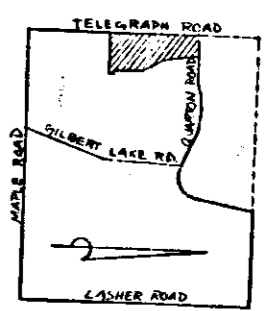
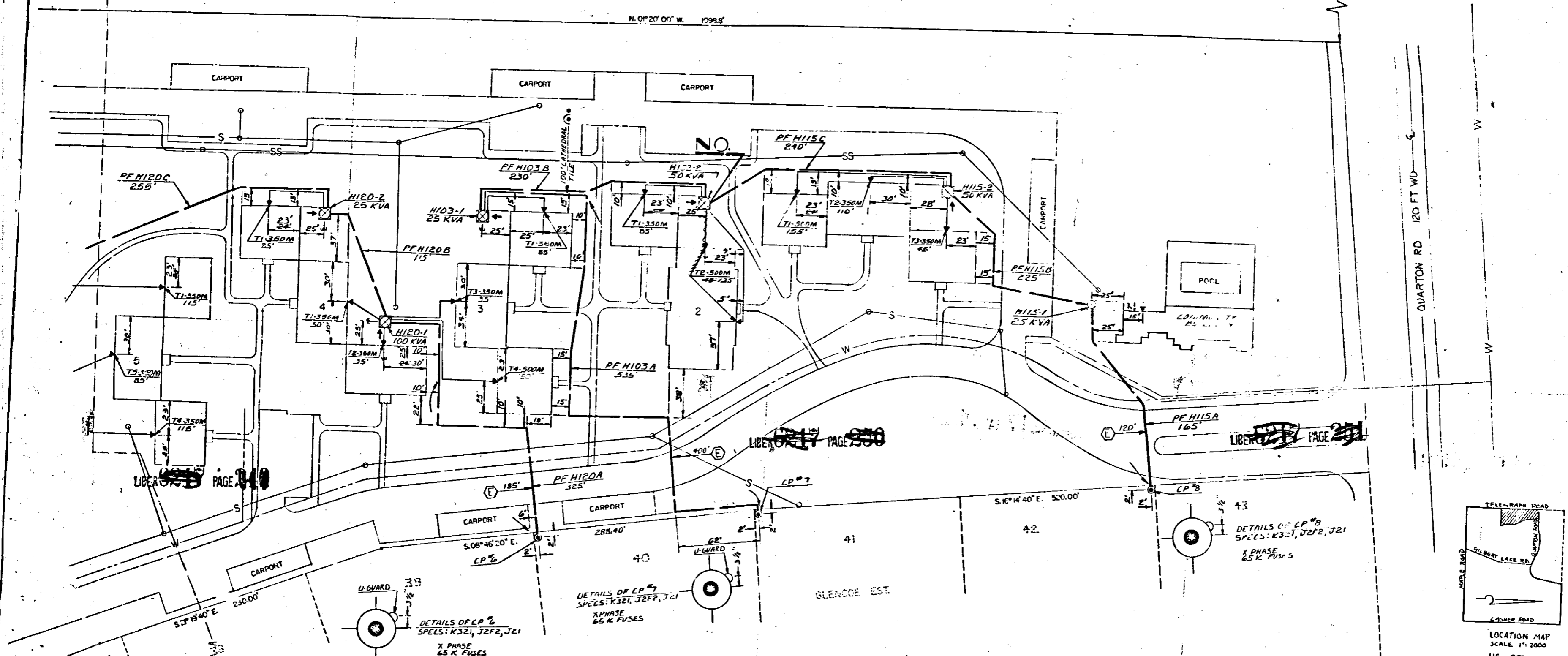
RETURN TO
J. A. ROBERTSON
1970 ORCHARD LAKE ROAD
PONTIAC, MICHIGAN 48053



RECORDED RIGHT OF WAY NO. 28926



N. 0° 20' 00" W. 1099.8'



LOCATION MAP
SCALE 1" = 2000'
U.G. BFD. 74-3

DETAILS OF CP #8
SPECS: K321, J2F2, J21
X PHASE
65 K FUSES

DETAILS OF CP #7
SPECS: K321, J2F2, J21
X PHASE
65 K FUSES

TRANSFORMER DATA

IDENT	SIZE	ED ST. #
HI03-1	50 KVA	661-1152
HI03-2	100 KVA	661-1153
HI15-1	25 KVA	661-1151
HI15-2	50 KVA	661-1152
HI11-1	100 KVA	661-1153
HI12-1	100 KVA	661-1153
HI15-1	25 KVA	661-1151
HI15-2	50 KVA	661-1152
HI20-1	100 KVA	661-1153
HI20-2	25 KVA	661-1151
HI23-1	25 KVA	661-1151
HI23-2	50 KVA	661-1152
HI24-1	100 KVA	661-1153
HI24-2	50 KVA	661-1152

LEGEND

- W WATER MAIN
- S STORM SEWER
- SS SANITARY SEWER

TRENCH SUMMARY

JOINT TRENCH	4545'
DEED ONLY	1215'
MBT ONLY	0'
TOTAL TRENCH	5760'

CABLE SUMMARY

ITEM # 2-50061356 L20 (7) 3-0560 1 580'

ITEM # AP2-3806 1 6701 (1) 3-0537 1 3216'

ITEM # 2-50061356 L20 (7) 3-0560 1 580'

NOTES

TRANCHING TO BE DONE BY MBT

ALL TR. DIM. & LABEL LENGTHS TAKE APPROXIMATE

SEE DRAWING U-1-2349 FOR TRANSFORMER MAT. DETAIL

SEE U-1-2349 FOR TRANSFORMER MAT. DETAIL

DEED SERVICE PLANNER ED IN 3E-4T 331-4701 EXT 75-229

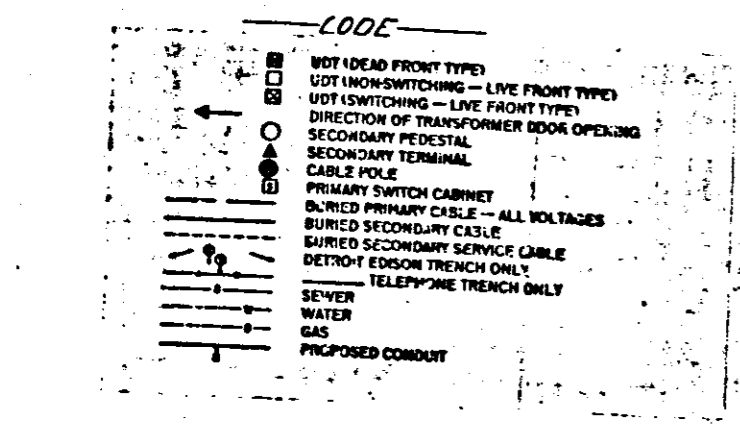
CONTACT CONSUMERS POWER 48 HOURS PRIOR TO CONSTRUCTION FOR GAS MAIN STAKING 549-5000 EXT 261

PERMITS REQUIRED
BLOOMFIELD TOWNSHIP
(NOTIFICATION ONLY)

188 UNITS.

DECD NO. 367B+3374
MBT JOB # 9163

DIS: LIX 1609 WESTCHESTER 132 THRU 150 UP

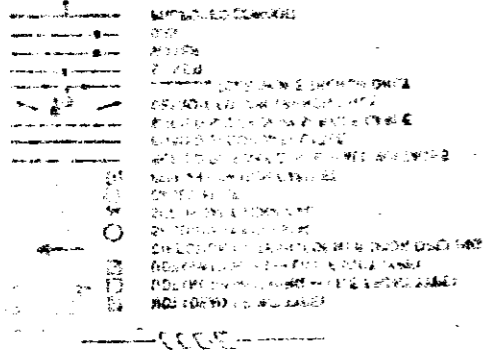


OF ENGINE
WORKMAN J.A. V.
YRASHO ROBERT TROIANO JR.
CAGE UNIT 68000 0001
8809A BLOOMFIELD, MICHIGAN

D REVISION		C REVISION		B REVISION		A REVISION		OTHER APPROVAL	
AS-INSTALLED				RE-USED ENTRANCE POINTS AT VARIOUS LOCATIONS					
DATE	BY	APPROVED	DATE	BY	APPROVED	DATE	BY	APPROVED	DATE
DRAWN BY		CHECKED BY		DATE		DATE		DATE	
DESIGNED BY		DATE		DATE		DATE		DATE	
PROJECT		DATE		DATE		DATE		DATE	
QUARTON VILLAGE APARTMENTS		10-6-71		10-13-71		10-13-71		10-13-71	
PART OF THE A.U.C. OF SECTION 24, TOWNSHIP 13, RANGE 14, BLOOMFIELD TOWNSHIP.									
SCALE		LAYOUT JOB NO.		SHEET		SHEET		SHEET	
1" = 30'				1 OF 2		2 OF 2		3 OF 2	
U-63087									

RETURN TO
J. A. ROBERTSON
 THE DETROIT EDISON COMPANY
 1970 ORCHARD LAKE ROAD
 MONTIAC, MICHIGAN 48053

NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10



20 ----- 2477-4 BUSES
 2 ----- 2477-4 BUSES
 W ----- 2477-4 BUSES
 (D)

1000	1000	1000	1000
1000	1000	1000	1000
1000	1000	1000	1000
1000	1000	1000	1000
1000	1000	1000	1000
1000	1000	1000	1000
1000	1000	1000	1000
1000	1000	1000	1000
1000	1000	1000	1000
1000	1000	1000	1000
1000	1000	1000	1000
1000	1000	1000	1000

RECORDED RIGHT OF WAY NO. 28926

