

CONDOMINIUMS

G237042

FAIRLANE CONDOMINIUMS
PHASE I, PART B
PHASE II and PHASE III

19889 PA 827

AGREEMENT - EASEMENT - RESTRICTIONS

This instrument made this 4th day of APRIL, 1973, 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".

RECORDED OCT 3 1977 AT 10:45 A.M.
FOREST E. YOUNGBLOOD, Register of Deeds
WAYNE COUNTY, MICHIGAN 48226

W I T N E S S E T H :

WHEREAS, Owners are erecting condominiums known as Fairlane Condominiums on land in the City of Dearborn, County of Wayne, 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 so graded to provide a minimum cover of thirty (30") inches and not more than forty-two (42") inches for cable installation and easements for above grade equipment to be graded within four (4") inches of final grade.

(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.

(3a) The utilities herein shall own, operate and maintain their lines and related facilities at their own expense, except such expenses arising from relocation and repairs required as stated in Paragraph (3) above.

(3b) EDISON and BELL shall indemnify and save Owners harmless from and against any and all claims, demands, actions, liabilities, expenses (including reasonable attorneys' fees) and costs arising from or in any manner based upon the construction, installation, maintenance, repair, alteration, inspection, operation, replacement, or removal of the aforesaid facilities and appurtenances thereto arising out of the sole negligence of EDISON and BELL.

(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. However, secondary electric service and communication entrance line locations, as shown on an installed drawing are not guaranteed; actual locations can be determined after contact with utilities.

*on Appendix "B" annexed hereto, consisting of four sheets.

G237042
RECORDED RIGHT OF WAY NO. 3185

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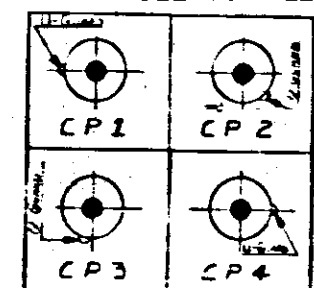
LI 19889 PA 837

ROTUNDA DR.

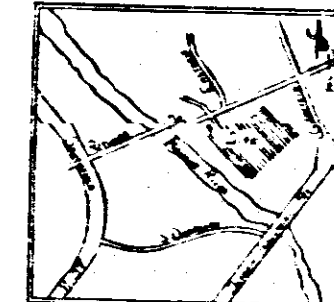


NOTE: LOCATION OF SECONDARY SERVICES ARE NOT GUARANTEED. CONTACT DEC0 BEFORE DOING ANY EXCAVATION

CABLE POLE DETAILS



CABLE POLE SPECIFICATIONS: J2K 323, 365, 368 & 321.1



U.S. Dec-860, 890, 874

S 73° 10' 56" W 762.96'

S 61° 08' 25" W 455.31'

LI 19889 PA 839

NOTE TO FOREMAN: Job Superintendent Telephone No.

RECORDED RIGHT OF WAY R31185

GREENFIELD RD.

General Notes: All services shown on this map are the Detroit Edison Co. (Customer to Name Below) ... UDT A011-A, Frame #1012, to be Owned at UJT A011-E ...

DISTRIBUTION FACILITIES D.C. 1799 KORTE

13.2 KVA INITIAL

PRIMARY From No. 2 FEC #1 13.2KV (713-3024) = 10.500 SECONDARY From No. 2/3 AP X2, 1-1 600 (713-0214) = 10.700 From No. 350 AP X2, 4/0-1 600 (713-0537) = 5.00

Table with 4 columns: TRANS, KVA, TRANS, KVA. Rows include AO11-1, AO13-1, AO12-1, AO14-1 with values 50, 50, 50, 50.

NOTE: ALL ARE EQUIPPED W/ SWITCHING GEAR, ALL ARE 50-1152 MIN. TRANSFORMERS DEAD FRONT TYPE

TRENCHING SUMMARY BY DEGE. DEC ONLY 1400' MBT ONLY 600' JOINT USE 5000' TOTAL = 15000'

CODE legend for symbols used in the plan, including symbols for poles, cables, and conduits.

W.D. 367 B1 T100

LI 19889 PA 836

TO UDT A011-2

SEE SHEET 2

FAIRFAX LANE KNOLLWOOD DR.

LINDENWOOD DR. WARRENTON LANE

SEE SHEET 2

Project summary table with columns for revision (A, B, C, D), other approval, dates, and project details like 'FAIRLANE PROJ NO. 245' and 'THE DETROIT EDISON COMPANY'.

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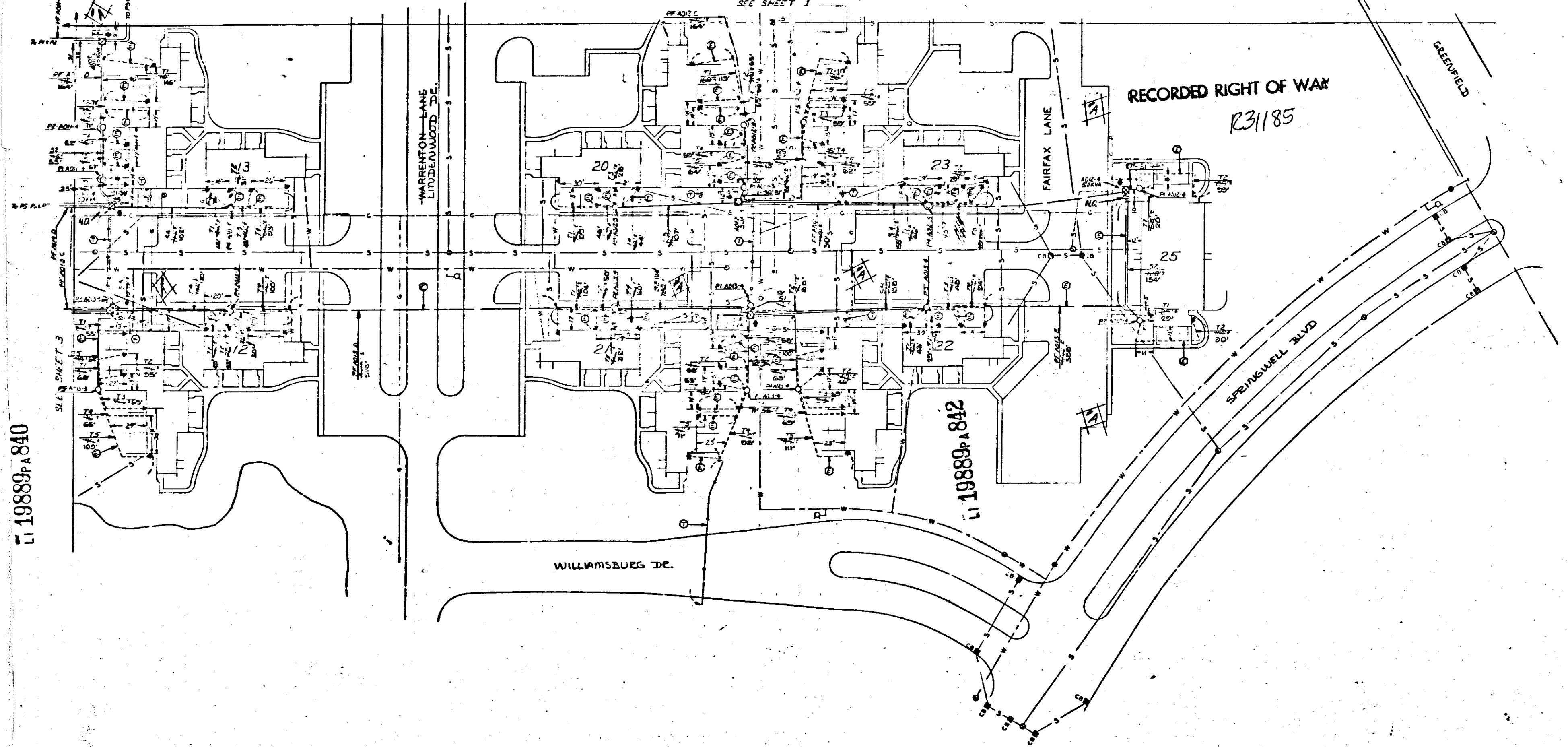


NOTE:
LOCATION OF SECONDARY SERVICES
SHOWN ON THE SKETCH ARE NOT
GUARANTEED. CONTACT DECO
BEFORE DOING ANY EXCAVATION

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LI 19889 PA 840



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W.O. 367 B1 J100

LATEST REVISION **A**

D REVISION		C REVISION		B REVISION		A REVISION		OTHER APPROVAL		DATE	STATION	THE DETROIT EDISON COMPANY UNDERGROUND LINES DEPARTMENT	
				"AS INSTALLED"		REVISION TO SHOW PLACEMENT OF 3 FEET DIA. AIRS OF 1800' OF 2" DIA. 2" V.I. SERVICE OF 1/2" DIA. 3" CONDUIT BASED ON RECORD OF SURVEY DATA				12-72	FAIRLANE PROJ. NO. 245	SCALE 1" = 20'	
DESIGNED BY	CHECKED BY	DESIGNED BY	CHECKED BY	DESIGNED BY	CHECKED BY	DESIGNED BY	CHECKED BY	DATE	DATE	DATE	DATE	DATE	DATE
										U 19 42 B	SHEET 3 OF 4 SHEETS		

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NOTE: LOCATION OF SECONDARY SERVICES SHOWN ON THE PRINT ARE NOT GUARANTEED. CONTACT BELL BEFORE DOING ANY EXCAVATION

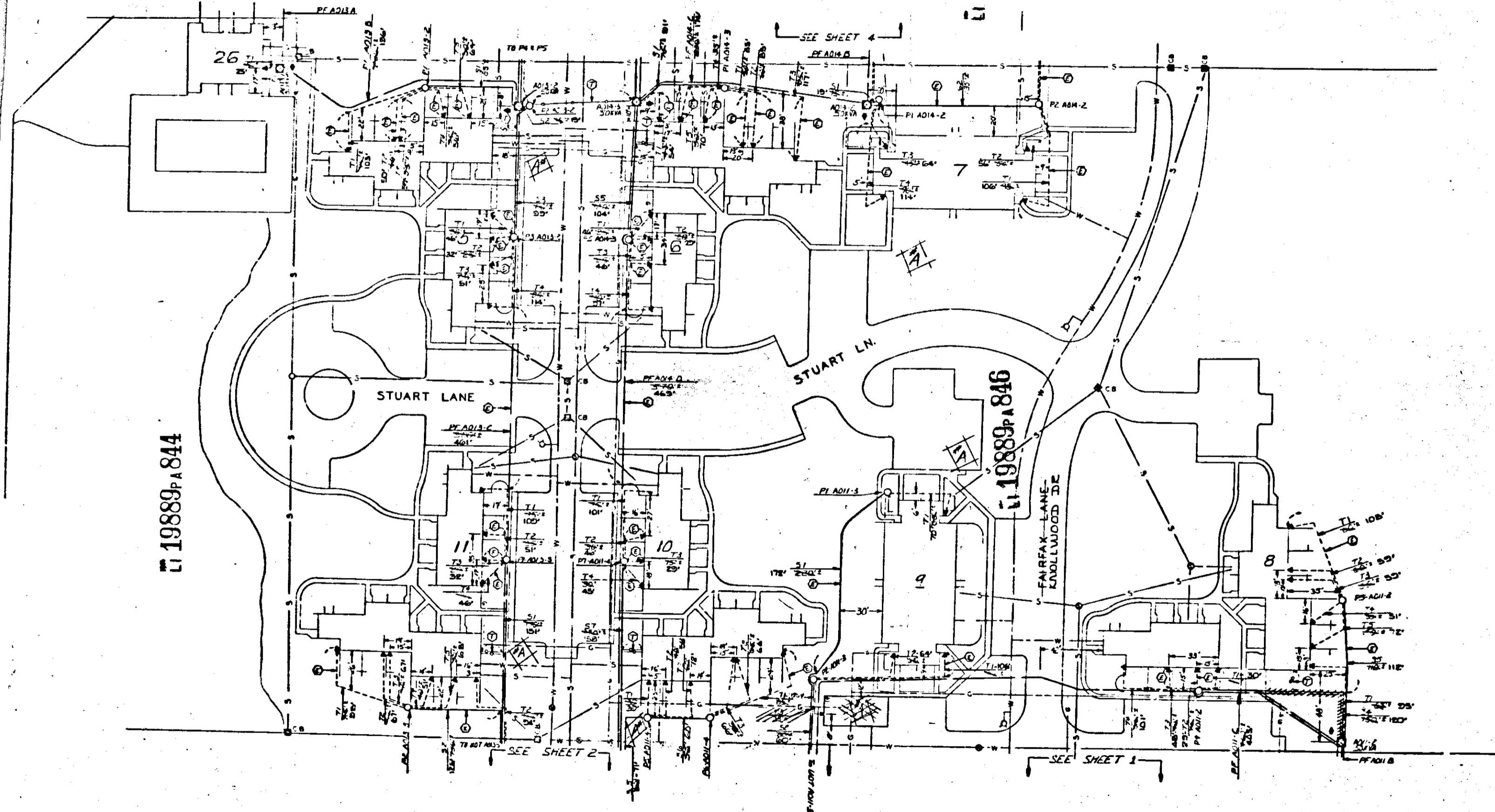
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LI 19889 PA 844

LI 19889 PA 846



D REVISION				C REVISION				B REVISION				A REVISION				OTHER APPROVAL				DATE				REVISION				THE DETROIT EDISON COMPANY UNDERGROUND LINES DEPARTMENT			
								AS INSTALLED				Revised to show Addition of 3 Flowers. Removal of 1000' of P26A-2 1/2" and Relocation of STAD-3 Cables Due to Removal of Storage Tanks								12-71				FAIRLANE PROJ. NO. 245				SCALE 1" = 10'			
																				6-2-72				FOR MAJOR L&D DEVELOPMENT CORE				LAYOUT AND NO.			
DRAWN BY				CHECKED BY				APPROVED BY				DATE				APPROVED BY				DATE				DRAWN BY				DATE			
DATE				DATE				DATE				DATE				DATE				DATE				DATE				DATE			
11-19-44				C				C				C				C				C				C				C			
SHEET 3 OF 4																															

W.O. 367 B1 J100



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WAYNE COUNTY MICH.

1977 OCT 3 11 40

FOR REGIS. RECORDS

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Handwritten initials

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