

AGREEMENT - EASEMENT - RESTRICTIONS

This instrument made this 6th day of March, 1975, 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 :

555 7 5860 A00011.00 DE

WHEREAS, Owners are erecting apartments known as Bree Manor Apartments, on land in the Township of East China, County of St. Clair, 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. 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.

(5) Owners to pay the cost of conduit for electric and/or communication facilities to accomodate patios or similar site conditions.

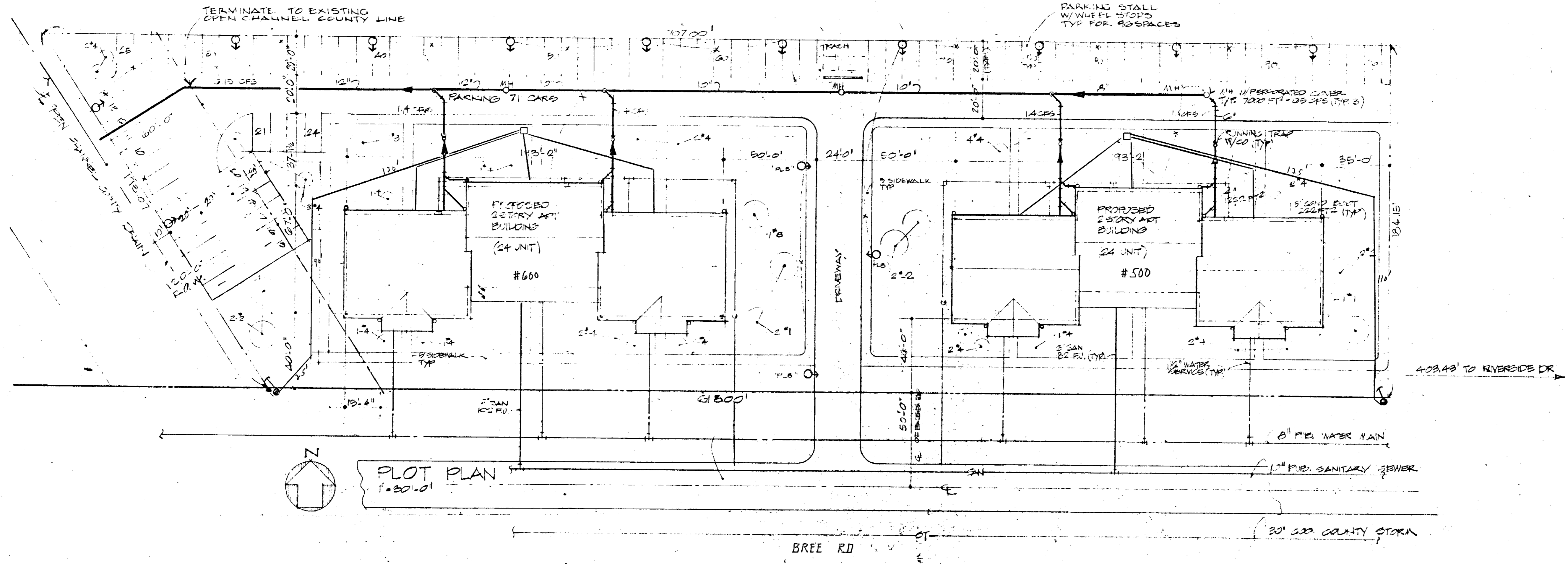
(6) Easements herein granted are subject to the following restrictions and additional conditions:

- 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.

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

RETURN TO
J. BROWN
THE DETROIT EDISON COMPANY
600 GRAND RIVER AVE.
PORT HURON, MICHIGAN 48060

RECORDED
31624



PLOT PLAN
1"=30'-0"

31624
RECORDED RIGHT OF WAY

KEY	SPECIES NAME	SIZE	REMARKS	QUAN
1	NORWAY MAPLE	2" SAL	D & B	2
2	AAA JAPANESE	2 1/2" HST	D & B	7
3	NORWAY MAPLE	2" SAL	D & B	2
4	LENER JAPANESE YEW	18" CA SP	D & B	2E

BREE MANOR APARTMENTS
BARTON HOMES INC
OWNER APVL _____ DATE _____

ARCHITECTS INTERNATIONAL INC
ARCHITECTS PLANNERS ENGINEERS
AUBREY C. AGE A.I.A.
554 HENDRIE DET., MICH. 48202 874-0491

- SCHEMATIC
 - DESIGN DEVEL.
 - CONTRACT DOC.
 - BID
 - AS BUILT
- PC 7407B1

DRAWN BY	CHECKED BY	DATE		
APPROVED	DATE	REVISIONS	BY	
SHEET TITLE			BULL. NO.	

SITE PLAN

1

RECORDED RIGHT OF WAY NO. 31624

31624