

(LIBER 7760 PAGE 232)

For valuable consideration, the receipt of which is hereby acknowledged, the undersigned hereby grant and convey to CONSUMERS POWER COMPANY, a Michigan Corporation, 212 Michigan Avenue, Jackson, Michigan, THE DETROIT EDISON COMPANY, a corporation organized and existing concurrently under the laws of the states of Michigan and New York, 2000 Second Avenue, Detroit, Michigan and the MICHIGAN BELL TELEPHONE COMPANY, a Michigan Corporation, 444 Michigan Avenue, Detroit, Michigan, hereinafter called "UTILITIES", the EASEMENT and right to erect, lay, maintain, reconstruct and replace underground facilities consisting of wires, cables, conduits, gas mains, fixtures and appurtenances including the necessary above ground equipment, connections, poles and accessories which may from time to time be required in, under, upon, over and across the land located in Bloomfield Township of Oakland County, Michigan, and more particularly described as follows:

See Appendix "A"

THIS INSTRUMENT IS RE-RECORDED WITH "AS INSTALLED" DRAWING

REC'D FEB 2 1980
MICHIGAN REGISTER OF DEEDS
MAY 9 1980

With the full right to the Utilities of ingress and egress upon the said land for the purposes of this grant. And the further right to trim, cut down or otherwise control brush and trees within the easements herein described.

SAID EASEMENTS shall be 6 feet in width unless otherwise indicated and their route is described as follows; Sufficient to install utility lines. When "As Installed" Drawing is available after construction, said drawing will be attached hereto and this instrument will be re-recorded to specifically identify easement locations.

In order to provide for the proper maintenance and protection of the Utilities facilities, the undersigned covenant and agree that:

1. The easements are graded to within 4 inches of final grade before the utilities lines are installed and this ground elevation will be maintained after installation of utilities to avoid the pooling of water in, on or around above ground utilities equipment.
2. No buildings or structures other than Utilities equipment are to be placed within the easements herein granted.
3. No shrubs or foliage shall be planted or grown within (5) five feet of the front door of transformers or switching cabinet enclosures.

THIS GRANT is declared to be binding upon the heirs, successors, lessees, licensees and assigns of the parties hereto.

IN WITNESS WHEREOF, the undersigned have hereunto set our hand and seal this 14th day of February, 1980.

WITNESSES:

[Signature]
[Name]
Albert J. Ludwig
ALBERT J. LUDWIG

GRANTORS:
MEADOWLAND DEVELOPMENT COMPANY
A Michigan Corporation

By [Signature] PRESIDENT
ANTHONY BROWN
By [Signature] VICE PRESIDENT
ERIC V. LUCAS

State of Michigan

County of Wayne

On this 14 day of January, 1981, before me appeared

ANTHONY S. BROWN and ERIC YALE LUTZ

to me personally known, who being by me severally duly sworn, did say that they are respectively PRESIDENT and VICE PRESIDENT of Meadowland Development Company, a corporation created and existing

under the laws of the State of Michigan and that the said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and the said PRESIDENT and VICE PRESIDENT

acknowledged the said instrument to be the free act and deed of the said PARTIES.

My commission expires: _____

Kathleen Mary Riley
Notary Public

KATHLEEN MARY RILEY
Notary Public, Oakland County, Michigan
My Commission Expires July 27, 1983

_____ County, Michigan

"APPENDIX A"

Land in N.W. 1/4, Section 28, T2N, R10E, Township of Bloomfield, Oakland County, Michigan, which was formerly encompassed by lots 15-25 of "Shadow Acres Estates Subdivision", which plat has been vacated by order of the Oakland County Circuit Court and said land is described as follows: Commencing at the N.W. corner of Section 28; thence S 0°00'30" W, 324.01 feet; thence S 88°51'50" E, 129.76 feet to the East right-of-way line of Telegraph Road and the Point of Beginning: Thence along the South right-of-way line of Overlea Lane and Meadow Wood Lane the following courses; S 88°51'50" E, 195.40 feet; thence 183.64 feet along the arc of a curve to the right, radius 850.80 feet, chord bearing S 82°40'55" E, 183.24 feet; thence 119.38 feet along a curve to the right, radius 130.00 feet, chord bearing S 50°11'30" E, 115.23 feet; thence 219.58 feet along a curve to the right, radius 355.84 feet, chord bearing S 6°12'20" E, 216.11 feet; thence 395.92 feet along a curve to the left, radius 310.00 feet, chord bearing S 25°06'57" E, 369.56 feet; thence S 61°42'15" E, 145.00 feet; thence 78.77 feet along a curve to the right, radius 80.00 feet, chord bearing S 33°29'53" E, 75.62 feet; thence S 5°17'30" E, 85.00 feet to the North right-of-way line of Quarton Road; thence along said right-of-way line S 84°42'30" W, 199.59 feet and S 85°05'54" W, 626.36 feet to the East right-of-way line of Telegraph Road; thence along said right-of-way line N 0°01'00" W, 938.81 feet to the Point of Beginning, containing 11.887 acres.

RECORDED RIGHT OF WAY NO. 35232

proofread gf

State of Michigan

County of Macomb

On this _____ day of _____, 19____, before me appeared

ANTHONY S. BROWN and ERIC YALE LUTZ

to me personally known, who being by me severally duly sworn, did say that they

are respectively PRESIDENT and VICE PRESIDENT

of Meadowland Development Company, a corporation created and existing

under the laws of the State of Michigan and that the said instrument was signed

and sealed in behalf of said corporation by authority of its Board of Directors

and the said PRESIDENT and VICE PRESIDENT

acknowledged the said instrument to be the free act and deed of the said

PARTIES.

My commission expires: _____

Kathleen Mary Riley
Notary Public

KATHLEEN MARY RILEY
Notary Public, Oakland County, Michigan
My Commission Expires July 27, 1983

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"APPENDIX A"

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RECORDED RIGHT OF WAY NO. 33232

proofread g

MAY 28 1980

AGREEMENT NUMBER C280J115

AGREEMENT FOR UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM FOR RESIDENTIAL SUBDIVISIONS, MOBILE HOME PARKS, CONDOMINIUMS AND APARTMENT HOUSE COMPLEXES

AGREEMENT, made this 21 day of May, 1980, between The Detroit Edison Company, hereinafter called the "Company" and Regal Building Company, with offices at 10700 Capital, Oak Park, Michigan hereinafter called the "Developer".

WHEREAS, the Developer desires the Company to furnish a 50 120/240 volt secondary service to 10 lots/buildings numbered 1 thru 10 in the development known as Sandalwood Cluster Homes (hereinafter called the "Development") located in Township 2N, Range 10E, Section 28, Bloomfield Township, Oakland County, Michigan. If not already so recorded, the plat of said Development shall be recorded by the Developer in the Office of the Register of Deeds of Oakland County, Michigan. The approximate location of said underground electric distribution system is shown on the Company's Department Order Drawing # 80A-63646 dated October 15, 1979, a copy of which drawing is attached hereto and made a part hereof as Attachment A.

WHEREAS, the Company, pursuant to the applicable Orders of the Michigan Public Service Commission, is permitted to require payment from the Developer prior to constructing the underground electric distribution system.

NOW, THEREFORE, in consideration of the mutual promises as hereinafter set forth, the Company and the Developer agree as follows:

1. The Company, subject to the provisions of this Agreement, shall furnish, install, own and maintain an underground electric distribution system consisting of primary and secondary underground cables, transformers and associated equipment, and any other underground or overhead line extension facilities which are required in connection therewith, but not including service connections, to make available alternating current, 60 hertz, single phase electric service to lots/buildings in the Development. Said underground distribution system shall be designed and installed so that the Company may serve streetlighting luminaires therefrom. The character and location of all streetlighting equipment, if installed by the Company, and all equipment constituting the underground electric distribution system shall conform to specifications prepared by the Company. Streetlighting service is not covered by this Agreement and, if provided by the Company, shall be the subject of separate agreement between the Company and the governmental body requesting such service. Said underground electric distribution system shall be used for furnishing the Company's service to the Developer and to such other persons along such underground electric distribution system, or beyond the same, as may become customers of the Company; provided, however, that such underground electric distribution system shall remain a separate, distinct unit for the purposes of this Agreement and any further extension therefrom shall not be a part of nor have any effect upon this Agreement. Service connections between such underground electric distribution system and houses/buildings or other structures to be served therefrom are not covered by this Agreement and shall be the subject of separate agreements between the Company and parties requesting such service connections.

RECORDED RIGHT OF WAY NO. 33232

2. Upon the execution of this Agreement, the Developer will pay to the Company \$ 6,026.00. This amount is the "Total Payment Required" as determined in the "Computation of Underground Electric Distribution Line Extension Advance and Contribution for Residential Developments," Attachment D, which is attached hereto and made part hereof. It is the Developer's share of the cost, after deducting the allowance for the investment which the Company is authorized to make under its line extension policy. Said "Total Payment" includes a nonrefundable contribution as reflected in "Computation of Underground Electric Distribution Line Extension Advance and Contribution for Residential Developments", computed in accordance with Rule B-3.3 and Rule B-3.4 of the Company's Standard Rules and Regulations as now filed with the Michigan Public Service Commission. No portion of said nonrefundable contribution shall be refunded (except as provided in Paragraphs 9 and 12 hereof) nor any interest paid thereon by the Company. A nonrefundable contribution in addition to that provided herein may be required where, in the Company's judgment, practical difficulties (not considered in determining said nonrefundable contribution) exist, such as but not limited to water conditions, rock near the surface, or where there are requirements for deviation from the Company's filed construction standards.

3. In regard to any amount identified as "Refundable Line Extension Advance" in said "Computation of Underground Electric Distribution Line Extension Advance and Contribution for Residential Developments", the Company will refund to the Developer in accordance with the "Schedule of Refunds", Attachment C, which is attached hereto and made a part hereof. No refund shall be made in excess of said refundable amount and said amount shall bear no interest. Any portion of said amount remaining unrefunded at the expiration of the fifth 12-month period commencing on the first day of the month following the first full billing period after which the service was energized, shall be retained permanently by the Company.

4. Without limiting the generality of the last sentence of Paragraph 2 hereof, if said underground electric distribution system or any portion thereof is to be installed during the period beginning December 15, and ending March 31, both inclusive, the Developer shall pay the Company, prior to installation of said system or portion thereof, an additional contribution (winter charge) of \$ 1.00 per trench foot for the portion of the said system installed during the period beginning December 15 and ending March 31, both inclusive, unless the Developer has signed this Agreement and paid the Total Payment Required, Attachment D, prior to November 1.

5. The Developer will provide to the Company, easements six feet (6') in width or larger widths if required due to field conditions, for the installation of the underground electric distribution system, which will be subsequently platted or provided by a separate easement instrument. Said easements shall include, but not by way of limitation, right of way for streetlighting in the Development by means of underground facilities.

6. The Developer agrees that where sewer lines parallel electric and communication lines, sewer taps shall be extended into each lot for a distance of one (1) foot beyond the easement limits.

7. The further maintenance of the underground electric distribution system in the proposed easements does not include repair of damage to said system caused by the Developer, its contractors, agents, employees, successors and assignees. If such damage should occur to said system, Developer will reimburse the Company for all costs arising out of any such damage.

8. Developer agrees that community antenna systems or other cable systems will not be installed in the same trench with Company and telephone cables without a separate written agreement.

RECORDED RIGHT OF WAY NO.

33232

9. The Developer shall provide, at no expense to the Company, rough grading (within four inches of finished grade) so that the underground electric distribution system and the streetlighting cables, if any, can be properly installed in relation to the finished grade level. After rough grading, the Developer shall install and maintain, at no expense to the Company, permanent survey stakes indicating all property lines in the Development. Developer shall also install and maintain final grade stakes along the route of the trench and at the location of all Company equipment. Developer agrees that the average ground elevation within six feet of any cable, conduit, wire, conductor or other underground facility will thereafter be maintained at final grade. Developer further agrees that changes in the ground surface elevation in excess of the limits herein prescribed may be permitted upon written consent of the Company. No later than five days prior to the start of construction that has been scheduled for June 16, 1980, the Developer will deliver to the Company an executed *Certificate of Grade* certifying the completion of grading in accordance with the foregoing and Developer's payment in the amount specified as "Total Payment Required" on said Attachment D.

10. If the Company, in its sole judgement, determines that all of the customers (or their equivalent) upon which the "Company's Share of Cost" (Attachment D) is based, will not be prepared to receive electric service upon the expected date of completion of construction of the underground electric distribution system, the Company may, upon written notice of the Developer, postpone commencement of construction of said system and delay the date electric service will be available to the Developer. Construction of the underground electric distribution system will begin when the Company, in its sole judgment, determines that all of such customers will be prepared to receive electric service on or before the date of the anticipated completion of the construction of the said system. In the event of such postponement by the Company, the Developer may upon five (5) days written notice to the Company, terminate this Agreement. In the event of such termination, the Company will refund, without interest, all payments made by the Developer hereunder.

11. The Company shall not be responsible for any losses or damages incurred by the Developer arising out of the Company's inability to perform its obligations under this Agreement, where such inability arises from an event of Force Majeure. As used in this Agreement, the term Force Majeure shall include, but not be limited to, weather, labor disputes, unavailability of materials, equipment and supplies, strikes, sabotage, acts of the Developer, or any event not within the control of the Company, and which, by the exercise of reasonable diligence, the Company is unable to prevent.

12. This Agreement, all payments and refunds hereunder, and the construction and operation of the underground electric distribution system, shall be subject to such of the Company's Standard Rules and Regulations as may be applicable, including, but without limitation, Rule B-3.3, entitled "Extension of Service" and Rule B-3.4, entitled "Underground Distribution Systems". All changes in the Company's Standard Rules and Regulations occurring subsequent to the date of this Agreement, for purposes of this Agreement, shall be deemed to have occurred prior to the date hereof, shall be applicable to this Agreement and shall supercede the affected terms and provisions hereof.

13. If at any time prior to the commencement of construction of the underground electric distribution system, changes in the Company's Standard Rules and Regulations cause an increase or decrease in "Total Payment Required", Attachment D, Developer agrees to execute an Amendment to this Agreement reflecting such changes and pay all additional charges to the Company prior to the commencement of construction of the system. The Company agrees to refund any decreases to the Developer. Upon the failure of the Developer to execute such Amendment and pay to the Company the amount of such increase prior to the commencement of construction of the system, the Company may terminate this Agreement. In the event of such termination, the Company will refund, without interest, all payments made by the Developer hereunder.

14. Any assignment of this Agreement other than an assignment of the right to receive refund of the Advance pursuant to Paragraph 3 hereof, in whole or in part, by operation of law or otherwise, without the prior written consent of the Company, shall be void.

15. All notices required hereunder shall be in writing. Notices to the Company shall be sent by United States mail or delivered in person to:

**THE DETROIT EDISON COMPANY
ATTENTION: DIVISION MANAGER**

30400 Telegraph Road

Birmingham, Michigan, 48010

Notices to the Developer shall be sent by United States mail or delivered in person to:

Regal Building Company

10700 Capital

Oak Park, Michigan 48237

Either party may at any time change the title or address to which notices to it are to be mailed or delivered by giving written notice of such change to the other party.

16. This Agreement supercedes all previous representations, negotiations, understandings or agreements, either written or oral, between the parties hereto or their representatives pertaining to the subject matter hereof, and constitutes the sole and entire agreement between the parties hereto.

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

THE DETROIT EDISON COMPANY

By Edward A. Hansen
Edward A. Hansen

Its Assistant Director of Service Planning

DEVELOPER, Regal Building Company

By Albert Ludwig
Albert Ludwig

Its General Manager

ATTACHMENT C

MAY 28 1980

SCHEDULE OF REFUNDS

- (1) The Company will refund to the Developer the sum of \$500.00 for each additional residential customer(s) and two times the actual annual revenue of other customers directly connected to the extension whether by secondary voltage lines or limited purpose primary voltage lines.* Refunds will not be made until the original customer or their equivalent are actually connected to the extension.
- (2) Refunds under part 1 of this Attachment C shall be made without interest for a five-year period which begins the first day of the month subsequent to the first full billing period after the date the service is energized. The Company shall have no further obligation to refund any remaining portion of the advance. Any unrefunded advance will be considered a permanent contribution in aid of construction. The total amount refunded cannot exceed the amount of the advance under any conditions.

*A limited purpose primary line is a lateral extension of not more than 250' on the customers property connected to a financed line extension and is installed to serve an individual customer or group of customers from a single transformer installation.

COMPUTATION OF NON-REFUNDABLE CONTRIBUTION

(a) Single Home Subdivisions

_____ front lot feet x \$1.75 per front lot foot = \$ -0-

(b) Mobile Home Parks, Condominiums and Apartment House Complexes

2,540 trench feet x \$1.90 per trench foot = \$ 4,826.00

300 KVA of installed transformer capacity x \$4.00 \$ 1,200.00

(c) As defined in Paragraph 2 of the Agreement, additional nonrefundable contributions may be required where, in the Company's Judgment, practical difficulties exist. The contributions for these practical difficulties amount to

\$ -0-

(d) Where the Developer requires winter construction (see Paragraph 4) an additional nonrefundable contribution is required in the amount of

\$ -0-

TOTAL \$ 6,026.00

ATTACHMENT D

AGREEMENT NUMBER C280J115

COMPUTATION OF UNDERGROUND ELECTRIC DISTRIBUTION LINE EXTENSION
ADVANCE AND CONTRIBUTION FOR RESIDENTIAL DEVELOPMENTS

Estimated Direct Construction Cost	\$ <u>7,620.00</u>
(Excludes engineering overhead costs and administrative cost. When applicable, includes cost of system extensions required to supply developments.)	
Minus - Company's Share of Cost	\$ <u>20,500.00</u>
(\$500.00 for each residential unit to be immediately served when the underground electric distribution system is completed.) (See B Attached)	
Refundable Line Extension Advance	\$ <u>-0-</u>
(See Schedule of Refunds - Attachment C)	
Plus - Nonrefundable Contribution as required by Rule B-3.4 (See Attachment C)	\$ <u>6,026.00</u>
TOTAL PAYMENT REQUIRED	\$ <u>6,026.00</u>

RECORDED RIGHT OF WAY NO. 1

MAY 28 1980

**Detroit
Edison**

Oakland Division
30400 Telegraph Road
Birmingham, MI 48010
(313) 646-0900

MAY 28 1980

DATE: May 21, 1980

Regal Building Company

10700 Capital

Oak Park, Michigan 48237

RE: Sandalwood Cluster Homes

Gentlemen:

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

Please sign and return two copies of the Certificate below. You may retain the third copy for your file.

Very truly yours,

Roy Wark

SERVICE PLANNER

5-27-80

DATE

RW:dp

CERTIFICATE

I/We, the undersigned, hereby certify to the Detroit Edison Company that all grading in utility easements and/or the routes of the underground facilities on the above subject development has been completed within four (4) inches of final grade.

I/We 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. 80A-63646 for this development is in my/our possession and will be used for this purpose.

Name *Albert J. Ludwig*

Title *General Mgr. Regal Bldg Co*

Name _____

Title _____

Date *5-28-80*

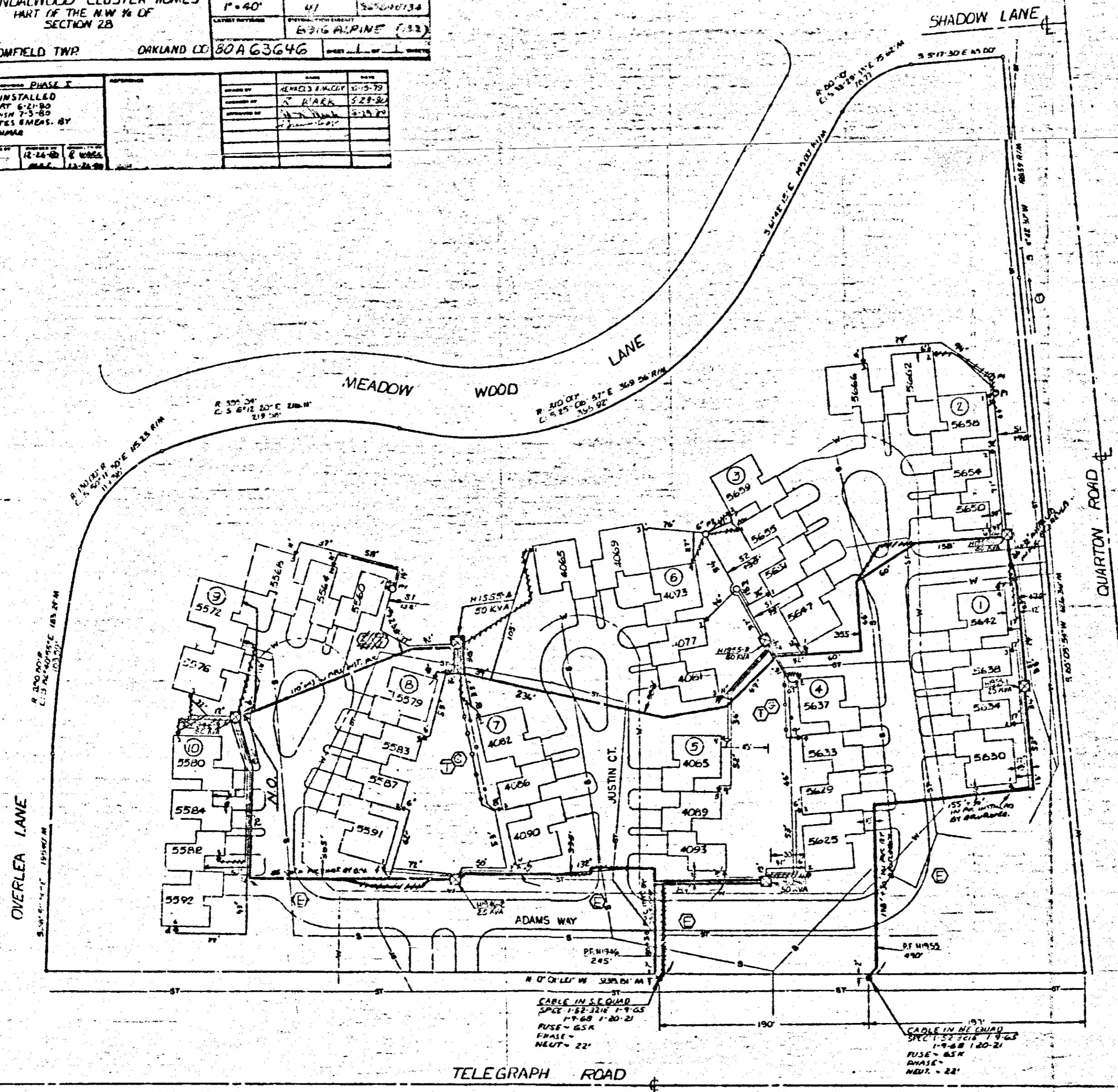
RECORDED RIGHT OF WAY NO. 33282



SANDALWOOD CLUSTER HOMES
PART OF THE NW 1/4 OF SECTION 28
HILDFIELD TWP OAKLAND CO 80A 63646

FOR SEYMOUR ENGINE COMPANY
ENGINEERING AND SURVEYING
SCALE 1" = 40'
LATEST REVISIONS: 6316 ALPINE (33)

NO.	DATE	BY	DESCRIPTION
1	12-24-80	R. WALKER	AS INSTALLED
2	1-2-81	R. WALKER	START 6-21-80
3	7-5-80	R. WALKER	FINISH 7-5-80
4	7-5-80	R. WALKER	NOTES & EMERS. BY
5	7-5-80	R. WALKER	NOTES & EMERS. BY



- CABLE**
- ITEM# _____
- ITEM# _____
- ITEM# _____
- TRENCH**
- DEP TEL# _____
- DEP TEL# _____
- TEL# GAS _____
- DEP ONLY _____
- TEL ONLY _____
- TOTAL _____
- SITE SUPPLY**
- PHONE NO. _____
- TRENCHING TO**
- TRENCH AND _____
- SEE DRAWING _____
- SEE PAGE 3-1 _____
- PUMP DRY _____
- SEE DRAWING _____
- TRANSFORMER _____
- D.E. SERVICE _____
- TBL. CO. _____
- GAS CO. _____

3 WAY JOINT UNLESS OTHERWISE NOTED

TELEGRAPH ROAD

RECORDED RIGHT OF WAY NO. 33232