

CONDOMINIUMS
~~APARTMENTS~~

AGREEMENT - EASEMENT - RESTRICTIONS

(A616168)

This instrument made this 12th day of September 1979, 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~~ ^{condominiums} known as SPRING MEADOW CONDOMINIUM, on land in the Township of Harrison, County of Macomb, 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

"This easement is re-recorded the Michigan Public Service Commission. for the purpose of showing the planned "as installed" centerlines of easements granted as shown on drawing attached hereto." -1-

RECORDED IN MACOMB COUNTY
33429

DE FORM LE 11 11 71 CS

RETURN TO

R. R. CUNNINGHAM

DETROIT EDISON COMPANY

15600 NINETEEN MILE ROAD

MT. CLEMENS, MICHIGAN 48044

RECORDED IN MACOMB COUNTY

RECORDS AT: 1:50 P.M.

SEP 10 1980

Edna Miller
CLERK - REGISTER OF DEEDS
MACOMB COUNTY, MICHIGAN

RECORDED IN MACOMB COUNTY

RECORDS AT: 3:11 P.M.

OCT 16 1979

Edna Miller
CLERK - REGISTER OF DEEDS
MACOMB COUNTY, MICHIGAN

- b. Owners will place survey stakes indicating building plot lines and property lines before trenching.
- 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. Owners to pay to utility concerned the extra trenching costs involved if trenching is required while ground is frozen.
- 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:

Mary Ann Klos
MARY ANN KLOS

Barbara Ann Maher
BARBARA ANN MAHER

Janet Schrecongost
Janet Schrecongost

Mary Ellen Harvie
Mary Ellen Harvie

THE DETROIT EDISON COMPANY-

By Robert R. Tewksbury
ROBERT R. TEWKSBURY, DIRECTOR
Real Estate and Rights of Way Dept.

By Irene C. Kata
IRENE C. KATA ASST. SECRETARY
MICHIGAN BELL TELEPHONE COMPANY

By Keith J. Regan
Keith J. Regan
Staff Supervisor, Right of Way
(authorized signature)

33429

STATE OF MICHIGAN)
) SS.
COUNTY OF WAYNE)

On this 24th day of September, 1979, before me the subscriber,
a Notary Public in and for said County, appeared Robert R. Tewksbury and
Irene C. Kata, to me personally known, who being by me duly sworn
did say they are the Director, Real Estate and Assistant Secretary
Rights of Way Dept.
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
Robert R. Tewksbury and Irene C. Kata acknowledged said
instrument to be the free act and deed of said corporation.

BARBARA ANN MAHER
Notary Public, Wayne County, Mich.
My Commission Expires June 28, 1982

Barbara Ann Maher
Notary Public, Wayne County, Michigan

My Commission Expires: _____

STATE OF MICHIGAN)
) SS.
COUNTY OF)

On this 27th day of September, 1979, before me the subscriber,
a Notary Public in and for said County, appeared Keith J. Regan
to me personally known, who being by me duly sworn did say that he is Engrg. Staff
Supervisor, Right of Way authorized by and for MICHIGAN BELL TELEPHONE
_____ corporation, and that said instrument was signed in behalf of said cor-
poration, by authority of its Board of Directors, and Keith J. Regan
acknowledged said instrument to be the free act and deed of said corporation.

Janet L. Schrecongost
Notary Public, _____ County, Michigan

My Commission Expires: _____

JANET L. SCHRECONGOST
Notary Public, Macomb County, Michigan
My Commission Expires May 19, 1982

33429

APPENDIX "A"

"SPRING MEADOW CONDOMINIUMS", Lots 36, 37, 38 and Part of Lot 39, Supervisor's Plat No. 6, Parts of Fractional Sections 25 and 30, P.C. 173, Town 2 North, Range 13 and 14 East, Harrison Township, Macomb County, Michigan, as recorded in Liber 16, Page 35 of Macomb County Plats, Part of Lot 39 being described as: Beginning in the centerline of Union Lake Road 2223.95 feet from the centerline of Shook Road, Thence S 87°03'00" E 686.38 feet, Thence S 07°21'00" W 110.00 feet, Thence N 82°03'00" W 28.10 feet, Thence S 07°21'00" W 133.00 feet, Thence S 87°03'00" E 545.71 feet, Thence N 07°49'00" E 338.00 feet, Thence N 87°03'00" W 1207.01 feet, Thence S 87°21'00" W 95.00 feet to the beginning, excepting therefrom the East 200.00 feet thereof.

FRANK D. WILBERDING, INC.,
A Michigan Corporation
29901 Civic Center Boulevard
Warren, Michigan 48093

Witness: Cynthia A. Boeve
Cynthia A. Boeve
Margaret M. Schrage
Margaret M. Schrage

BY: Tom Wilberding
TOM WILBERDING
SECRETARY - TREASURER.

STATE OF MICHIGAN)
) SS
COUNTY OF Macomb)

On this 12th day of September, 19 79, before me
appeared Tom Wilberding,

to me personally known, who being by me severally duly sworn, did say that he is
Secretary-Treasurer of FRANK
D. WILBERDING, INC., 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 _____

Tom Wilberding, Secretary-Treasurer acknowledged the said
instrument to be the free act and deed of the said FRANK D. WILBERDING, INC.

Margaret M. Schrage
Margaret M. Schrage

My Commission Expires: Feb. 21, 1983
Notary Public Oakland County, Michigan.
Operating in Macomb County

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

AGREEMENT, made this 12th day of November, 19 80, between The Detroit Edison Company, hereinafter called the "Company" and Frank D. Wilberding, Inc hereinafter called the "Developer".

WHEREAS, the Developer desires the Company to furnish a 120/240 volt secondary service to 16 units ~~lots/buildings~~ numbered _____ in the development known as Spring Meadow Condominiums (hereinafter called the "Development") located in Township 2N, Range 13-14E, Section 25-30, PC173, Macomb 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 Macomb County, Michigan. The approximate location of said underground electric distribution system is shown on the Company's Department Order Drawing # A-73822 dated 10-24-80, 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 IN OFFICE OF PUBLIC SERVICE COMMISSION
33429

2. Upon the execution of this Agreement, the Developer will pay to the Company \$ 1,946.60. 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.

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 _____, 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**

15600 19 Mile Road

Mt. Clemens, Michigan, 48044

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

Frank D. Wilberding, INC.

20630 Harper Avenue

Harper Woods, Michigan 48093

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 John M. Wisniewski
John M. Wisniewski
Its Director, Service Planning

DEVELOPER

By Frank D. Wilberding
Its sec. treas.

ATTACHMENT C

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 = \$ _____

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

814 trench feet x \$1.90 per trench foot = \$ 1,546.60

100 KVA of installed transformer capacity x \$4.00 \$ 400.00

(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 \$ _____

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

TOTAL \$ 1,946.60

ATTACHMENT D

AGREEMENT NUMBER B480 J263

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

Estimated Direct Construction Cost	\$	3,910.00
(Excludes engineering overhead costs and administrative cost. When applicable, includes cost of system extensions required to supply developments.)		
Minus - Company's Share of Cost	\$	4,000.00
(\$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	\$	-
(See Schedule of Refunds - Attachment C)		
Plus - Nonrefundable Contribution as required by Rule B-3.4 (See Attachment C)	\$	1,946.60
TOTAL PAYMENT REQUIRED \$		1,946.60

Detroit
Edison

Macomb Division
15600 Nineteen Mile Road
Mount Clemens, Michigan 48044
(313) 286-9300

DATE: November 12, 1980

Frank D. Wilberding, INC.
20630 Harper Avenue
Harper Woods, Michigan 48093

RE: Spring Meadow Condominiums

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 one copy of the Certificate below. You may retain the second copy for your file.

Very truly yours,

David G. Gipe

Service Planner

11-12-80
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 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. A-73822 for this development is in my/our possession and will be used for this purpose.

Name Frank D. Wilberding
Title Sec-treas.
Name _____ Frank D. Wilberding, Inc. _____
Title _____ 20630 Harper Avenue _____
Date _____ Harper Woods, MI 48225 _____

RECORDED
INDEXED
NOV 13 1980
334629



Macomb Division
15600 Nineteen Mile Road
Mount Clemens, Michigan 48044
(313) 286-9300

September 7, 1979

Frank D. Wilberding, Inc.
29901 Civic Center Boulevard
Warren, Michigan 48093

RE: Spring Meadow Condominium - Harrison Township, Macomb
County, Michigan

Gentlemen:

Enclosed is the Agreement-Easement-Restrictions for the above described project prepared for signatures of owners of record as indicated on documents furnished by you. If there are now any additional owners involved, their signatures and evidence of their ownership are also required. Please have the original and 1 copy executed and returned to us. We will then have the Agreement executed by Edison and Michigan Bell Telephone Company. A copy should be retained by you until you receive a copy of the fully executed document 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 this instrument, fully executed, will assist in prompt scheduling of our work to be completed in your project. Please return document to Robert H. Rehe, 15600 19 Mile Road, Mt. Clemens, Michigan 48044 (Phone number 286-9370).

Sincerely,

Robert H. Rehe, Representative
Real Estate, R/W and Claims
Macomb Division

RHR:pb

Enclosure

PROPERTY RECORDS DEPT. FILE NO. 33429

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

AGREEMENT, made this 1st day of November, 1979, between The Detroit Edison Company, hereinafter called the "Company" and Frank D. Wilberding, Inc. hereinafter called the "Developer".

WHEREAS, the Developer desires the Company to furnish a 120/240 volt secondary service to 28 units 7 lots/buildings numbered in the development known as

Spring Meadow Condominiums (hereinafter called the "Development") located in Township Harrison, Range T2N, R13 & Section 25 & 30, Macomb 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 Macomb County, Michigan. The approximate location of said underground electric distribution system is shown on the Company's Department Order Drawing # 73556 dated 10-2-79, 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:

L. 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 RIGHTS OF WAY NO. 33429

2. Upon the execution of this Agreement, the Developer will pay to the Company \$ 3,946.40. 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 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 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.

7. 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.

8. 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 above grade 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 a level not to exceed four inches above or below the finished grade level established at the time of installation of said underground facilities. 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 November 29, 1979, 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.

9. If the Company, in its sole judgment, 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.

10. 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.

11. 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 supersede the affected terms and provisions hereof.

12. 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.

13. 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.

14. 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

15600 19 Mile Road

Mt. Clemens, Michigan, 48044

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

Frank D. Wilberding, Inc.

29901 Civic Center Blvd.

Warren, Michigan 48093

Attention: Mr. Tom Wilberding

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.

15. This Agreement supersedes 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 Warren E. Hicks
Warren E. Hicks

Its Director, Service Planning

DEVELOPER

By Tom Wilberding

Its sec - treas.

Frank D. Wilberding, Inc.
29901 Civic Center Blvd.
Warren, MI 48093

ATTACHMENT C

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 =	\$ _____
(b)	Mobile Home Parks, Condominiums and Apartment House Complexes		
		<u>1,656</u> trench feet x \$1.90 per trench foot =	\$ <u>3,146.40</u>
		<u>200</u> KVA of installed transformer capacity x \$4.00	\$ <u>800.00</u>
(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		\$ _____
(d)	Where the Developer requires winter construction (see Paragraph 4) an additional nonrefundable contribution is required in the amount of		\$ _____
	TOTAL		\$ <u>3,946.40</u>

ATTACHMENT D

AGREEMENT NUMBER B479 J954

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

Estimated Direct Construction Cost	\$ <u>7,007.00</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>14,000.00</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> </u>
(See Schedule of Refunds - Attachment C)	
Plus - Nonrefundable Contribution as required by Rule B-3.4 (See Attachment C)	\$ <u>3,946.40</u>
TOTAL PAYMENT REQUIRED	\$ <u>3,946.40</u>



Macomb Division
15600 Nineteen Mile Road
Mount Clemens, Michigan 48044
(313) 286-9300

DATE: November 1, 1979

Frank D. Wilberding, Inc.
29901 Civic Center Blvd.
Warren, Michigan 48093

RE: Spring Meadow Condominiums

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 one copies of the Certificate below. You may retain the third copy for your file.

Very truly yours,

Bruce Amos
Service Planner

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 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. A-73556 for this development is in my/our possession and will be used for this purpose.

Name Frank D. Wilberding
Title sec-treas.

Name Frank D. Wilberding, Inc.
29901 Civic Center Blvd.
Title Warren, MI 48093

Date 11-6-79

APPLICATION FOR U.R.D. EASEMENTS

DE FORM RR 11 5-73

FOR RE & RW DEPT USE	DATE REC'D	DE-BELL NO.
	8/31/79	ME-9460

TO: R. CUNNINGHAM

Application No. MC 9288

REAL ESTATE AND RIGHTS OF WAY - SUPERVISOR

DISTRICT MACOMB

Date 8/27/79

We have included the following necessary material and information:

MATERIAL:

- A. Subdivision
 - 1. Copy of complete final proposed plat, or
 - 2. Recorded plat
 - a. Site plan
 - b. Title information (deed, title commitment, contract, or title search)

- or
- B. Other than subdivision
 - 1. Property description.
 - 2. Site plan.
 - 3. Title information (deed, title commitment, contract with title commitment, or title search).

INFORMATION:

1. Project name SPRING MEADOW CONDO'S County MACOMB

City/Township/Village HARRISON TWP. Section No. FRACTIONAL SEC. 25 & 20
SUP PLAT # 6 L. 16, P. 35
T 20 N R 13 & 14 E

- Type of Development
- Subdivision
 - Mobile Home Park
 - Apartment Complex
 - Other

2. Name of Owner FRANK D. WILBERDING INC Phone No. 574-0980

Address 29901 CIVIC CENTER BLVD, WARREN, MI. 48093

Owner's Representative TOM WILBERDING Phone No. 574-0980

3. Date Service is Wanted OCT. 1979

4. Entire project will be developed at one time YES NO

5. Cable poles on property YES NO

6. Joint easements required YES NO

a. Name of other utilities M.B.T.

b. Other utility engineer names, addresses, phone numbers: LES GENO 27300 GRATIOT
ROSEVILLE, MICH. 48066 PHONE # 7779950

7. Part of subdivision is fed from overhead service. YES NO

Lot No. _____

8. Additional information or comments: _____

RECORDED RIGHT OF WAY 33429

NOTE: Trenching letter attached will be submitted later.

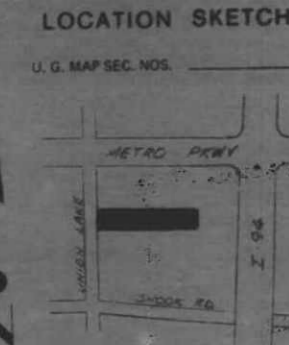
Signed Bruce Arno

Address _____ Phone 286 9416

SERVICE PLANNING DEPARTMENT

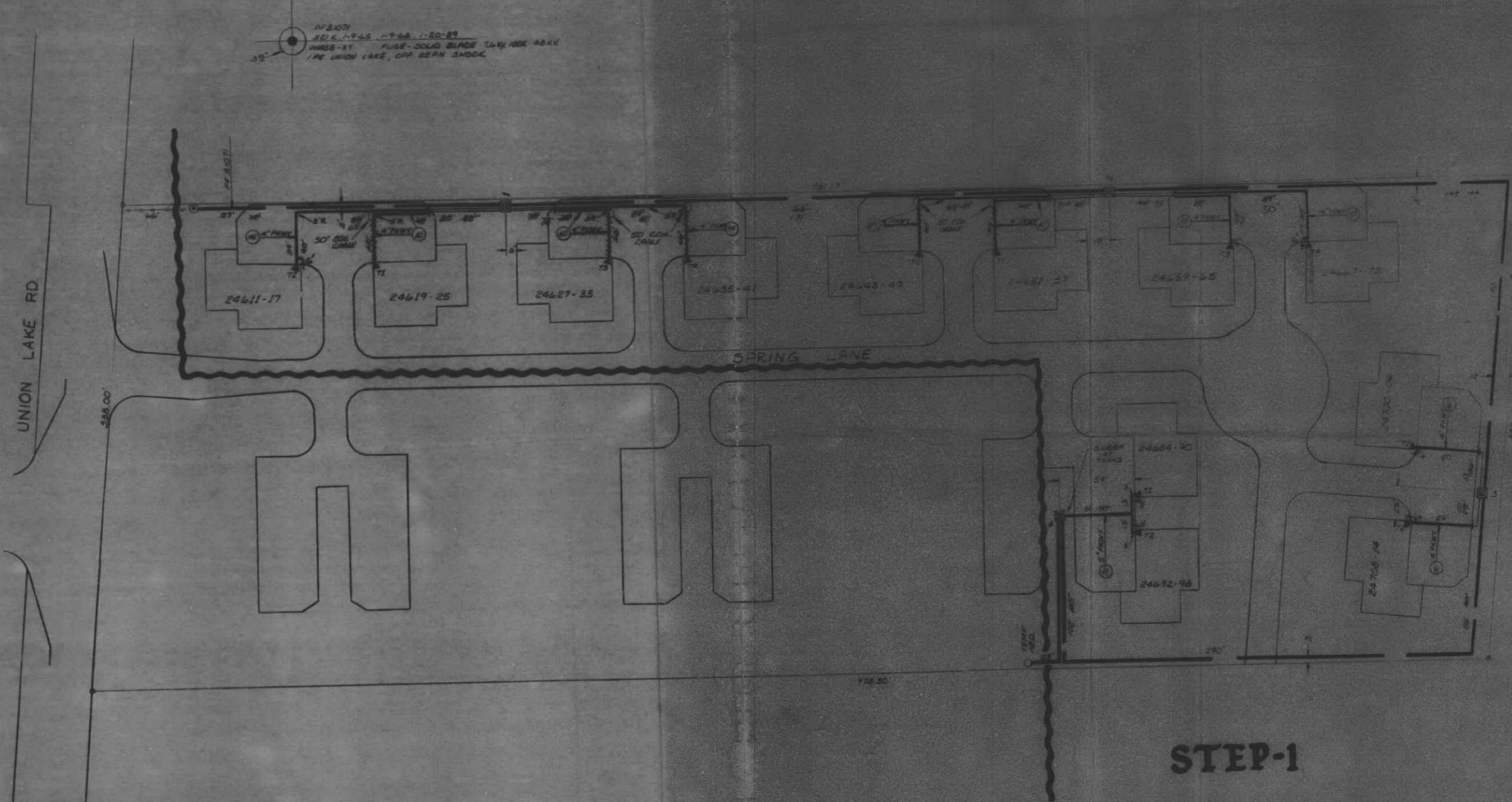
NOTICE

Locations of underground facilities on this drawing are only approximate. Exact locations must be determined by the UTILITY COMPANIES. For exact locations, telephone MISS DIG on 800-482-7171 as required by Public Act 53 of 1974 before doing any power excavating.



TRANSFORMER DATA

U.D.T. NO.	SIZE	ED. STK. NO.
1	50	1152



TRANSFORMER SPECS. 1-17-64
 PEDESTAL SPEC-R13
 NO. OF PEDESTALS 1

- CODE -**
- ⊙ TEMPORARY SECONDARY PEDESTAL
 - ⊙ DFT (DEAD FRONT TYPE)
 - ⊙ UDT (NON SWITCHING-LIVE FRONT TYPE)
 - ⊙ UDT (SWITCHING-LIVE FRONT TYPE)
 - DIRECTION OF TRANSFORMER DOOR OPENING
 - SECONDARY PEDESTAL
 - ▲ SECONDARY TERMINAL
 - ⊙ CABLE POLE
 - PRIMARY SWITCH CABINET
 - BURIED PRIMARY CABLE-ALL VOLTAGES
 - BURIED SECONDARY CABLE
 - BURIED SECONDARY SERVICE CABLE
 - DETROIT EDISON TRENCH ONLY
 - TELEPHONE TRENCH ONLY
 - SEWER
 - WATER
 - GAS
 - PROPOSED CONDUIT

CABLE SUMMARY

ITEM#	DESCRIPTION	13.2 KV	713
AP2-350M	AP2-350M & 1-4/0 600 V.	713-0637	1077 1/4"
AP2-2/0	AP2-2/0 & 1-#1 600 V.	713-0614	

TRENCH SUMMARY

JOINT USE	FEET	REMARKS
D. E. ONLY	1042	100'
TEL. ONLY	1046	100'
TOTAL	2088	2088'

SITE SUPT. *Tom Underwood*
 PHONE NO. 574-0880

- GENERAL NOTES -

TRENCHING TO BE DONE BY D.E.C.O.
 TRENCH AND CABLE LENGTHS ARE APPROXIMATE.
 SEE DRAWING U1-2389 FOR TRANS. MAT. DETAILS.
 SEE PAGE 3-2-11 (S.I.M.) DETAIL " " FOR ENTRANCE POINT DETAILS (APTS. ONLY).
 SEE DRAWING U1-4-2383 FOR PLACEMENT OF CABLES, TRANSFORMERS AND PEDESTALS (SUNDS ONLY).
 D.E. SERVICE PLANNER: DANCE AND 880-9216
 TEL. CO.: LES GENO 777-9950

CONTACT "MISS DIG" (6477-344) BEFORE DOING ANY EXCAVATION.
 EASEMENTS INDICATED BY OUR CENTERLINES ARE (6') SIX FEET IN WIDTH UNLESS OTHERWISE NOTED.

PERMITS REQUIRED
 NOTIFICATION, HARRISON TOWNSHIP

STEP-1

TIME BOOK

DATE	TIME	DESCRIPTION
10-1-79	8:00 AM	FIELD
10-1-79	12:00 PM	FIELD
10-1-79	1:00 PM	FIELD
10-1-79	2:00 PM	FIELD
10-1-79	3:00 PM	FIELD
10-1-79	4:00 PM	FIELD
10-1-79	5:00 PM	FIELD
10-1-79	6:00 PM	FIELD
10-1-79	7:00 PM	FIELD
10-1-79	8:00 PM	FIELD
10-1-79	9:00 PM	FIELD
10-1-79	10:00 PM	FIELD
10-1-79	11:00 PM	FIELD
10-1-79	12:00 AM	FIELD

OF HARPER
 HANCOCK
 DETROIT EDISON COMPANY
 15800 HARBOR WALK ROAD
 MT. CLEMENS, MICHIGAN 48058

D	C	B	A	REFERENCE	DATE	JOB TITLE	U.D.T.	THE DETROIT EDISON COMPANY
			SHOWN AS INSTALLED IN FIELD		9-16-79	SPRING MEADOW CONDO		SERVICE PLANNING DEPARTMENT
					10-1-79			NUMBER OF SHEETS 28
					10-1-79			WORK ORDER NUMBER 367057-4-B
					10-2-79			SCALE 1"=40'
								LATEST REVISION A 2515 HARPER ABRVSK
								DEPT. ORDER NUMBER 778-7856
								SHEET 1 OF 1 SHEETS

RETURN TO
R. R. CUNNINGHAM
DETROIT EDISON COMPANY
15000 HINSDALEN MILE ROAD
MT. CLEMENS, MICHIGAN 48044