

+

+

RIGHT OF WAY FILE #

R 3 5 3 9 5

GRANTOR NAME

[Empty grid for Grantor Name]

[Empty grid for Grantor Name]

STREET ADDRESS

[Empty grid for Street Address]

[Empty grid for City/Town]

ST

[Empty grid for Street Suffix]

CITY/TOWN

ZIP CODE

[Empty grid for City/Town]

[Empty grid for ZIP Code]

EASEMENT DESCRIPTION

AGREEMENT DATE

AGREEMENT TYPE

[Empty grid for Easement Description]

[Empty grid for Agreement Date]

[Empty grid for Agreement Type]

LIBER #

PAGE #

DRAWING R/W #

[Empty grid for Liber #]

[Empty grid for Page #]

[Empty grid for Drawing R/W #]

PVT CL#

SECTION

QUARTER SECTION 3

QUARTER SECTION 2

QUARTER SECTION 1

[Empty grid for PVT CL#]

[Empty grid for Section]

[Empty grid for Quarter Section 3]

[Empty grid for Quarter Section 2]

[Empty grid for Quarter Section 1]

TOWNSHIP

COUNTY

RTE OF LINE

[Empty grid for Township]

[Empty grid for County]

[Empty grid for Route of Line]

TOWNSHIP RANGE

DIVISION CODE

[Empty grid for Township Range]

[Empty grid for Division Code]

SUBDIVISION NAME

W A BENSON

OUT LOT

[Empty grid for Out Lot]

EAST OF

[Empty grid for East of]

BLOCK #1

[Empty grid for Block #1]

WEST OF

[Empty grid for West of]

LOT #1

[Empty grid for Lot #1]

NORTH OF

[Empty grid for North of]

BLOCK #2

[Empty grid for Block #2]

SOUTH OF

[Empty grid for South of]

LOT #2

[Empty grid for Lot #2]

+

+

MILFORD APTS

OAKLAND COUNTY RECORDS

LIBER 8924 PAGE 56
LIBER 8761 PAGE 682

85 25361
84 83892

Detroit Edison

'85 MA Right of Way Agreement

Always
7-7/10

dy...
CLEAN...

July 13, 1984

For valuable consideration, the receipt of which is hereby acknowledged, the undersigned hereby grant and convey to 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 and the GENERAL TELEPHONE, A Michigan Corporation, 455 E. Ellis Rd., P.O. Box 2149, Muskegon, Mi. 49443 hereinafter referred to as "UTILITIES", the easement and right to erect, lay, maintain, reconstruct and replace underground facilities consisting of wires, cables, conduits, 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 the Village of Milford, Oakland County, Michigan, and more particularly described on the attached Appendix "A", with the full right to the UTILITIES of ingress and egress upon 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 Ten (10) feet in width unless otherwise indicated and their route is described as follows: The exact location of said easements will be shown on a drawing to be recorded within 90 days after construction.

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

1

- The easements will be graded to within four (4) inches of final grade before the UTILITIES lines are installed and this ground elevation must be maintained after installation of utilities to avoid the pooling of water in, on or around above ground UTILITIES' equipment.
- No buildings or structures other than UTILITIES equipment are to be placed within the easements herein granted. No excavation is to be permitted within said easement without approval of UTILITIES.
- If the lines or facilities of UTILITIES are damaged by the acts of Owners, their agents, employees or contractors, repairs shall be made by the Utility company so damaged at the cost and expense of Owners. Owners are defined as those persons owning the land at the time the damage occurred.
- No shrubs or foliage shall be planted or grown within five (5) feet of the front door of transformers or switching cabinet enclosures. UTILITIES shall not be responsible to Owners for damages to or removal of trees or plant life planted in front of said door or within the easement causing an interference with UTILITIES maintenance of their equipment.

RECORDED RIGHT OF WAY NO. 35395

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 their hand and seal on this day

Witnesses:

Grantors:
MILFORD LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNERSHIP

Marcia A. Powers

Marcia A. Powers
Jill M. Mellen

Jill M. Mellen

Jay S. Turner

BY: Jay S. Turner
President - Rural Housing Corp.
Managing General Partner

Prepared By: James McDonald
30400 Telegraph
Birmingham, Mi. 48010


Address: 4970 Northwind Drive
Suite 120
East Lansing, Mi. 48823

200
1300
one

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

Red. over

RETURN TO
J. A. ROBERTSON
THE DETROIT EDISON COMPANY
30400 TELEGRAPH ROAD, 272 OAKDE
BIRMINGHAM, MICHIGAN 48010



STATE OF MICHIGAN)
) SS
COUNTY OF INGHAM)

On this 13th day of June, A.D. 1984, before me, the subscriber, a notary public in and for said County, appeared Jay S. Turner, President of the Rural Housing Corporation, Managing General Partner of the/Limited Dividend Housing Association Limited Partnership, known to me to be the person who executed the foregoing instrument, and acknowledged the same to be his free act and deed.

Marcia A. Powers

Marcia A. Powers
Ingham County, MI
My Commission Expires: 5/10/87

RECORDED RIGHT OF WAY NO. 35395

APPENDIX "A"

LEGAL DESCRIPTION

Part of Lot 90 of Assessor's Plat of the Village of Milford as recorded in Liber 49 of Plats, pages 10 and 11 Oakland County records described as: Beginning at the Southwest corner of Lot 15 of "W.A. Benson Subdivision" as recorded in Liber 38 of Plats, page 11, Oakland County Records; thence North 08°50'53" East 150.34 feet along the West line of said subdivision to the centerline of Benson Street (50 feet wide); thence South 84°37'15" West 54.17 feet; thence North 02°00'30" West 25.13 feet; thence South 84°46'08" West 181.05 feet; thence South 00°02'35" East 147.38 feet; thence South 87°18'36" West 128.73 feet; thence South 02°57'06" East 80.02 feet; thence South 87°16'51" West 184.73 feet to the West line of said Lot 90; thence South 17°30'11" West 239.76 feet along said West line; thence South 06°30'00" West 9.75 feet; thence North 87°39'00" East 86.11 feet; thence South 02°13'15" West 125.81 feet to a point distant North 87°39'00" East 127.47 feet from a 1" pipe on the West line of said Lot 90; thence North 87° 39'00" East 496.35 feet; thence North 00° 08'25" West 118.93 feet; thence North 86°16'17" East 31.11 feet; thence North 02°32'57" West 309.56 feet to the point of beginning.

49010

PART OF TAX PARCEL 16-10-254-021

8000 no 10000

TO: Mr. ROBERTSON

APPROVED		DATE
BLDG. & PROP. DEPT.	<i>J. A. Robertson</i>	<i>3/15/54 JM</i>
DIV. ORG.		
INS. DEPT.		
LEGAL DEPT.		
RE & REW DEPT.		
SYSTEM ENG. DEPT.		
TAX DEPT.		

DECO

RETURN TO
J. A. ROBERTSON
THE DETROIT EDISON COMPANY
30400 TELEGRAPH ROAD, 272 OAKDALE
BIRMINGHAM, MICHIGAN 48010

To (Supervisor, RL & R/W)	For RE & R/W Dept Use	Date Received	DE/Bell/C.P. No.
Division	Date 5-15-84	Application No. 05-84-1031	

We have included the following necessary material and information:

Material:

A. Proposed Subdivision

- 1. copy of complete final proposed plat - All pages

or

B. Other than proposed subdivision (condo., apts. mobile home park — other)

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

Note: Do not submit application for URD easements until all above material has been acquired.

Information

1. Project Name MILFORD APTS	County DAKLAND
City/Township/Village MILFORD	Section No. #10
Type of Development <input type="checkbox"/> Proposed Subdivision <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Apartment Complex <input type="checkbox"/> Mobile Home Park	<input type="checkbox"/> Condominium <input type="checkbox"/> Other
2. Name of Owner APARTMENT CONTRACTING CORP	Phone No. 517-332-6141
Address SUITE # 120 — 4970 NORTHWIND DRIVE EAST LANSING — MICH. — 48823	
Owner's Representative JACK OLMSTEAD, PROJECT MANAGER	Phone No. 517-332-6141
Date Service is Wanted 8-15-84	

4. Entire Project will be developed at one time Yes No

5. Joint easements required — Michigan Bell Telephone GENERAL TELEPHONE Yes No
 — Consumers Power Yes No

a Name of Other Utilities If Not Michigan Bell Telephone or Consumers Power
GENERAL TELEPHONE Co

b Other Utility Engineer Names
DAN SEIGEL

Phone Numbers
1-653-9745

Addresses
7362 DAVISON RD - DAVISON MI - 48423

6 Additional Information or Comments

Note: Trenching letter attached will be submitted later

Service Planner
W. Woodard

Signed (Service Planning Supervisor)
George White For W.R.M.

Phone No. Address

RECORDED RIGHT OF WAY NO. 05395

MEMORANDUM ORDER
FOR GENERAL USE
DE FORM 11 77 12-83

TO RECORDS CENTER

DATE 3-18-85 TIME

Please set-up R/W file for: *Milford Apts*

Being a part of *Lot 90 of Assessor's Plot of Village of Milford, N.E. 1/4, Section 10,*
Oakland County, Michigan.

COPIES TO: _____ SIGNED *James Mc Donald*

James D. McDonald
264 Oakland Division Hqtrs.

REPORT _____

DATE RETURNED _____ TIME _____ SIGNED _____

APTCO

APARTMENT CONTRACTING CORPORATION
Suite 120, 4970 Northwind Drive East Lansing, Michigan 48823 (517) 332-6141

May 1, 1984

Mr. Bill Woodard
Detroit Edison Company
30400 Telegraph Road
Birmingham, Michigan 48010

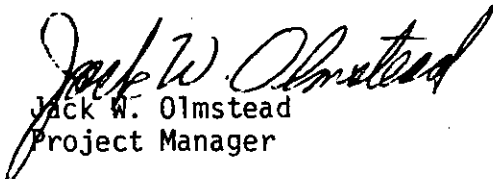
Re: Milford Apartments
Milford, Michigan

Dear Mr. Woodard,

Please find enclosed six sets of plans consisting of site topography and survey, site utilities, floor plans, elevations, and electrical plans and loads. I am also enclosing a copy of the title commitment for the project. The estimated start of construction is on or about June 1, 1984.

If you have any questions or comments please feel free to call.

Sincerely,


Jack W. Olmstead
Project Manager

JWO/mb

Enclosures:

RECORDED RIGHT OF WAY NO. 35395

COMMITMENT FOR TITLE INSURANCE

ISSUED BY

TRANSAMERICA TITLE INSURANCE COMPANY

a California corporation, licensed to do business in the State of MICHIGAN, herein called the Company, for a valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefore; all subject to the provisions of Schedule A and B and to the Conditions and Stipulations hereof.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by subsequent endorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate ninety (90) days after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company.

This Commitment shall not be valid or binding until countersigned below by a validating officer or authorized signatory.

IN WITNESS WHEREOF, Transamerica Title Insurance Company has caused its corporate name and seal to be hereunto affixed by its duly authorized officers on the date shown in Schedule A.


RECORDED RIGHT OF WAY NO. 35395

Transamerica Title Insurance Company

Countersigned:

By _____
Authorized Signature

By


Robert D. Porter

President

By

Frederic C. Franklin

Secretary

Prepared for: Rural Housing Corporation

Your Ref:

SCHEDULE A

Rev. #2
382327

1. Effective date: March 26, 1984 at 8:00 A.M.

Commitment No. 83-157439

2. Policy or Policies to be issued:

Amount

(a) Michigan Region ALTA Owner's Policy - Form B - 1970 \$ 876,000.00

Proposed Insured: Milford Limited Dividend Housing Association
Limited Partnership, a Michigan Limited Partnership

(b) Michigan Region ALTA Loan Policy, without exceptions - 1970 \$ 693,500.00

Michigan Region ALTA Loan Policy, with exceptions - 1970 \$ _____

Proposed Insured: The United States of America, acting through
the Farmers Home Administration, United States
Department of Agriculture

3. Title to fee simple estate or interest in said land is at the effective date hereof vested in:

John D. VanDyke and Carol L. VanDyke, his wife

4. The land referred to in this Commitment is located in the Village of Milford
County of Oakland, State of Michigan, and described as follows:

SEE ATTACHED RIDER

RECORDED RIGHT OF WAY NO. 85395

LEGAL DESCRIPTION

SCHEDULE A - (Continued)

Part of Lot 90 of Assessor's Plat of the Village of Milford, as recorded in Liber 49 of Plats, Pages 10 and 11, Oakland County Records, being part of the Northeast one-quarter of Section 10, Town 2 North, Range 7 East, Village of Milford, Oakland County, Michigan, described as: Commencing at the point of intersection of the West line of Lot 90 and the East-West one-quarter line of said Section 10; thence North 87 degrees 39 minutes 00 seconds East 127.47 feet along said East-West one-quarter line to the POINT OF BEGINNING of this description; thence continuing North 87 degrees 39 minutes 00 seconds East 496.35 feet along said East-West one-quarter line; thence North 00 degrees 08 minutes 25 seconds West 118.93 feet; thence North 86 degrees 16 minutes 17 seconds East 31.11 feet; thence North 02 degrees 32 minutes 57 seconds West 309.56 feet to the Southwest corner of Lot 15, W.A. Benson Subdivision; thence North 08 degrees 50 minutes 53 seconds East 150.33 feet along the West line of said Lot 15; thence South 84 degrees 37 minutes 15 seconds West 54.17 feet; thence North 02 degrees 00 minutes 30 seconds West 25.13 feet; thence South 84 degrees 46 minutes 08 seconds West 181.05 feet; thence South 00 degrees 02 minutes 35 seconds East 147.38 feet; thence South 87 degrees 18 minutes 36 seconds West 128.73 feet; thence South 02 degrees 57 minutes 06 seconds East 80.00 feet; thence South 87 degrees 16 minutes 51 seconds West 184.77 feet; thence South 17 degrees 30 minutes 11 seconds West 239.76 feet; thence South 06 degrees 30 minutes 00 seconds West 9.75 feet; thence North 87 degrees 39 minutes 00 seconds East 86.11 feet; thence South 02 degrees 13 minutes 15 seconds West 125.81 feet to the point of beginning.

Item No. 16-10-254-021

JC/vg

RECORDED RIGHT OF WAY NO.

35395

SCHEDULE B

1. **Requirements.** The following are the requirements to be complied with:

1. Standard requirements set forth on inside front cover.
2. Instruments necessary to create the estate or interest to be insured must be properly executed, delivered and duly filed for record.

NOTE: Title emanates from a deed given in fulfillment of a Land Contract recorded in Liber 7246, Page 295. Said Land Contract purchasers interest was given to George W. Joerin and Janice F. Joerin, his wife, an undivided one-half interest, and John D. VanDyke and Carol L. VanDyke, his wife, an undivided one-half interest, prior to the deed vesting title in the recited owners.

3. Warranty deed from John D. VanDyke and Carol L. VanDyke, his wife, and George W. Joerin and Janice F. Joerin, his wife, to recited purchaser.

4. Mortgage executed by recited purchaser to recited mortgagee in the amount indicated on Schedule A.

5. A copy of the partnership agreement of Milford Limited Dividend Housing Association Limited Partnership and all amendments thereto must be furnished to the Company. This commitment is subject to such further requirements as may then be deemed necessary.

6. Record Notice of Commencement relative to construction on the subject property.

7. Submit evidence satisfactory to the Company that the Designee identified in the aforementioned Notice of Commencement will submit to the Company all Notices of Furnishing received by said Designee.

RECORDED RIGHT OF WAY NO.

35395

SEE ATTACHED RIDER

11. **Exceptions.** Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

1. Standard exceptions set forth on inside back cover.
2. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

SEE ATTACHED RIDER

REQUIREMENTS

SCHEDULE B - (Continued)

8. Discharge of the mortgage executed by John D. VanDyke and Carol L. VanDyke, his wife, as to an undivided one-half interest and George W. Joerin and Janice F. Joerin, his wife, as to an undivided one-half interest, to William L. Mainland and Madelene T. Mainland, his wife dated December 24, 1981, recorded October 22, 1982 in Liber 8261, Page 490.

9. PAYMENT OF TAXES:

1982 Village Tax: Due in the amount of \$378.96, plus penalty and interest if any.

Note: The above tax includes rubbish removal assessment in the amount of \$25.17.

1982 County Tax: Due in the amount of \$1,046.69, plus penalty and interest if any.

1983 Village Tax: Due in the amount of \$318.65, plus penalty and interest if any.

1983 July one-half School Tax: Due in the amount of \$410.47, plus penalty and interest if any.

1983 County tax; Due in the amount of \$543.24 plus penalty and interest if any.

RECORDED RIGHT OF WAY NO. 35395

EXCEPTIONS

SCHEDULE B - (Continued)

3. The Mortgagee's policy to be issued pursuant to this commitment will include the following language:

Anything herein contained to the contrary notwithstanding liability hereunder is assumed only to the extent of \$-0-, being the aggregate of amount actually disbursed at the date hereof under the terms of the mortgage set forth in Schedule A-2. Any disbursements made subsequent to the date hereof shall be insured only with the written approval of the Company. Such approval shall, as of the extended Date of Policy, have the effect of insuring such disbursements as a valid lien prior to any liens or other matters evidenced of record, except such as may be included in Schedule B, Part 1, and prior to any unrecorded mechanics' liens arising from non-payment of bills covering the improvements set forth in the sworn statements and documents evidencing work progress submitted in connection with such disbursements.

This policy does not insure against mechanics' liens for labor and materials furnished subsequent to the last extended Date of Policy, nor does this policy guarantee completion of the improvements in progress, or their compliance with plans and specifications.

4. Rights of the public and any governmental unit over any portion of subject property taken, deeded or used for road purposes.

RECORDED RIGHT OF WAY NO. 35395



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.

RETURN TO
J. D. McDONALD
THE DETROIT EDISON COMPANY
30400 TELEGRAPH ROAD, 264 OAKDH
BIRMINGHAM, MICHIGAN 48010

35395

RECORDED R/W FILE NO.



TRANSFORMER DATA

U.D.T. NO.	SIZE	ED. STK. NO.
42403	176	172

- TRANSFORMER SPECS
- PEDESTAL SPEC
- NO OF PEDESTALS
- NO OF TEMPORARY CABLE MARKERS
- TEMPORARY CABLE MARKER SPEC
- SECONDARY CONNECTION BOX SPEC

— CODE —

- ⊙ TEMPORARY SECONDARY PEDESTAL/TEMPORARY CABLE MARKER
- ⊠ DFT (DEAD FRONT TYPE)
- UDT (NON-SWITCHING—LIVE FRONT TYPE)
- ⊞ UDT (SWITCHING—LIVE FRONT TYPE)
- ➔ DIRECTION OF TRANSFORMER DOOR OPENING
- SECONDARY PEDESTAL
- ⊞ SECONDARY CONNECTION BOX
- ⊙ 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
- ⊞ SEP CONN CABINET

EASEMENT LOCATIONS

Easements are located where the following symbols are shown. All easements are single width, even where more than one symbol is shown.

- Buried Primary Cable
- Buried Secondary Cable
- Buried Secondary Service Cable
- Telephone Trench Only
- Gas
- Proposed Conduit

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.

CABLE SUMMARY

ITEM #	DESCRIPTION	QUANTITY	UNIT
12AXLPEC	x 1132 KV	713-3062	262
AP2-350M	& 1-40 600 V	713-0627	90
AP2-20	& 1-41 600 V	713-0614	

TRENCH SUMMARY

JOINT USE	LENGTH
D.E. ONLY	262
TEL ONLY	
GAS ONLY	
OTHERS	
TOTAL	262
SITE SUPT.	PHONE NO

— GENERAL NOTES —

- TRENCHING TO BE DONE BY
- TRENCH AND CABLE LENGTHS ARE APPROXIMATE
- SEE SECTION 56 UG LINE CONSTRUCTION STANDARDS FOR TRANS. MAT. DETAILS
- SEE PAGE 32 11 SIM 1 DETAIL FOR ENTRANCE POINT DETAILS (APTS. ONLY)
- SEE SECTION 43 UG LINE CONSTRUCTION STANDARDS FOR PLACEMENT OF CABLES
- TRANSFORMERS AND PEDESTALS (SUBS) ONLY
- D.E. SERVICE PLANNER
- TEL. CO.
- GAS CO.
- OTHERS
- CONTACT MISS DIG (800-482-7171) BEFORE DOING ANY EXCAVATION
- EASEMENTS INDICATED BY OUR CENTERLINE ARE IN WIDTH UNLESS OTHERWISE NOTED

PERMITS REQUIRED

CITY OF _____ COUNTY NOTIFICATION ONLY
STATE YES NO

D	C	B	A	REFERENCE	NAME	DATE	JOB TITLE
REVISION	REVISION	REVISION	REVISION		D. S. J. A.	5-2-84	
DRAWN BY	CHECKED BY	APPROVED BY	DRAWN BY	CHECKED BY	APPROVED BY	DATE	

START DATE 5-10-84

MILFORD APTS.
PART OF LOT 90, L 49 P-10+11
NE 1/4 Sec 10

VILLAGE OF MILFORD OAKLAND CO.

THE DETROIT EDISON COMPANY			
SCALE	NUMBER OF UNITS	WORK ORDER NUMBER	
		307-44	
LATEST REVISION	DISTRIBUTION CIRCUIT		
DEPT. ORDER NUMBER		SHEET	OF SHEETS

R 35'395'