

87 125711
86 58055

Detroit Edison

Right of Way Agreement

LIBER 9360 PAGE 221

April 17, 19 86

3-11
22

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 hereinafter referred to as "EDISON", the easements 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 City of Rochester Hills, Oakland County, Michigan, and more particularly described on the attached Appendix "A", with the full right to EDISON 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 shall be shown on a drawing to be recorded within 90 days after construction.

(2)

RECORDED
MAY 2 13:14
B#92 REG DEEDS FOLD

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

1. The easements will be graded to within four (4) inches of final grade before EDISON 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 EDISON equipment.
2. No buildings or structures other than EDISONS' equipment are to be placed within the easements herein granted. No excavation is to be permitted within said easements without approval of EDISON.
3. No shrubs or foliage shall be planted or grown within five (5) feet of the front door of transformers or switching cabinet enclosures. EDISON shall not be responsible to Owner for damages to or removal of trees or plant life planted in front of said door or within the easement causing an interference with EDISONS' maintenance of their equipment.
4. If the lines of facilities of EDISON are damaged by the acts of Owners, their agents, employees or contractors, repairs shall be made by EDISON at the cost and expense of Owners. Owners are defined as those persons owning the land at the time the damage occurred.

RECORDED RIGHT OF WAY NO. 37275

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 date:

Witnesses:

Grantors:

Margaret M. Sisson
Margaret M. Sisson

Joan Rogers
Joan Rogers

Fox and Associates, Inc.
A Michigan Corporation
Richard Fay, Executive V.P.

Prepared By: STUART CHIPMAN
RETURN TO 30400 TELEGRAPH
BIRMINGHAM, MI 48010

Address: 27700 Gratiot
Roseville, Michigan 48066

Margaret M. Sisson 4/17/86
Notary Public

DE 963-5988 6-81CS (DE U.R.C.)

MARGARET M. SISSON
Notary Public, Macomb County, MI
My Commission Expires Aug. 3, 1985

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

To (Supervisor RE & R/W) <i>J. Mc DONALD</i>	For RE & R/W Dept. Use	Date Received <i>4-10-86</i>	DE/Bell/C.P. No. <i>OE 86-6 C</i>
Division <i>OAKLAND</i>	Date	Application No.	

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 <i>HAMLIN SQUARE SHOPPING CENTER</i>	County <i>OAKLAND</i>
City/Township/Village <i>ROCHESTER HILLS</i>	Section No. <i>22</i>

Type of Development

<input type="checkbox"/> Proposed Subdivision	<input type="checkbox"/> Apartment Complex	<input type="checkbox"/> Condominium
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Mobile Home Park	<input checked="" type="checkbox"/> Other <i>COMM'L FEEDER</i>

2. Name of Owner <i>FOX CORPORATION</i>	Phone No.
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Address
27700 GRATIOT AVE. ROSEVILLE MI.

Owner's Representative <i>RICHARD FAY EX V.P</i>	Phone No. <i>259-2566</i>
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Date Service is Wanted <i>6-1-86</i>	<i>331-0310</i>
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4. Entire Project will be developed at one time Yes No
5. Joint easements required — Michigan Bell Telephone Yes No
 — Consumers Power Yes No

a. Name of Other Utilities If Not Michigan Bell Telephone or Consumers Power

b. Other Utility Engineer Names	Phone Numbers
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Addresses

6. Additional Information or Comments

Note: Trenching letter attached will be submitted later

Service Planner <i>DENNIS DOHERTY</i>	Signed (Service Planning Supervisor) <i>[Signature]</i> <i>4/9/86</i>
Phone No. <i>645-4156</i>	Address <i>240 OAK. DIV. HQ.</i>

D.W 4-8-86

RECORDED RIGHT OF WAY NO. *37276*

State of Michigan)
) SS.
County of Oakland

On this 17th day of April A.D. 1986, before me the subscriber, a Notary Public in and for said county appeared RICHARD FAY, Executive Vice President of Fox and Associates, Inc., A Michigan Corporation to me personally known, who being by me duly sworn did say that he is the Executive Vice President of Fox and Associates and that the seal affixed to said instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors and RICHARD FAY acknowledged said instrument to be the free act and deed of said corporation.

My Commission Expires: 2-5-1990

STUART R. CHIPMAN
Notary Public, Oakland County, MI
My Commission Expires Feb. 5, 1990
Stuart R. Chipman
Notary Public, County, Michigan

APPENDIX "A"

Part of Outlot "B" and part of Outlot "C" of "Hamlin Place Farms" Subdivision (Liber 15, Page 34, Oakland County Records), of part of the Southeast 1/4 of Section 22, T3N, R11E, Avon Township (now City of Rochester Hills), Oakland County, Michigan, being more particularly described as follows: Beginning at a point which is N 1°01'53" E. 30.00' along the East line of Section 22 and N 88°54'00" W, 60.00' from the Southeast corner of Section 22; thence N 88°54'00" W, 453.80' along the South line of Outlot "B"; thence N 1°09'17" E, 267.00' along the West line of Outlot "B"; thence continuing N 1°09'17" E, 400.00' along the West line of Outlot "C"; thence S 89°08'21" E, 444.40'; thence S 0°21'00" E, 668.91' along the westerly right-of-way line of Rochester Road (as now established) to the Point of Beginning, containing 6.886 Acres gross; Net acreage with proposed 60' right-of-way along Hamlin Road and 75' right-of-way from construction centerline along Rochester Road - 6.359 Acres net.

SIDWELL # 15-22-451-019 ⁻⁰³⁰

15034

RECORDED RIGHT OF WAY NO. 37275

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

MEMORANDUM ORDER
FOR GENERAL USE
DE FORM 963-0408 (MS-77) 12-53

TO Denny DOHERTY

DATE 4-22-86 TIME

Re: Underground Service HAMLIN SQUARE SHOPPING CTR
Agreement and Easements obtained - OK to proceed with construction.

RECORDED RIGHT OF WAY NO.

SIGNED

Omer V. Racine
Omer V. Racine, Representative
Real Estate, Rights of Way & Claims
264 Oakland Division Headquarters

COPIES TO:

REPORT

37276

DATE RETURNED

TIME

SIGNED

MEMORANDUM ORDER
FOR GENERAL USE
DE FORM MS 77 12-53

TO Records Center

DATE 8-5-87 TIME

Please set up R/W file for: HAMLIN SQUARE SHOPPING CENTER
Being a part of Southeast 1/4 of Section 22, AVON TOWNSHIP
Oakland County, Michigan

RECORDED RIGHT OF WAY NO.

SIGNED

Omer V. Racine
Omer V. Racine
264 Oakland Div. Hqters.

COPIES TO:

REPORT

37276

DATE RETURNED

TIME

SIGNED

55158414

Form 561 6-75

Lawyers Title Insurance Corporation

WARRANTY DEED—Statutory Form
C.L. 1948, 565.151 M.S.A. 26.571

KNOW ALL MEN BY THESE PRESENTS: That Bruce A. Bordine, a single man

whose address is 1835 S. Rochester Road, Rochester, Michigan 48063

Convey(s) and Warrant(s) to FOX AND ASSOCIATES, INC., a Michigan corporation

whose address is 27700 Gratiot, Roseville, Michigan

the following described premises situated in the City of Rochester

County of Oakland and State of Michigan, to-wit:

The West 150 feet of Outlot B in Hamlin Place Farms,
as recorded in Liber 15, Page 34 of Plats, Oakland
County Records

70 15.22.451.017

150 34

3-11
22

(1)
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for the full consideration of One (\$1.00) Dollar and other valuable consideration, the receipt
of which is hereby acknowledged
subject to building and use restrictions, easements and zoning ordinances and
such liens or encumbrances as may have accrued or attached since
September 27, 1985, through the acts or omissions of persons other than
Grantors herein.

Dated this 27th day of September 1985

Witnesses:

Henry J. Brennan III
Patrick Reidy

Signed and Sealed
Bruce A. Bordine, a single man

85 DEC 29 10 41 AM
RECORDED
OAKLAND COUNTY REGISTER

STATE OF MICHIGAN }
COUNTY OF Oakland } ss.

The foregoing instrument was acknowledged before me this
by Bruce A. Bordine, a single man
My commission expires 8/19/87

27th day of September 1985
Carole G. Snider
Notary Public Oakland County, Michigan

Instrument Drafted by Henry J. Brennan III (P35862) Business Address 20180 Mack Ave., Grosse Pointe, MI

City Treasurer's Certificate
1.00
12-20-85
JTB

City Treasurer's Certificate
034795

Recording Fee \$5.00 + \$1.00
State Transfer Tax Revenue offered after recording

When recorded return to Drafter
Send subsequent tax bills to Grantee

118550311

KNOW ALL MEN BY THESE PRESENTS: That MARIAN A. BORDINE, as Trustee of the Marian A. Bordine Revocable Living Trust whose address is 90 Haven of Rest, Hobe Sound, Florida 33455

Convey(s) and Warrant(s) to FOX AND ASSOCIATES, INC., a Michigan corporation whose address is 27700 Gratiot, Roseville, Michigan

the following described premises situated in the City of Rochester County of Oakland and State of Michigan, to-wit:

The East 130 Feet of the West 280 Feet of Outlot B in Hamlin Place Farms, as recorded in Liber 15, Page 34 of Plats, Oakland County Records

2/11/87

① S

15034
15.22.451.018

RECORDED
OAKLAND COUNTY REGISTER
85 DEC 20 10:02
LYNN J. ALLEN
CLERK-REGISTER OF DEEDS

for the full consideration of One (\$1.00) Dollar and other valuable consideration, the receipt of which is hereby acknowledged subject to building and use restrictions, easements and zoning ordinances and such liens or encumbrances as may have accrued or attached since September 27, 1985, through the acts or omissions of persons other than Grantors herein.

Dated this 27th day of September 19 85

Witnesses:

Signed and Sealed:

Henry J. Brennan III
Patrick Reidy

Marian A. Bordine, Trustee
Marian A. Bordine, as Trustee of the Marian A. Bordine Revocable Living Trust (L.S.)

STATE OF MICHIGAN }
COUNTY OF OAKLAND } ss.

The foregoing instrument was acknowledged before me this 27th day of September 19 85 by Marian A. Bordine, as Trustee of the Marian A. Bordine Revocable Living Trust
My commission expires 8/19/87
Carole G. Snider
Notary Public, Oakland County, Michigan

Instrument Drafted by Henry J. Brennan III Business Address 20180 Mack Ave., Grosse Pointe, MI

City Treasurer's Certificate
1.00
12-20-85
31703

Recording Fee \$5.00 + \$1.00
State Transfer Tax Revenue applied after recording
When recorded return to Drafter
Send subsequent tax bills to Grantee

150584

85158416

Form 561 6-75

Lawyers Title Insurance Corporation

WARRANTY DEED—Statutory Form
C.L. 1948, 565.151 M.S.A. 26.571

KNOW ALL MEN BY THESE PRESENTS: That Marian A. Bordine, as Trustee of the Marian A. Bordine Revocable Living Trust

whose address is 90 Haven of Rest, Hobe Sound, Florida 33455

Convey(s) and Warrant(s) to FOX AND ASSOCIATES, INC., a Michigan corporation

whose address is 27700 Gratiot, Roseville, Michigan

the following described premises situated in the City of Rochester Hills

County of Oakland and State of Michigan, to-wit:

Outlot B except the West 280 feet thereof and the South 400 feet of Outlot C in Hamlin Place Farms, as recorded in Liber 15, Page 34 of Plats, Oakland County Records

3-11/85

①

S

70 15.22.457.019

15034

CLERK-REGISTRAR
LYNN B. FALLER
1985 DEC 28 10:02

RECORDED
OAKLAND COUNTY REGISTER
1985 DEC 28 10:02

for the full consideration of One (\$1.00) Dollar and other valuable consideration, the receipt of which is hereby acknowledged

subject to building and use restrictions, easements and zoning ordinances and such liens or encumbrances as may have accrued or attached since September 27, 1985, through the acts or omissions of persons other than Grantors herein.

Dated this 27th day of September 1985

Witnesses:

Signed and Sealed:

Henry J. Brennan III
Patrick Reidy

Marian A. Bordine, Trustee
Marian A. Bordine, as Trustee of the Marian A. Bordine Revocable Living Trust

STATE OF MICHIGAN
COUNTY OF OAKLAND } ss.

The foregoing instrument was acknowledged before me this 27th day of September 1985 by Marian A. Bordine, as Trustee of the Marian A. Bordine Revocable Living Trust

My commission expires 8/19/87

Carole G. Snider
Notary Public Oakland County, Michigan

Instrument Drafted by Henry J. Brennan III (P35862) Business Address 20180 Mack Ave., Grosse Pointe, MI

County Treasurer's Certificate and City Treasurer's Certificate
1.00
12-20-85
1131797

Recording Fee \$5.00 + \$1.00

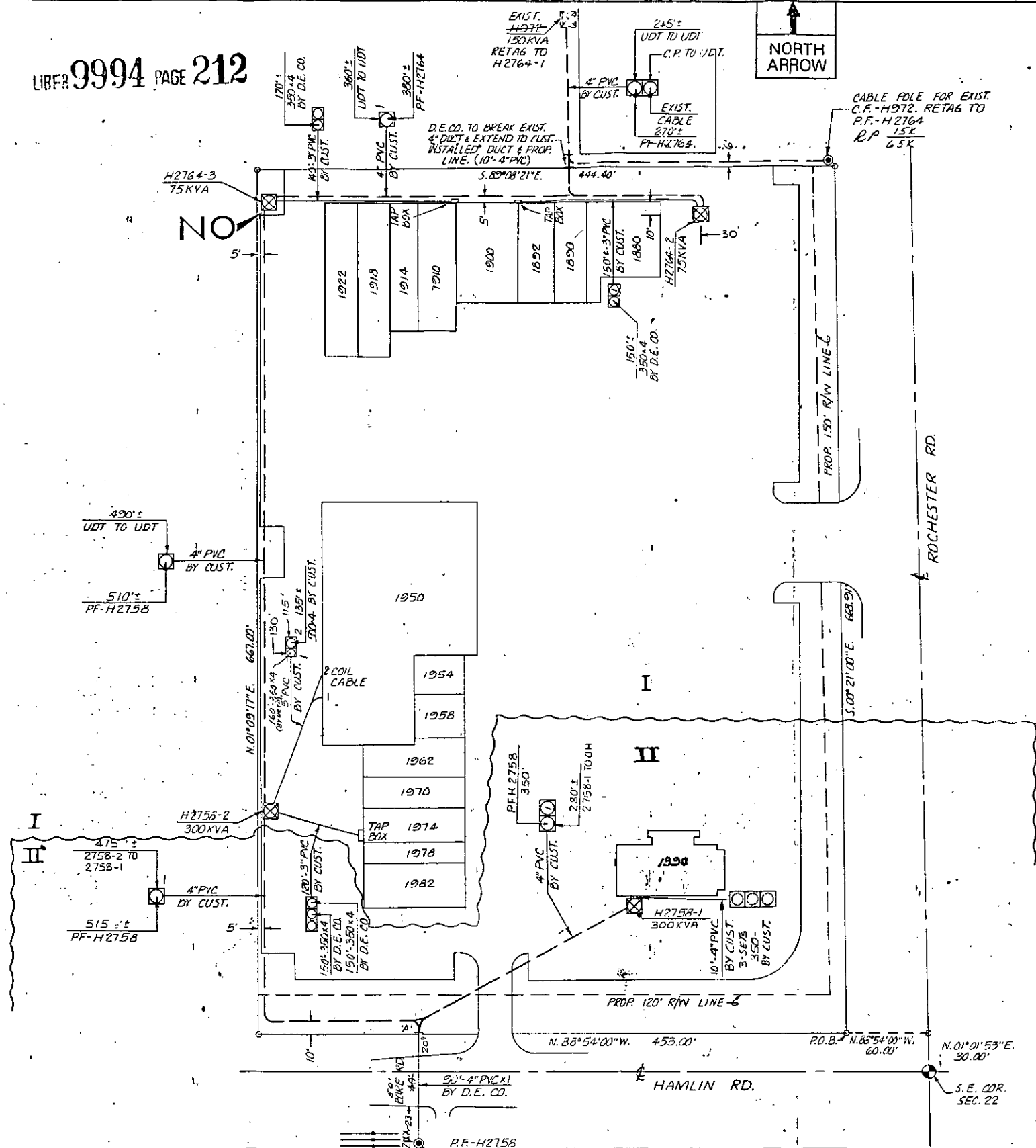
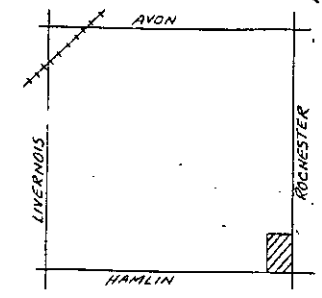
State Transfer Tax

When recorded return to Drafter

Send subsequent tax bills to Grantee

Tax Parcel #

T8550311



TRANSFORMER DATA

STEP	U.D.T. NO.	SIZE	ED. STK. NO.
STEP II	H 2758-1	300 KVA	661-0602
	H 2758-2	300	661-0602
STEP I	H 2764-1	75	661-0600
	H 2764-2	75 KVA	661-0600

TRANSFORMER SPECS. 1-17-270
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

CABLE SUMMARY

ITEM #	DESCRIPTION	QUANTITY	UNIT
713-0003	13.2 KV	1600	365
713-0004	600 V.	780	
AP220 & 1#1	600 V.	713-0614	

TRENCH SUMMARY I

JOINT USE	LENGTH
D.E. ONLY	100'
TEL. ONLY	
GAS ONLY	
OTHERS	
TOTAL	100'

SITE SUPT. R. FAYE PHONE NO. 269-2560

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

— GENERAL NOTES —
TRENCHING TO BE DONE BY D.E. CO. & CUSTOMER
TRENCH AND CABLE LENGTHS ARE APPROXIMATE.
SEE SECTION 56 UG LINE CONSTRUCTION STANDARDS FOR TRANS. MAT. DETAILS.
SEE PAGE 32-11 S.I.M. 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: DENNIS DOHERTY ~ 645-4156
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 ROCHESTER HILLS COUNTY, NOTIFICATION ONLY
STATE YES NO

START DATE ~ 8-29-86

D	REVISION	C	REVISION	B	REVISION	A	REVISION	REFERENCE	NAME	DATE	JOB TITLE
				STEP II				As installed	D. STORK	4-8-86	HAMLIN SQUARE SHOPPING CENTER
				BGA-64168 96784J490 START DATE 11-14-86 RAMS HORN REST.			REVISED DUCT LAYOUT RELOCATED 2764-2 REVISED CABLE LENGTHS	Do A-63721 WO 36784J154 START 8-25-86 FINISH 9-5-86 LABOR KALTZ OUTEM ENG. CROW 3019 9-16-86	Checked by Approved by	4-16-86 9/11/86	S.E. 1/4 SEC. 22
DRAWN BY	CHECKED BY	APPROVED BY	DRAWN BY	CHECKED BY	APPROVED BY	DRAWN BY	CHECKED BY	APPROVED BY			
P.P. PEPER	R. P. PER	10-7-86									

THE DETROIT EDISON COMPANY
SERVICE PLANNING

SCALE 1" = 50'	NUMBER OF UNITS 2 BLDGS.	WORK ORDER NUMBER 36784J154
LATEST REVISION B	DISTRIBUTION CIRCUIT 8825 SPOKANE ~ 13.2 KV	
DEPT. ORDER NUMBER 86A-63721	SHEET 1 OF 1 SHEETS	

CITY OF ROCHESTER HILLS OAKLAND CO.