

GREEN POINTE AT COPPERWOOD CONDO
Real Estate and Rights of Way

Detroit Edison

**Joint Underground Residential Distribution
Right of Way Agreement**

DECEMBER 12 91 081992, 19 89

For good and valuable consideration of system betterment, the undersigned hereby grant and convey to CONSUMERS POWER COMPANY, a Michigan corporation of 212 West Michigan Avenue, Jackson, Michigan, THE DETROIT EDISON COMPANY, a Michigan corporation of 2000 Second Avenue, Detroit, Michigan and MICHIGAN BELL TELEPHONE COMPANY, a Michigan corporation of 444 Michigan Avenue, Detroit, Michigan, hereinafter referred to collectively as "UTILITY", the right to erect, lay, maintain, reconstruct, add to and replace underground facilities consisting of wires, cables, conduits, fixtures, piping, venting, gas facilities and appurtenances including the necessary above ground equipment, connections, poles and accessories required to provide gas, electric and communication services with the usual services, connections and accessories in, under, upon, over and across the property located in the _____ City of _____, County of _____, State of Michigan, and more particularly described on the attached Appendix "A"; with the full right to the UTILITY of ingress and egress upon said property for the purposes of this grant, and the further right to trim, cut down or otherwise control brush and trees within the right of way herein described.

Said right of way shall be ten (10) feet in width unless otherwise indicated and the route is described as follows

The exact location of said easements shall be shown on a drawing to be recorded 90 days after construction.

(#) DEC 01
①

E#92 REG/DEEDS PAID
0001 JAN.10 '90 11:57AM
1299 MISC 9.00
E#92 REG/DEEDS PAID
0001 MAY.30 '91 10:27AM
8617 MISC 15.00

RECORDED RIGHT OF WAY NO. 41744

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

1. The right of way will be graded to within four inches of final grade before the UTILITY'S lines are installed and this ground elevation must be maintained after installation of utilities to avoid the pooling of water in, on or around UTILITY'S above ground equipment.
2. No buildings or structures other than UTILITY'S equipment are to be placed within the right of way herein granted. No excavation is to be permitted within said right of way without approval of UTILITY.
3. No shrubs or foliage shall be planted or grown within eight feet of the front door of transformers or switching cabinet enclosures. UTILITY 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 right of way causing an interference with UTILITY'S maintenance of their equipment.
4. If the lines or facilities of UTILITY 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 property at the time the damage occurred.

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(s) on the date of this agreement.

Witnesses:

Grantors:

Prepared by: Omer V. Racine/vkc
The Detroit Edison Company
30400 Telegraph Road, Suite 277
Birmingham, MI 48010

See Next Page
O.K. - RR
15.00
E#92 REG/DEEDS PAID
0001 MAY.30 '91 10:27AM
8617 RMT FEE 2.00
Address: O.K. - LM

Return on Back

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

Witnesses:

Copperwood Creek Limited Partnership
A Michigan Limited Partnership
L. 12106

By: Its: General Partner

Copperwood Associates, Inc.
A Michigan Corporation
2900 W. Maple
Troy, MI 48084

Joyce E. Kuhn
Joyce E. Kuhn

Christine L. Gluszewski
Christine L. Gluszewski

Norman J. Cohen
Norman J. Cohen, President

State of Michigan)
) SS:
County of Oakland)

Personally came before me this 21st day of November, 1989, **Norman J. Cohen**, President, Copperwood Associates, Inc., General Partner of the above named Limited Partnership to me known to be such person who executed the foregoing instrument and to me known to be such General Partner and acknowledged that he executed the foregoing instrument as such General Partner, as the free act and deed of said copperwood Creek Limited Partnership.

My Commission Expires: April 13, 1993

Joyce E. Kuhn
Joyce E. Kuhn
Notary Public, Oakland County
Michigan

Witnesses:

And:
By: Its General Partner
Farmington Custom Builders
A Michigan Limited Partnership
31000 Telegraph Road
Birmingham, MI 48018

TARI HELMEL
TARI HELMEL

Kathleen M. Brooks
Kathleen M. Brooks

Peter Burton
Peter Burton, General Partner

State of Michigan)
) SS:
County of Oakland)

Personally came before me this 27th day of November, 1989, **Peter Burton**, General Partner, Farmington Custom Builders, the General Partner of the above named Limited Partnership to me known to be the person who executed the foregoing instrument and to me known to be such General Partner and acknowledged that he executed the foregoing instrument as such General Partner, as the free act and deed of said Copperwood Creek Limited Partnership.

My Commission Expires: 8/16/93

Barbara M. Hollins
Notary Public,
County, Michigan
Acting in Oakland County

BARBARA M. HOLLINS
Notary Public, Macomb County, MI
My Commission Expires August 16, 1993

RECORDED RIGHT OF WAY NO. 41744

1954

6500 TELEGRAPH ROAD

Handwritten scribbles and marks in the top right corner.

RETURN TO
J. D. McDONALD
THE DETROIT EDISON COMPANY
20400 TELEGRAPH ROAD, 277 OAKH
BIRMINGHAM, MICHIGAN 48010

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

TO Records Center

DATE 6-18-91 TIME _____

Please set up R/W file for: Greenpoints at Coppercreek Condo.
Being a part of NORTH 1/2 of Section 7 City of Farmington Hills
Oakland County, Michigan

RECORDED
RIGHT OF WAY
NO.

COPIES TO: _____

SIGNED

Omer V. Racine

Omer V. Racine
277 Oakland Division Headquarters

REPORT _____

DATE RETURNED _____

TIME _____

SIGNED _____

41744

Division	Date	Application No.	File No.
JIM McDONALD OAK	9-8-89	9-25-89	OB 89-27T

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	County
GREENPOINTE AT COPPERCREEK CONDO'S	OAK
City/Township/Village	Section No.
FARM HILLS	7

Type of Development		
<input type="checkbox"/> Proposed Subdivision	<input type="checkbox"/> Apartment Complex	<input checked="" type="checkbox"/> Condominium
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Mobile Home Park	<input type="checkbox"/> Other

2 Name of Owner	Phone No.
Green Pointe II INC	661-4422

Address	
7380 MEADOWIDGE CIRCLE WEST BLOOMFIELD	

Owner's Representative	Phone No.
Bernard G Lieberman	661-4422

Date Service is Wanted	
11-1-89	

4. Entire Project will be developed at one time HOLD R/W OPEN TILL PHASE 2 IS COMPLETE IN 6 MONTHS Yes No

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

3 Name of Other Utilities if Not Michigan Bell Telephone or Consumers Power
 CONTINENTAL CABLEVISION

6 Other Utility Engineer Names	Phone Numbers
STEVE RUDZINSKI	541-4051

Addresses	
10160 W 9MI RD	
OAK PARK MI 48237	

8 Additional Information or Comments

Note: Trenching letter attached will be submitted later

Service Planner	Signed (Service Planning Supervisor)
	<i>J B Borowski</i>
Phone No	Address

RECORDED RIGHT OF WAY NO. 41-1744

Witnesses:

Greenpointe II, Inc.
A Michigan Corporation
7380 Meadowridge Circle
West Bloomfield, MI 48322

Hannah L. Purcell
HANNAH L. PURCELL

LIGER 11221PG273

Philip J. Sawdon
PHILIP J. SAWDON

Bernard Gliberman, President

State of Michigan)
County of Oakland) SS:

Personally came before me this 12th day of DECEMBER, 1989, **Bernard Gliberman**, President of the above named corporation, to me known to be the person who executed the foregoing instrument and to me known to be such President, of said corporation, and acknowledged that he executed the foregoing instrument as such officer as his free act and deed of said corporation by its authority.

My Commission Expires: May 4, 1991

Hannah L. Purcell

HANNAH L. PURCELL
NOTARY PUBLIC - OAKLAND COUNTY, MICH.
MY COMMISSION EXPIRES 5-04-91

Notary Public, OAKLAND
County, Michigan

Appendix "A"

A part of the North 1/2 of Section 7, T1N, R9E, City of Farmington Hills, Oakland County, Michigan, being more particularly described as: Beginning at the North 1/2 corner of said Section 7, thence N. 89°43'57" E., 503.74 ft. along the North line of said Section 7, (Thirteen Mile Road), thence S. 00°15'03" E., 707.38 ft., thence S. 22°51'27" W., 78.35 ft., thence S. 14°30'00" W., 374.90 ft., thence S. 85°00'00" W., 473.22 ft., thence N. 15°00'00" W., 167.45 ft., thence N. 82°21'10" W., 203.07 ft., thence S. 89°34'04" W., 74.19 ft., thence N. 26°30'00" W., 619.28 ft., thence N. 47°13'11" E., 180.36 ft., thence N. 89°18'09" E., 73.33 ft., thence N. 00°25'56" W., 312.00 ft. to a point on the North line of Section 7, thence N. 89°34'04" E., 480.67 ft. along said North line of Section 7, (Thirteen Mile Road), to the point of beginning and containing 25.42 acres. Also subject to any easements, restrictions, or rights-of-way, recorded or otherwise.

Sidwell NO. (23-07-200-007, 006, 005) (Now 23-07-126-004)
23-07-126-002 Part Parcel

above NKA Greenpointe at Copper Creek Condo.
units 1-128 occup # 659 23-07-127-000 Ent
9000659

NOTARY PUBLIC
HANNAH L. PURCELL
OAKLAND COUNTY, MICHIGAN

RECORDED RIGHT OF WAY NO.

41744

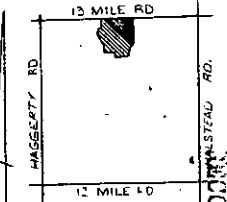
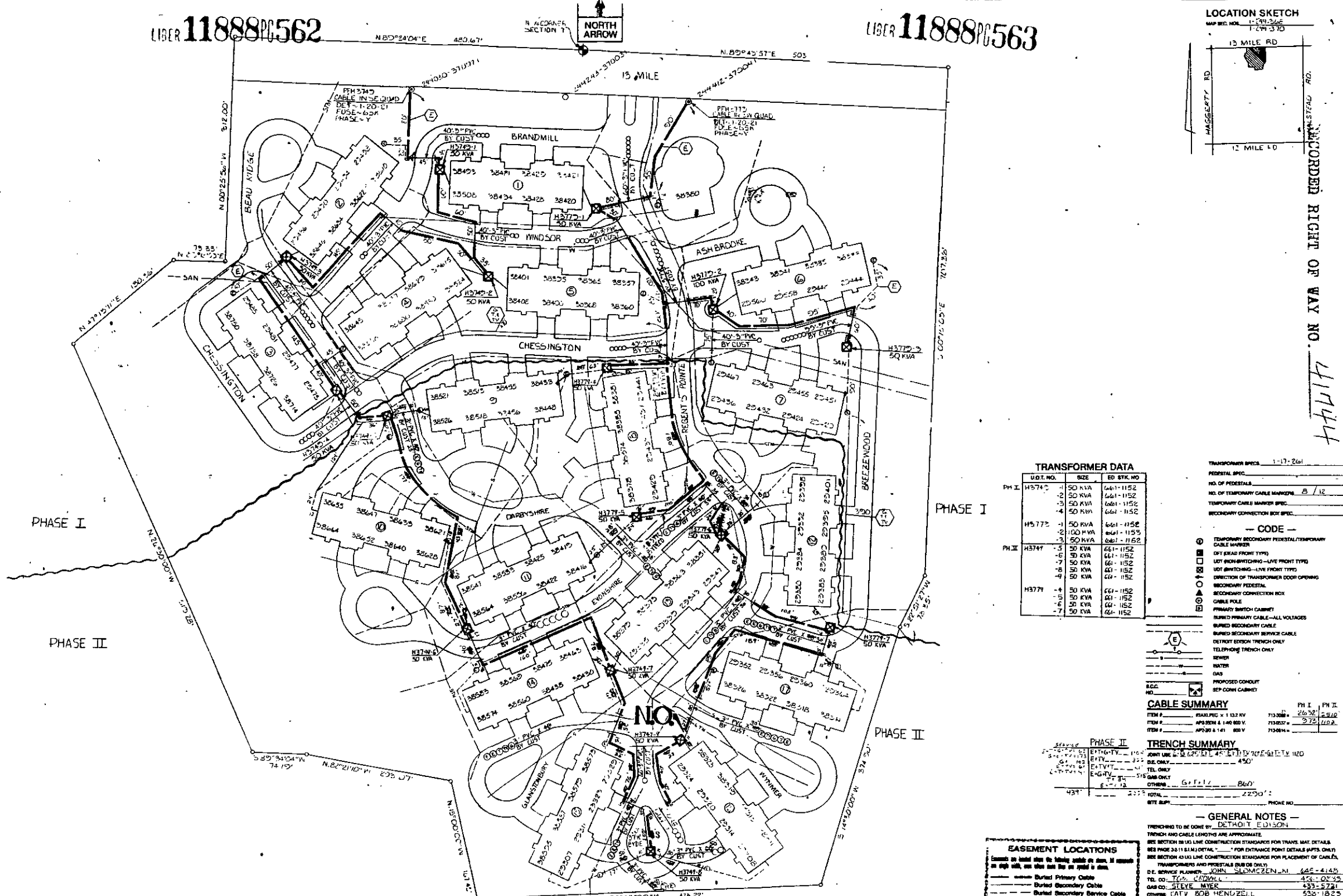
1959-1961

1959-1961

482

1959-1961

RETURN TO
J. D. McDONALD
THE DETROIT EDISON COMPANY
30400 TELEGRAPH ROAD, 277 OAKDALE
BIRMINGHAM, MICHIGAN 48070



RECORDED RIGHT OF WAY NO. 41714

TRANSFORMER DATA

PHASE	UGT. NO.	SIZE	ED STK. NO.
PH I	H374-1	50 KVA	661-1152
	-2	50 KVA	661-1152
	-3	50 KVA	661-1152
	-4	50 KVA	661-1152
PH I	H577-1	50 KVA	661-1152
	-2	100 KVA	661-1152
	-3	50 KVA	661-1152
PH II	H374-5	50 KVA	661-1152
	-6	50 KVA	661-1152
	-7	50 KVA	661-1152
	-8	50 KVA	661-1152
	-9	50 KVA	661-1152
	-4	50 KVA	661-1152
	H377-4	50 KVA	661-1152

TRANSFORMER SPEC. 1-17-261
 FEDERAL SPEC.
 NO. OF PEDESTALS
 NO. OF TEMPORARY CABLE MARKERS B / 12
 TEMPORARY CABLE MARKER SPEC.
 SECONDARY CONNECTION BOX SPEC.

- CODE**
- TEMPORARY SECONDARY PEDESTAL/TEMPORARY CABLE MARKER
 - DET. READ FRONT TYPE
 - DET. NOT SWITCHING - LIVE FRONT TYPE
 - DET. NOT 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. CONC. CABINET

CABLE SUMMARY

ITEM #	DESCRIPTION	PH I	PH II
1	PHASE I	713308	2632-2310
2	PHASE II	713307	278-1102
3	PHASE III	713304	

TRENCH SUMMARY

ITEM #	DESCRIPTION	PH I	PH II
1	PHASE I	713308	2632-2310
2	PHASE II	713307	278-1102
3	PHASE III	713304	

GENERAL NOTES

TRENCHING TO BE DONE BY DETROIT EDISON

TRENCH AND CABLE LENGTHS ARE APPROXIMATE

SEE SECTION ON LOG LINE CONSTRUCTION STANDARDS FOR TRAVEL MAT, DETAILS

SEE PAGE 3811 (S&I) DETAILS FOR ENTRANCE POINT DETAILS AND PLACEMENT OF CABLES

SEE SECTION ON LOG LINE CONSTRUCTION STANDARDS FOR PLACEMENT OF CABLES

TRANSFORMERS AND PEDESTALS (BUBBLES ONLY)

D.E. SERVICE PLANNER: JOHN SLOMOWSKI (442-4145)

TEL. CO.: TONY KAPLAN (442-0245)

GAS CO.: STEVE MAYER (433-5224)

OTHER: TONY BOB MENDZEL (528-1822)

CONTACT "YES" OR "NO" BEFORE DOING ANY EXCAVATION

BARBENTS INDICATED BY OUR CENTERLINE ARE IN WIDTH UNLESS OTHERWISE NOTED

BASEMENT LOCATIONS

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

PERMITS REQUIRED

CITY OF _____ STATE _____ YES NO

START DATE: 7-13-90

NO.	REVISION	DATE	BY	CHKD.
1	AS SHOWN	7-13-90	W. J. KENNEDY	W. J. KENNEDY
2	REVISED	7-13-90	W. J. KENNEDY	W. J. KENNEDY
3	REVISED	7-13-90	W. J. KENNEDY	W. J. KENNEDY

DESIGNED BY: W. J. KENNEDY
 CHECKED BY: W. J. KENNEDY
 APPROVED BY: W. J. KENNEDY

DATE: 7-13-90

PROJECT: GREENPOND AT COMPERCREEK PART 4 OF 4

CITY: DETROIT, MI

SCALE: 1"=50'

NO. OF SHEETS: 56

SHEET NO.: 36784123

DESIGNED BY: W. J. KENNEDY

CHECKED BY: W. J. KENNEDY

APPROVED BY: W. J. KENNEDY

DATE: 7-13-90

PROJECT: GREENPOND AT COMPERCREEK PART 4 OF 4

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