

UNDERGROUND EASEMENT (RIGHT OF WAY) NO. O-1644

On FEB 3, 1992, for the consideration of system betterment, Grantor grants to Grantee a permanent underground easement ("Right of Way") in, on and across a part of Grantor's Land called the "Right of Way Area".

"Grantor" is:

Springfield Development Group, Inc., A Michigan Corporation, 20257 Ecorse, Suite 5E, Taylor, Michigan 48180.

"Grantee" is:

The Detroit Edison Company, a Michigan corporation, 2000 Second Avenue, Detroit, Michigan 48226

"Grantor's Land" is in the Township of Springfield, Oakland County, described as:

The SE 1/4 of the SE 1/4 of Sec 29, T4N-R8E, 40 Acres - Sidwell No. (07-29-451-003)

The "Right of Way Area" is a part of Grantor's Land and is described as:

The North 10 Ft of the South 70 Ft, and also the West 10 Ft of the East 339 Ft of the South 70 Ft. The right of way is 10 feet in width.

07-29-451-012
07-29-451-013
07-29-451-016
07-29-451-017

- 1. Purpose:** The purpose of this Right of Way is to construct, reconstruct, modify, add to, operate and maintain underground utility line facilities consisting of poles, guys, anchors, wires, manholes, conduits, pipes, cables, transformers and accessories.
- 2. Access:** Grantee has the right of access to and from the Right of Way Area.
- 3. Buildings or other Permanent Structures:** No buildings or other permanent structures shall be placed in the Right of Way Area without Grantee's prior written consent.
- 4. Excavation:** As required by Public Act 53 of 1974, MISS DIG must be called on 1-800-482-7171 before anyone excavates in the Right of Way Area.
- 5. Trees, Bushes, Branches, Roots, Structures and Fences:** Grantee may trim, cut down, remove or otherwise control any trees, bushes, branches and roots in the Right of Way Area (or that could grow into the Right of Way Area) and remove structures and fences in the Right of Way Area that Grantee believes could interfere with the safe and reliable construction, operation and maintenance of Grantee's facilities. No trees, plant life, structures and fences shall be planted, grown or installed within 8 feet of the front door and within 2 feet of the other sides of transformers and switching cabinet enclosures. Grantee shall not be responsible to Grantor for damages to or removal of trees, plant life, structures and fences placed in front of transformer doors.
- 6. Restoration:** If Grantee's employees, contractors, vehicles or equipment damage Grantor's Land while entering Grantor's Land for the purposes stated in this Right of Way, then Grantee shall restore Grantor's Land as nearly as can be to its original condition.
- 7. Successors:** This Right of Way runs with the land and binds and benefits Grantor's and Grantee's successors, lessees, licensees and assigns.

RECORDED RIGHT OF WAY NO. 43031

Witnesses:(type or print name below signature)

Grantor:(type or print name below signature)

John C. Greenlee
JOHN C. GREENLEE

Omber V. Tracins
OMBER V. TRACINS

Springfield Development Group, Inc.

Brian M. Cox
BY: Brian M. Cox

A#36 REG/DEEDS PAID
0001 MAY.11 '92 12:57PM
ITS: PRESIDENT
9985 MISC 7.00

7.00
2.00 PMT

Acknowledged before me in OAKLAND County, Michigan, on FEB 3, 1992 by Brian M. Cox, the PRESIDENT, of Springfield Development Group, Inc., A Michigan Corporation, for the corporation.

JOHN C. GREENLEE
Notary Public, Oakland County, MI
My Commission Expires Sept. 19, 1993

Notary's Stamp _____ Notary's Signature John C. Greenlee

0001 MAY.11 '92 12:57PM
9985 RMT FEE 2.00

O.K. - TS

Prepared by (and Return) to: John C. Greenlee, 30400 Telegraph Rd., Birmingham, MI 48025.

APPROVED AS TO FORM 3/12/92 DATE
LEGAL DEPARTMENT 9/1/92

Return on Back

Dec 01

600 10000

Return To: .
Detroit Edison Company
30400 Telegraph Rd., Rm. 240
Birmingham, MI 48025
Attn: Pontiac Service Center Clerk



3885 RPT FEE
0001 MAY 11 1985
3885 RPT FEE

APPROVED AS TO FORM _____ DATE _____
LEGAL DEPARTMENT _____

DESCRIPTION OF PARCEL "D"

The following is the description of a parcel of land located in the Southeast 1/4 of Section 29, Town 4 North, Range 8 East, Springfield Township, Oakland County, Michigan and being more particularly described as follows:

Commencing at the East 1/4 Corner of said Section 29; thence South 01 degree 44 minutes 05 seconds East 2643.00 feet, along the East Line of said Section 29, to the Southeast Corner of said Section 29; thence South 88 degrees 05 minutes 14 seconds West 268.95 feet, along the South Line of said Section 29 and the Centreline of Shaffer Road (66 foot wide Statutory Right-Of-Way), to the Point of Beginning; thence South 88 degrees 05 minutes 14 seconds West 165.50 feet, along the South Line of said Section 29 and the Centerline of said Shaffer Road; thence North 01 degree 57 minutes 10 seconds West 660.00 feet; thence North 88 degrees 05 minutes 14 seconds East 165.50 feet; thence South 01 degree 57 minutes 10 seconds East 660.00 feet, to the Point of Beginning.

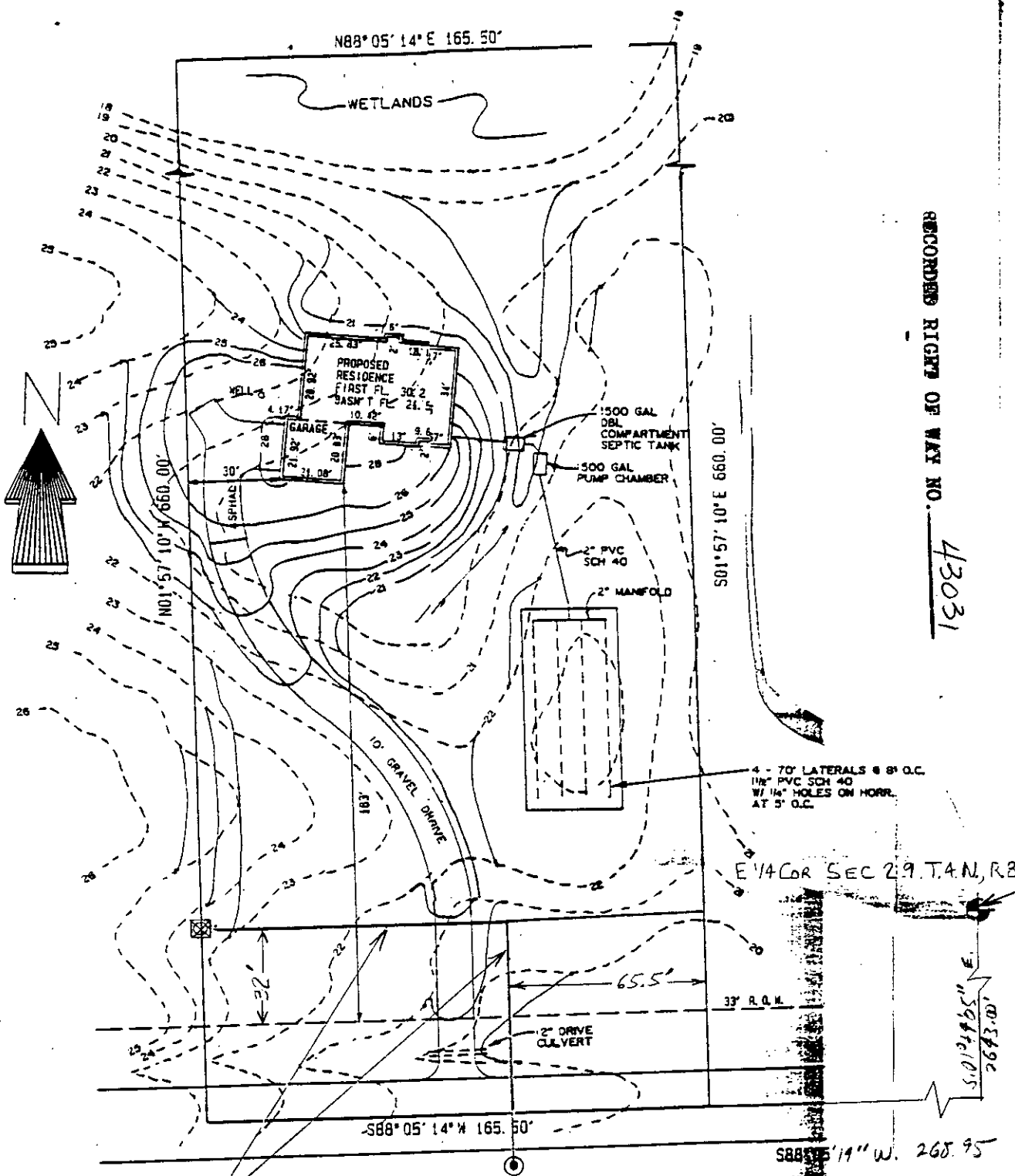
The above described parcel of land contains 2.508 acres.

COX 551-3669

RECORDED RIGHT OF WAY NO.

43031

O-1694
CASSIDY



RECORDED RIGHT OF WAY NO. 43031

CENTER LINE OF A 10' PVT. EASEMENT FOR DETROIT EDISON

0-1644 A PROPOSED BUILDING SITE ON SPLIT "AA" OF 107-29-451-003

LEGEND				
	FOREIGN POLE			
	EXIST D.E. CO. POLE			
	PROPOSED POLE			
	EXIST ANCHOR			
	PROPOSED ANCHOR			
	TREE			
	120/240 VOLT LINE			
	4800 VOLT LINE			
	13,200 VOLT LINE			
	40,000 VOLT LINE			

THE DETROIT EDISON COMPANY-SERVICE PLANNING DEPARTMENT				
CITY OR TOWNSHIP <u>SPRINGFIELD</u>	COUNTY <u>DEKALB</u>	QTR. & TWP. SECT. NO. <u>SE 29</u>	DEPT. ORDER NO. <u>A-64000</u>	
MAP SECT. <u>1-214-442</u>	TOWN <u>4N</u>	RANGE <u>8E</u>	JOINT R/W REQUIRED YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	RAW NO. <u>0-1644</u>
PROJECT NAME <u>3109 SHAFER 3RD LOT D</u>	TEL ENGR & DIST.	PROJ. OR PART NO.		
CIRCUIT <u>3009 WHTLK</u>		O.F.W. S.O. OR P.E. NO.		
REASON <u>NEW RES FOR CRY AT SHAFER</u>		BUDGET ITEM NO.		
PLANNER <u>D M ...</u>	SCALE <u>1"=50'</u>	DATE <u>1-1-77</u>		

WARRANTY DEED
+ CURRENT SW
0-16-94
CASSID

LIBER 12140 PC 737 91 178426
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT: NATHAN L. MILSTEIN and ROSE C. MILSTEIN, his wife,

WHOSE ADDRESS IS: 2003 W. Shore Hill Drive
West Bloomfield, MI 48323

CONVEYS AND WARRANTS TO: SPRINGFIELD DEVELOPMENT GROUP, INC.,
a Michigan corporation,

WHOSE ADDRESS IS: 20257 Ecorse, Suite 5E
Taylor, MI 48180

The following described premises situated in the Charter Township of Springfield, County of Oakland and State of Michigan, to-wit:

A part of the Southeast quarter of Section 29 and the Southwest quarter of Section 28, Town 4 North, Range 8 East, Springfield Township, Oakland County, Michigan described as commencing at the East quarter corner of said Section 29, thence South 1 degree 44 minutes 05 seconds East 2643.00 feet along the East line of said Section 29 to the Southeast corner of said Section 29 and the point of beginning; thence South 88 degrees 05 minutes 14 seconds West 599.95 feet along the South line of said Section 29 and the centerline of Shaffer Road (66-foot wide statutory right of way), thence North 01 degree 57 minutes 10 seconds West 660.00 feet, thence North 88 degrees 05 minutes 14 seconds East 331.00 feet, thence South 01 degree 57 minutes 10 seconds East 170.00 feet, thence South 65 degrees 55 minutes 20 seconds East 308.25 feet, thence South 00 degrees 39 minutes 21 seconds East (recorded as: South 01 degree 00 minutes West) 355.00 feet along the Westerly line of "Weine's Subdivision" as recorded in Liber 69 of Plats, Page 15 of the Oakland County Records to the point of beginning.

The above-described parcel of land contains 6.4669 acres. 11.00

Part of 07-29-451-003 - part parcel

for the full consideration of payments and credits totalling Forty Thousand and 00/100 (\$40,000.00) Dollars in accordance with the terms and conditions of a release clause contained in Land Contract subject to covenants, building and use restrictions, public utilities and other easements, zoning ordinances, driveways in use or of record, unpaid taxes, and such liens or encumbrances as have accrued or attached by or through the acts or omissions of parties other than the grantors herein since January 5, 1990, that being the date of a certain Land Contract and subsequent assignment thereof to grantee in pursuance of which this Deed is given. Also subject to conditions and stipulations contained in Lawyers Title Insurance Corporation owners' policy nos. 113-00-298383 and 113-00-298360.

Dated this 17th day of October, 1991.

In the presence of:

Marilyn Carlson
Marilyn Carlson

Florence Hoenicke
Florence Hoenicke

STATE OF MICHIGAN)
) SS.
COUNTY OF OAKLAND)

Signed and sealed:

Nathan L. Milstein (L.S.)
NATHAN L. MILSTEIN

Rose C. Milstein (L.S.)
ROSE C. MILSTEIN

92 REG/DEEDS PAID
0001 OCT.24 '91 02:42PM
8468 RMT FEE 2.00

11.00
200 PMT
44.00

The foregoing instrument was acknowledged before me this 17th day of October, 1991 by Nathan L. Milstein and Rose C. Milstein.

Drafted by and when recorded return to

Donald C. Harms
Larson, Harms, Wright & Bibeau, P.C.
37899 Twelve Mile Road, Suite 300
Farmington Hills, MI 48331-3026
313/489-8520

STATE OF MICHIGAN
Dept. of Taxation
OCT24'91



TRANSFER TAX
Marilyn Carlson, Notary Public, Wayne County, Michigan, My Commission Expires November 8, 1994

4 4,000.00

11.00
10/17/91

026054

OK - G.K.

01694
CASSIDY

LIBER 12140PC739

Date: September 17, 1991
Description File: 891015
Description No.: 89-1015-AA

DESCRIPTION OF PARCEL "AA"

The following is the description of a parcel of land located in the Southeast 1/4 of Section 29 and the Southwest 1/4 of Section 28, Town 4 North, Range 8 East, Springfield Township, Oakland County, Michigan and being more particularly described as follows:

Commencing at the East 1/4 Corner of said Section 29; thence South 01 degree 44 minutes 05 seconds East 2643.00 feet, along the East Line of said Section 29, to the Southeast Corner of said Section 29 and the Point of Beginning; thence South 88 degrees 05 minutes 14 seconds West 599.95 feet, along the South Line of said Section 29 and the Centerline of Shaffer Road (66 foot wide Statutory Right-Of-Way); thence North 01 degree 57 minutes 10 seconds West 660.00 feet; thence North 88 degrees 05 minutes 14 seconds East 331.00 feet; thence South 01 degree 57 minutes 10 seconds East 170.00 feet; thence South 65 degrees 55 minutes 20 seconds East 308.25 feet; thence South 00 degrees 39 minutes 21 seconds East (recorded as: South 01 degree 00 minutes West) 355.00 feet, along the Westerly line of "Weine's Subdivision" as recorded in Liber 69 of Plats, Page 15 of the Oakland County Records, to the Point of Beginning.

The above described parcel of land contains 7.669 acres.

Date: September 17, 1991
Description File: 891015
Description No.: 89-1015-BB

DESCRIPTION OF PARCEL "BB"

The following is the description of a parcel of land located in the Southeast 1/4 of Section 29 and the Southwest 1/4 of Section 28, Town 4 North, Range 8 East, Springfield Township, Oakland County, Michigan and being more particularly described as follows:

Commencing at the East 1/4 Corner of said Section 29; thence South 01 degree 44 minutes 05 seconds East 2643.00 feet, along the East Line of said Section 29, to the Southeast Corner of said Section 29; thence North 00 degrees 39 minutes 21 seconds West 355.00 feet, along the Westerly line of "Weine's Subdivision" as recorded in Liber 69 of Plats, Page 15 of the Oakland County Records, to the Point of Beginning; thence North 65 degrees 55 minutes 20 seconds West 308.25 feet; thence North 01 degree 57 minutes 10 seconds West 170.00 feet; thence South 88 degrees 05 minutes 14 seconds West 331.00 feet; thence South 01 degree 57 minutes 10 seconds East 660.00 feet; thence South 88 degrees 05 minutes 14 seconds West 722.00 feet, along the South Line of said Section 29 and the Centerline of Shaffer Road (66 foot wide Statutory Right-Of-Way); thence North 01 degree 57 minutes 10 seconds West 1324.47 feet, along the East 1/16th Line of said Section 29; thence North 88 degrees 12 minutes 56 seconds East 1351.87 feet, along the South 1/16th Line of said Sections 29 and 28; thence South 00 degrees 39 minutes 21 seconds East 525.04 feet, to the Northwest corner of said "Weine's Subdivision"; thence South 00 degrees 39 minutes 21 seconds East (recorded as: South 01 degree 00 minutes West) 441.72 feet, along the Westerly line of said "Weine's Subdivision", to the Point of Beginning.

The above described parcel of land contains 32.935 acres.



661 Broadway, P.O. Box 440
Davisburg, Michigan 48350-0440

Holly: (313) 634-0700
Clarkston: 625-1111
Birmingham: 540-4049

This survey was
Made With Pride in MICHIGAN.

Gary J. Ward, R.L.S.
License No. 22445

Date: SEPT 20, 91 Rev.: 9-20-91
Job. No.: 89-1015 Desc. File: 891015
Data Disc: HD Data File: L1015P
Field Book: 85 Sheet: 2 of 2

0-1699
CASSIOT

LIBER 121407738



SOUTH 1/4 LINE SEC. 29
N. 88° 12' 56" E. 1351.87'

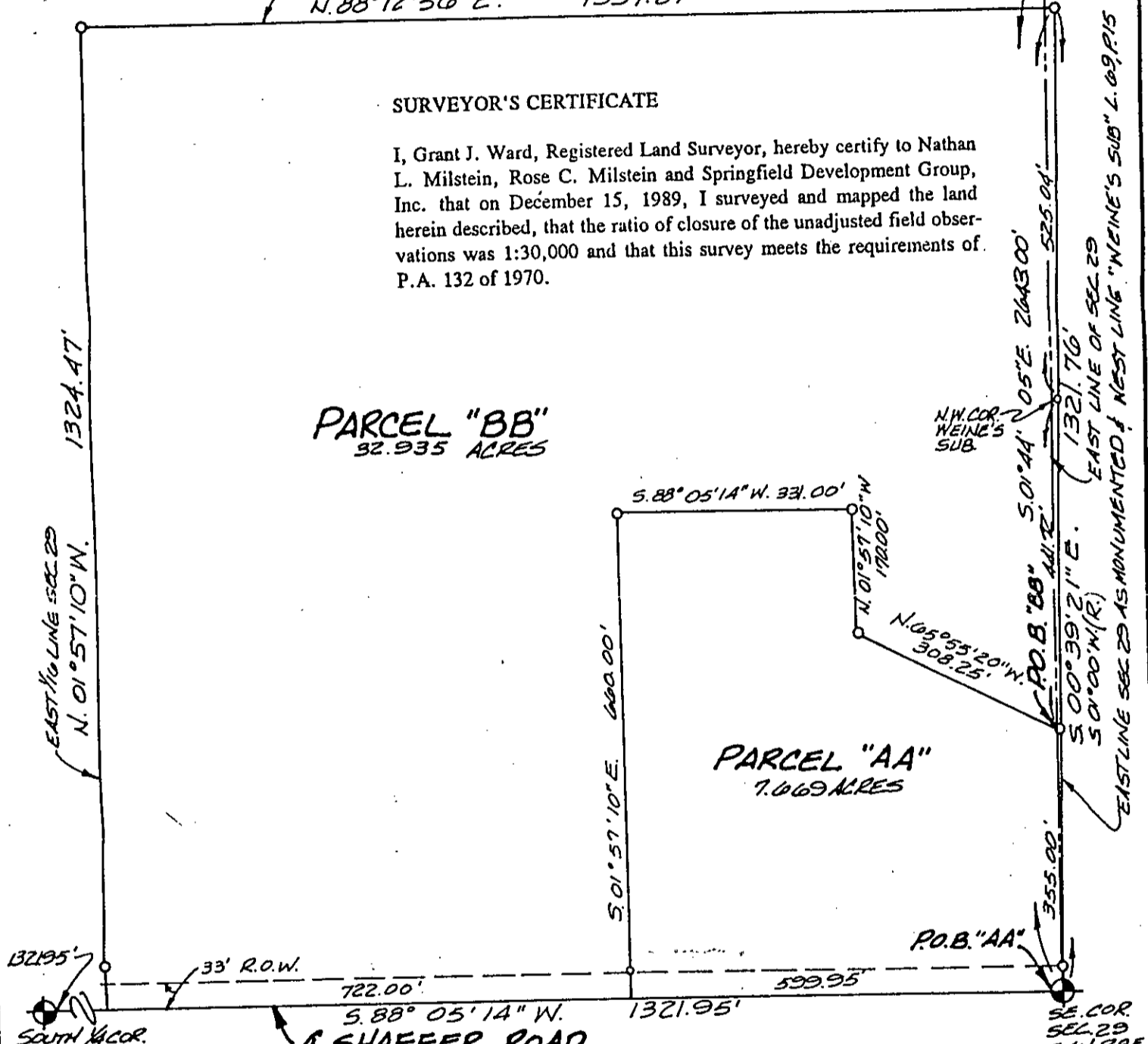
EAST 1/4 COR.
SEC. 29
T. 4N., R. 8E.

SURVEYOR'S CERTIFICATE

I, Grant J. Ward, Registered Land Surveyor, hereby certify to Nathan L. Milstein, Rose C. Milstein and Springfield Development Group, Inc. that on December 15, 1989, I surveyed and mapped the land herein described, that the ratio of closure of the unadjusted field observations was 1:30,000 and that this survey meets the requirements of P.A. 132 of 1970.

PARCEL "BB"
32.935 ACRES

PARCEL "AA"
7.069 ACRES



WITNESS TO SOUTH 1/4 COR. SEC. 29 F.I.R. (BENT)
 N. 20° W. 20.38' NAIL & DISC "GN # 21050" WEST SIDE 16" OAK
 S. 00° N. 30.07' NAIL & DISC "GN # 21049" NW. SIDE 6" WALNUT
 S. 70° E. 60.05' NAIL & DISC N'LY BRANCH 28" WALNUT
 S. 25° E. 18.30' NAIL & DISC "GN # 21048" SW. SIDE 4" WALNUT

WITNESS TO SE. COR. SEC. 29 F.I.R.
 S. 70° W. 23.02' NAIL & DISC # 17032 NORTH SIDE 18" OAK
 NORTH 32.13' ROUND MONUMENT
 N. 60° E. 30.08' NAIL & DISC # 17032 SE. SIDE 20" ELM
 S. 35° E. 35.59' SNAKE & DISC WEST SIDE 42" OAK

WITNESS TO EAST 1/4 COR. SEC. 29 F.M.
 S. 10° W. 30.13' NAIL IN EAST SIDE UTILITY POLE
 S. 85° W. 6.10' NAIL & DISC # 17032 NORTH SIDE 12" OAK
 N. 50° W. 2.52' NAIL IN SW. SIDE 6" OAK
 N. 10° E. 4.52' NAIL IN WEST SIDE 6" HICKORY

BEARINGS FOR THIS SURVEY ARE BASED ON A SOLAR OBSERVATION TAKEN 11-24-89 FROM A POSITION 248' ± N. & 410' ± W. OF THE SE. CORNER OF SECTION 29; 42° 42' 57" N. LAT. & 83° 31' 40" W. LONG.



661 Broadway
P.O. Box 440
Davisburg, Michigan 48019

Birmingham: (313) 540-4049
Clarkston: 625-1111
Davisburg: 634-0700
Fax: 634-0701

This survey was
Made With Pride in MICHIGAN.

(Signature)
Grant J. Ward, R.L.S.
License No. 22445

Date: SEPT. 20, 91 Rev.: 9-20-91
 Job No.: 89-1015 Desc. File: 891015
 Data Disc: HD Data File: L1015P
 Field Book: 85 Sheet: 1 of 2



533099