

Real Estate and Rights of Way

Detroit Edison

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

92 194976

March 31, 19 89

For good and valuable consideration of system betterment, the undersigned hereby grant and convey to THE DETROIT EDISON COMPANY, a Michigan corporation of 2000 Second Avenue, Detroit, Michigan, MICHIGAN BELL TELEPHONE COMPANY, a Michigan corporation of 444 Michigan Avenue, Detroit, Michigan and United Cable Television of Oakland County, Ltd. a Michigan corporation of 4500 Delemere Blvd, Royal Oak, 48073 hereinafter referred to collectively as "GRANTEE", the right to erect, lay, maintain, reconstruct, add to and replace underground facilities consisting of wires, cables, conduits, fixtures and appurtenances including the necessary above ground equipment, connections, poles and accessories required in, under, upon, over and across the property located in the City of Royal Oak, County of Oakland, State of Michigan, and more particularly described on the attached Appendix "A"; with the full right to the GRANTEE 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.

B#92 REG/DEEDS PAID
0001 MAY.26'89 11:28AM
9693 MISC 7.00

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

1. The right of way will be graded to within four inches of final grade before the GRANTEE'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 GRANTEE'S above ground equipment.
2. No buildings or structures other than GRANTEE'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 GRANTEE.
3. No shrubs or foliage shall be planted or grown within eight feet of the front door of transformers or switching cabinet enclosures. GRANTEE 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 GRANTEE'S maintenance of their equipment.
4. If the lines or facilities of GRANTEE are damaged by the acts of owners, their agents, employes or contractors, repairs shall be made by the granting 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:

B#92 REG/DEEDS PAID
0001 AUG.05'92 01:53PM
0796 MISC 11.00

Grantors:
B#92 REG/DEEDS PAID
0001 AUG.05'92 01:53PM
0796 RMT FEE 2.00

11.00
2.00 RMT
7.00

See Next Page

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

Address: **O.K. - RR**

RECORDED RIGHT OF WAY NO. 43310

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

Witnesses:

D. W. Krane Development, Inc.
A Michigan Corporation
P.O. Box 462
Bloomfield Hills, MI 48013

Thomas K. Ziegler
THOMAS K. ZIEGLER

Douglas W. Krane
Douglas W. Krane, President

Dawna M. Tennant
DAWNA M. TENNANT

State of Michigan)
) SS:
County of Oakland)

Personally came before me this 31st day of March, 1989, **Douglas W. Krane**, 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 the free act and deed of said corporation, by its authority.

My Commission Expires: 5-13-90

Joyce Ann Trovarelli
Acting in Oakland County
Notary Public, Oakland County
Michigan
JOYCE ANN TROVARELLI
Notary Public, Macomb County, MI
My Commission Expires May 13, 1990

Appendix "A"

Lots 5 through 17, both inclusive, and 1/2 of vacated alley adjacent to the same, being a part of the N. 1/2 of Section 3 and part of the West 1/2 of the Northwest 1/4 of Section 2, T1N, R11E, City of Royal Oak, Oakland County, Michigan, Norchester Woods Subdivision, according to the plat thereof as recorded in Liber 43, Page 28 of plats, Oakland County Records.

Sidwell NO. 25-03-252-063

43020

RECORDED RIGHT OF WAY NO. 43310

To (Supervisor, RE & R/W) <i>SIM Mc DONALD</i>	For RE & R/W Dept. Use	Date Received <i>3-22-89</i>	DE/Bell/C.P. No. <i>OE 89-9J</i>
Division <i>OAKLAND</i>	Date <i>3-17-89</i>	Application No. <i>9388</i>	

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>ROCHESTER BAUMAN CONDOS</i>	County <i>OAKLAND</i>
City/Township/Village <i>ROYAL OAK</i>	Section No. <i>3</i>
Type of Development <input type="checkbox"/> Proposed Subdivision <input checked="" type="checkbox"/> Apartment Complex <input type="checkbox"/> Condominium <input type="checkbox"/> Subdivision <input type="checkbox"/> Mobile Home Park <input type="checkbox"/> Other	
2. Name of Owner <i>D. W. KRANE</i>	Phone No.
Address <i>P.O. Box 462 BLOOMFIELD HILLS MI 48013</i>	
Owner's Representative <i>D. W. KRANE</i>	Phone No. <i>645-1923</i> <i>320-4793 (CAR)</i>
Date Service is Wanted <i>APRIL 28, 1989</i>	

- 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 <i>UNITED CATV</i>	
b. Other Utility Engineer Names <i>JIM KRAMER</i>	Phone Numbers <i>549-2100</i>
Addresses	

6. Additional Information or Comments

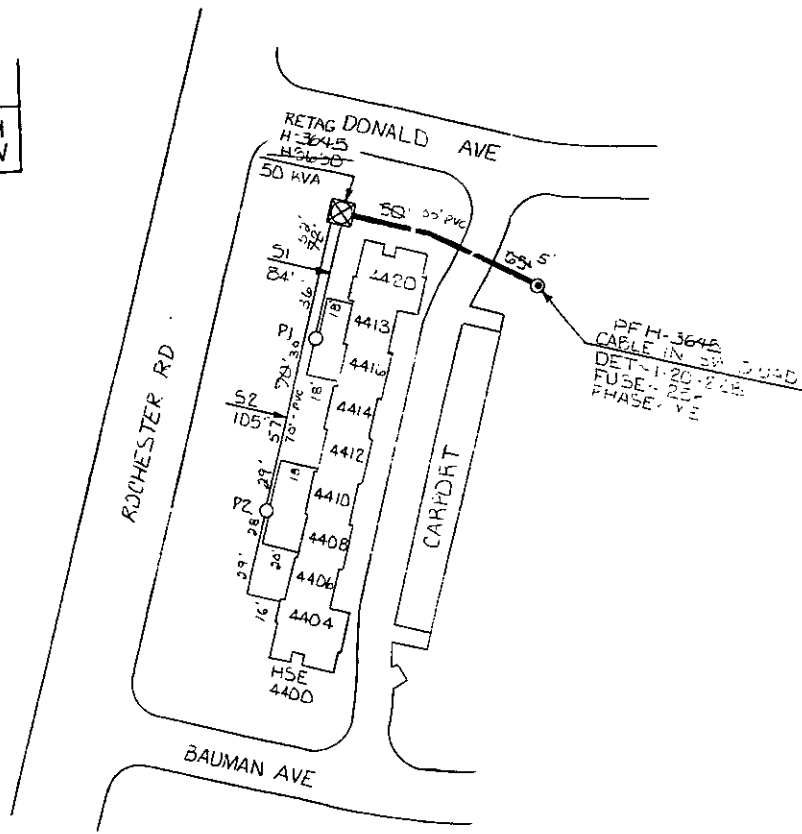
Note: Trenching letter attached will be submitted later

Service Planner <i>ROY HOFMEISTER</i>	Signed (Service Planning Supervisor) <i>Melinda Jones</i>
Phone No.	Address

RECORDED RIGHT OF WAY NO. 43310

RTS

UBR 128091256



TRANSFORMER DATA

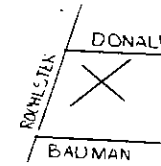
U.D.T. NO.	SIZE	ED. STK. NO.
H3645	-150 KVA	661-1157

TRANSFORMER SPECS 1-17-263

PEDESTAL SPEC. _____
 NO. OF PEDESTALS 2
 NO. OF TEMPORARY CABLE MARKERS _____
 TEMPORARY CABLE MARKER SPEC. _____
 SECONDARY CONNECTION BOX SPEC. _____

LOCATION SKETCH

MAP SEC. NOS. 1-322-376



— CODE —

- ⊕ TEMPORARY SECONDARY PEDESTAL/TEMPORARY CABLE MARKER
- ⊗ DFT (DEAD FRONT TYPE)
- UD (NON-SWITCHING—LIVE FRONT TYPE)
- ⊕ UD (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 #	#2AXLPEC x +13.2 KV	713-3073 = 147x2 = 294'
ITEM #	AP2-350M & 1-40 800 V.	713-0537 = 320'
ITEM #	AP2-20 & 1-#1 800 V.	713-0614 = 340'

TRENCH SUMMARY

JOINT USE E+TV = 309'
 D.E. ONLY
 TEL. ONLY
 GAS ONLY
 OTHERS SERVICES E+TV = 147'
 TOTAL 456'
 SITE SUPT. _____ PHONE NO. _____

— GENERAL NOTES —

TRENCHING TO BE DONE BY DECO
 TRENCH AND CABLE LENGTHS ARE APPROXIMATE.
 SEE SECTION 56 UG LINE CONSTRUCTION STANDARDS FOR TRANS. MAT. DETAILS.
 SEE PAGE 3-2-11 S.I.M.) DETAIL "_____" FOR ENTRANCE POINT DETAILS (APTS. ONLY).
 SEE SECTION 43 UG LINE CONSTRUCTION STANDARDS FOR PLACEMENT OF CABLES, TRANSFORMERS AND PEDESTALS (SUB'DS ONLY).
 D.E. SERVICE PLANNER ROY HOFMEISTER 645-4168
 TEL. CO. BUD HALLOCK 456-0836
 GAS CO. _____
 OTHERS: JIM KRAMER 546-2100
 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

EASEMENT LOCATIONS

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

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

START DATE ~ 3-21-89

C	REVISION	B	REVISION	A	REVISION	REFERENCE
				AS INSTALLED		
				D.O. 1-6-89		
				W.O. 3-7-89		
				START 4-20-89		
				FINISH 6-30-89		
				LARGE UNIONS ETC.		
				VALUES 3.0560MG		
				SEWER T-6-89		
				CREW 3082		
				DRAWN BY RLM		
				CHECKED BY		
				APPROVED BY		
				3-1-90		

NAME	DATE	JOB TITLE
DRAWN BY RALPH M WIRCEL	3-17-89	
CHECKED BY <i>[Signature]</i>	3-28-89	
APPROVED BY <i>[Signature]</i>	4-28-89	
	4-28-89	

BEACON HILL TOWNHOUSES
 PART OF N 1/2 SEC 3, EAST OF NW 1/2 SEC 2
 T.1N R.11E

THE DETROIT EDISON COMPANY SERVICE PLANNING		
SCALE 1" = 50'	NUMBER OF UNITS 9	WORK ORDER NUMBER 367514-1756
LATEST REVISION	DISTRIBUTION CIRCUIT 1639 BLAIR	
DEPT. ORDER NUMBER	89A-68933	
CITY OF RYAL OAK	COUNTY OF OAKLAND CO	SHEET ____ OF ____ SHEETS