

Detroit Edison

93 013411

92 176901

LIBER 127610300

LIBER 13260 012

**UNDERGROUND DISTRIBUTION EASEMENT (RIGHT OF WAY) NO. R 9201723-01
PROJECT NAME - OAKBROOKE ESTATES SITE CONDO**

On MAY 27th, 1992, for the consideration of system betterment, Grantor grants to Grantee a permanent underground distribution easement ("Right of Way") in, on and across a part of Grantor's Land called the "Right of Way Area".

B#92 REG/DEEDS PAID
0001 JUL 16 '92 12:39PM
6215 MISC 9.00

"Grantor" is:

Commerce Partners Limited Partnership, a Michigan limited partnership, by its co-managing general partners, MS Haggerty Corporation, a Michigan corporation, and Sosnick Development Corporation, a Michigan corporation, 131550 Northwestern Highway, Suite 200, Farmington Hills, Michigan 48334

B#92 REG/DEEDS PAID
0001 JAN 14 '93 03:41PM
6878 MISC 13.00

"Grantee" is:

The Detroit Edison Company, a Michigan corporation, 2000 Second Avenue, Detroit, Michigan 48226
Michigan Bell Telephone, a Michigan corporation, 444 Michigan Avenue, Detroit, Michigan 48226
Consumers Power Company, a Michigan corporation, 4600 Coolidge Hwy, Royal Oak, Michigan 48073
Greater Media Cablevision, Inc., a Michigan corporation, 3166 Martin Road, Walled Lake, Michigan 48088

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

See Appendix "A"

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

The exact location of said easement shall be shown on a drawing to be recorded 90 days after construction. The right of way is ten feet in width.

- Purpose:** The purpose of this Right of Way is to construct, reconstruct, modify, add to, operate and maintain utility line facilities consisting of poles, guys, anchors, wires, manholes, conduits, pipes, cables, transformers and accessories.
- Access:** Grantee has the right of access to and from the Right of Way Area.
- Buildings or other Permanent Structures:** No buildings or other permanent structures shall be placed on the Right of Way Area without Grantee's prior written consent.
- 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.
- 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.
- Ground Elevation:** Grantor must grade the Right of Way Area to within four inches of final grade before Grantee installs its facilities. Grantor must maintain this ground elevation after Grantee installs its facilities.
- Damages:** If Grantor, its agents, employees or contractors, damage Grantee's facilities, Grantee shall make repairs at Grantor's expense.
- Successors:** This Right of Way runs with the land and binds and benefits Grantor's and Grantee's successors, lessees, licensees and assigns.

B#92 REG/DEEDS PAID
0001 JAN 14 '93 03:41PM
6878 RMT FEE 2.00

Witnesses:(type or print name below signature)

Lisa M. Mallas
LISA M. MALLAS

Jill L. Buccafarri
JILL L. BUCCAFARRI

Grantor:(type or print name below signature)
COMMERCE PARTNERS LIMITED PARTNERSHIP, a Michigan limited partnership
BY: MS HAGGERTY CORPORATION, a Michigan corporation
ITS: Co-Managing General Partner

MICKEY SHAPIRO, President

B#92 REG/DEEDS PAID
0001 JUL 16 '92 12:39PM
6215 MISC 9.00

900
2000
8/26/92
RENT

Acknowledged before me in Oakland County, Michigan, on May 27th, 1992 by MICKEY SHAPIRO, President of MS HAGGERTY CORPORATION, a general partner of COMMERCE PARTNERS LIMITED PARTNERSHIP, a Michigan limited partnership, for the limited partnership.

Notary's Stamp LISA M. MALLAS NOTARY PUBLIC, STATE OF MICH. Notary's Signature Lisa M. Mallas

(Notary's name, OAKLAND COUNTY and commission expires)

Prepared by and Returned to PEW, 56400 Telegraph Road, Room 277, Bingham Farms, Michigan 48025/PEW

O.K. - TS

RECORDED RIGHT OF WAY NO. 44105

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

LIBRARY OF CONGRESS

NOV 1 1983
DETROIT MI 48201

Return to:
O.V. Racine
The Detroit Edison Company
30400 Telegraph Road, Rm. 277
Bingham Farms, MI 48025

WILLIAM M. ASH
NOTARY PUBLIC, STATE OF MICHIGAN
ORLAND COUNTY
MY COMMISSION EXPIRES MAY 1, 1984

Witnesses:(type or print name below signature)

Grantor:(type or print name below signature)
SOSNICK DEVELOPMENT CORPORATION, a Michigan corporation

ITS: Co-Managing General Partner

Lisa M. Mallas
LISA M. MALLAS

Brenda K. Kahn
BRENDA K. KAHN

BY:
ROBERT SOSNICK, President

Acknowledged before me in Oakland County, Michigan, on May 28th, 1992 by
ROBERT SOSNICK, President of SOSNICK DEVELOPMENT CORPORATION, a general partner of COMMERCE
PARTNERS LIMITED PARTNERSHIP, a Michigan limited partnership, for the limited partnership.

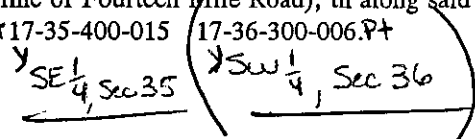
Notary's Stamp: LISA M. MALLAS, NOTARY PUBLIC, STATE OF MICHIGAN, OAKLAND COUNTY, MY COMMISSION EXP. MAY 22, 1994

Notary's Signature: Lisa M. Mallas

APPENDIX "A"

A part of the SE 1/4 of Section 35 and part of the SW 1/4 of Section 36, T2N, R8E, Commerce Twp., Oakland County, Michigan and being more particularly described as follows:

Beginning at the SW corner of said Section 36; th along the W line of said Section 36 N 00°15'58" E 653.00 ft.; th N 89°02'52" W 855.96 ft.; th N 00°12'01" E 575.10 ft.; th S 89°02'39" E 904.16 ft. to the westerly right-of-way line of Welch Road (86 ft. wide); th along said right-of-way line on an arc of a curve to the left 156.44 ft., said curve having a radius of 922.66 ft., a central angle of 09°42'52" and a chord bearing and distance of S 30°10'08" E 156.25 ft.; th continuing along said right-of-way line S 35°01'34" E 585.39 ft. to a point of curve; th along said right-of-way line on an arc of a curve to the right 266.42 ft., said curve having a radius of 648.60 ft., a central angle of 23°32'07" and a chord bearing and distance of S 23°15'30" E 264.56 ft.; th S 78°30'35" W 17.00 ft. to the westerly right-of-way line of Welch Road (120 ft. wide); th along said right-of-way line on an arc of a curve to the right 131.53 ft. to a point of tangent, said curve having a radius of 631.60 ft., a central angle of 11°55'53" and a chord bearing and distance of S 05°31'30" E 131.29 ft., th continuing along said right-of-way line S 00°26'26" W 240.03 ft. to the south line of Section 36 (nominal centerline of Fourteen Mile Road) th along said section line N 89°33'14" W 22.33 ft.; th N 00°26'04" E 208.85 ft.; th N 89°33'14" W 208.85 ft.; th S 00°26'04" W 208.85 ft. to the South line of Section 36 (nominal centerline of Fourteen Mile Road); th along said section line N 89°33'14" W 335.20 ft. to the point of beginning.



17-36-351-001 - SW 1/4
17-36-351-037 SW 1/4
and Oakbrook Village land
units 1-34, Dec # 770
Sub 17-36-351-000

RECORDED RIGHT OF WAY NO. 44105

Notary Public Seal and other stamps at the bottom right of the page.

LISA M. WALLS
NOTARY PUBLIC, STATE OF MICHIGAN
OAKLAND COUNTY
MY COMMISSION EXPIRES MAY 25, 1994

Return to:
O.V. Racine
The Detroit Edison Company
30400 Telegraph Road, Rm. 277
Bingham Farms, MI 48025

RIGHT OF WAY APPLICATION

DATE ISSUED	3-31-92		
DATE WANTED	6-25-92	R/W NO.	R-9201723-01
SERVICE PLANNER	John V Slomkowski	PHONE	

PROJECT NAME	OAK BROOK ESTATES		
TOWNSHIP/CITY	Commerce TWD		
ADDRESS	WELSH #14m		
CROSS STREET		SECTION	35 & 36
SIDWELL NO.		QUARTER	se 1/4 - sw 1/4

TYPE OF PROJECT

OVERHEAD	
----------	--

UNDERGROUND	X
-------------	---

ACREAGE	
COMMERCIAL BLDG	
*SITE CONDO	
*MOBILE HOME PK	

LOTS	
*SUB	
*APT COMPLEX	
*CONDO	112

JOINT USE REQUIRED	YES	X	NO	
--------------------	-----	---	----	--

MBT	JOINT USE NO. J-9201723-01
GTE	JOINT USE NO.
CONS. PWR.	JOINT USE NO. J-9201723-03
CABLE TV CO. NAME	
CABLE TV	JOINT USE NO. J-9201723-02

NAME OF OWNER/CUSTOMER	HAGGERTY DEVELOPMENT CO,		
CONTACT PERSON	Jim GARRAITH		
ADDRESS	3155 NORTHWESTERN HWY FARM HILLS MI 48334		
HOME PHONE		BUSINESS PHONE	737-1478
ADJACENT PROPERTY OWNER			
ADDRESS			
HOME PHONE		BUSINESS PHONE	

MATERIAL TO BE PROVIDED

1. SITE PLAN/SKETCH/FINAL PROPOSED PLAT*
2. PROPERTY DESCRIPTION (SIDWELL NO.) (*ACTUAL DESCRIPTION)
3. PROOF OF OWNERSHIP OF REQUESTING CUSTOMER: WARRANTY DEED, L/C, TITLE SEARCH, COMMITMENT
4. SIDWELL PAGE (COPY)
5. SIDWELL NO.
6. COPY OF FUTURE J/U MEMO

SUPERVISOR	3-31-92	R/W SECURED	
------------	---------	-------------	--

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

TO Records Center

DATE 2-9-93 TIME _____

Please set up R/W file for: Oakbrooke Estates Site Cards

Being a part of SE 1/4 Sec 35 SW 1/4 of Section 36, Commerce Twp.

Oakland County, Michigan

COPIES TO: _____

SIGNED

Omer V. Racine

Omer V. Racine

277 Oakland Division Headquarter

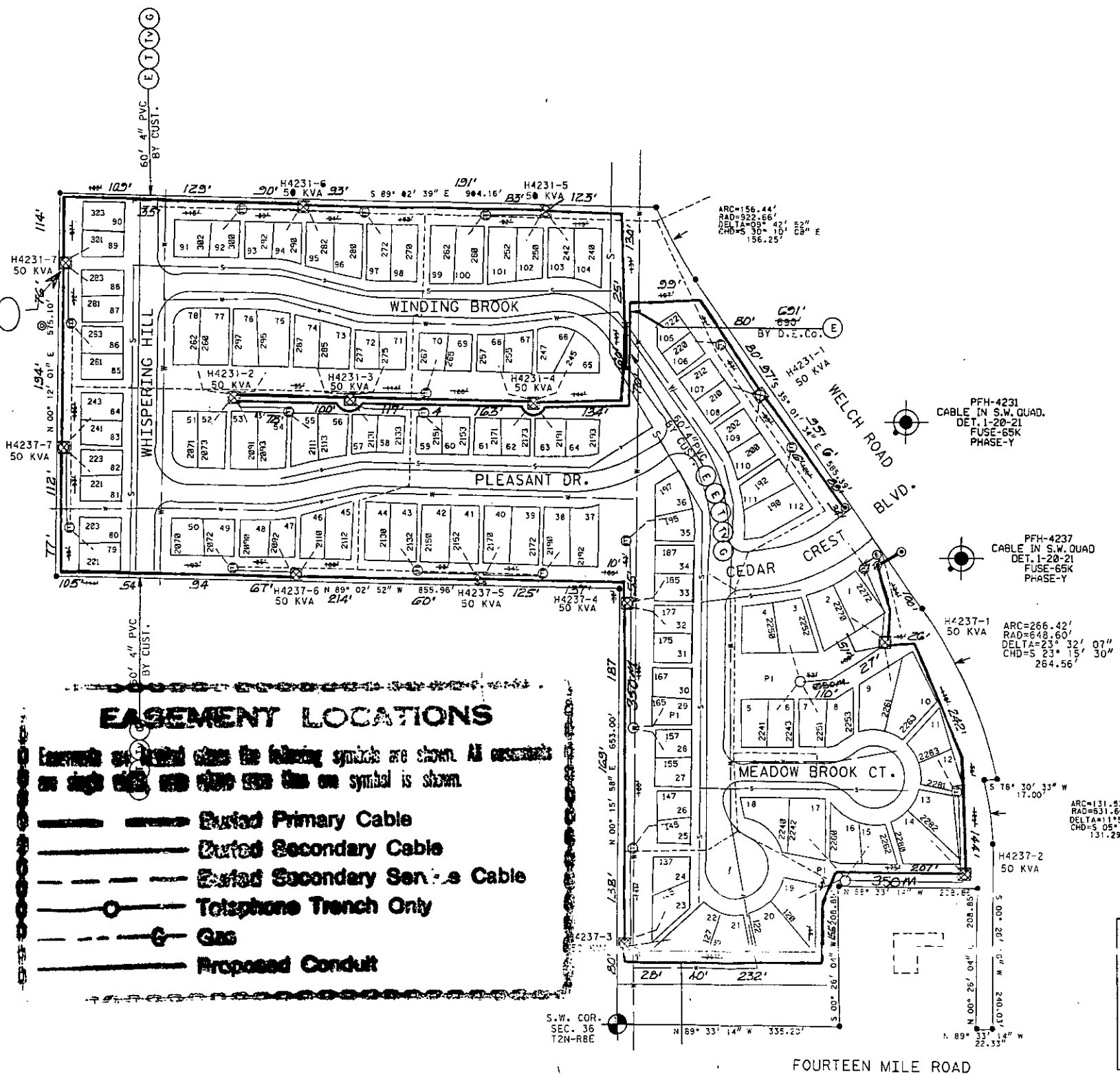
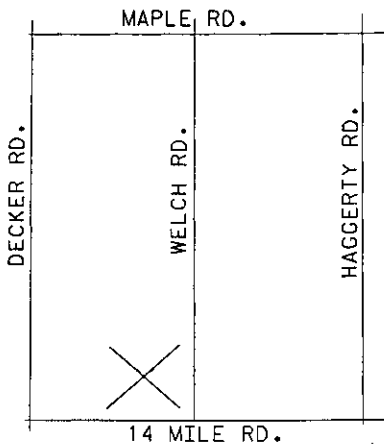
REPORT _____

DATE RETURNED _____

TIME _____

SIGNED _____

RECORDED
RIGHT OF
WAY NO.



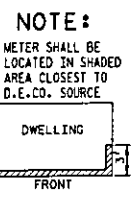
TRANSFORMER DATA

U.D.T. NO.	SIZE	ED. STK. NO.
H4231-1	50 KVA	661-1152
H4231-2	50 KVA	661-1152
H4231-3	50 KVA	661-1152
H4231-4	50 KVA	661-1152
H4231-5	50 KVA	661-1152
H4231-6	50 KVA	661-1152
H4231-7	50 KVA	661-1152
H4237-1	50 KVA	661-1152
H4237-2	50 KVA	661-1152
H4237-3	50 KVA	661-1152
H4237-4	50 KVA	661-1152
H4237-5	50 KVA	661-1152
H4237-6	50 KVA	661-1152
H4237-7	50 KVA	661-1152

TRANSFORMER SPECS. 1-17-261
PEDESTAL AMOUNT 3 SPEC.
TEMPORARY CABLE MARKER AMOUNT 17 SPEC.
SECONDARY CONNECTION BOX AMOUNT 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
- CATV
- PROPOSED CONDUIT
- SEP CONN CABINET



CABLE SUMMARY

INSTALLED	ESTIMATED
ITEM # 2-AL X1	7164' 12243'
ITEM # 3/0AL #1	713-3073= 2282'
ITEM # 350M	713-0536= 1210' 543'

TRENCH SUMMARY

JOINT USE	E-T+TV+G=	5700' 5189'
D.E. ONLY-138'		
TEL. ONLY- 6' T+E=38'		
GAS ONLY- 88' E+T+TY=117'		
CATV ONLY		
OTHERS SERVICE-DE+GAS+TEL *51'		
TOTAL = 5615'		5700'

GENERAL NOTES

TRENCHING TO BE DONE BY: D.E.Co.
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 (EPTS. ONLY)
SEE SECTION 43 UG LINE CONSTRUCTION STANDARDS FOR PLACEMENT OF CABLES, TRANSFORMERS AND PEDESTALS (SUB'DS ONLY)
D.E. SERVICE PLANNER: J. SLOMCZENSKI 645-4148
TEL. CO.: BARR CARNEY 456-0824
GAS CO.: BILL VERNAUGUS 433-5730
CATV CO.: ART HOUGHTON 669-2288
OTHERS:
EASEMENTS INDICATED BY OUR CENTERLINE ARE IN WIDTH UNLESS OTHERWISE NOTED.

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

START DATE: 08-19-92

EASEMENT LOCATIONS

Easement locations are indicated when the following symbols are shown. All easements are shown with the symbol shown.

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

D	REVISION	C	REVISION	B	REVISION	A	REVISION	REFERENCE	NAME	DATE	JOB TITLE	THE DETROIT EDISON COMPANY SERVICE PLANNING	
						AS INSTALLED		O.H.D.O.-A-50277	R. MARTIN	05/16/92	OAKBROOKE ESTATES	SCALE	NUMBER OF UNITS WORK ORDER NUMBER
						D.O. 92A-63717						1"=100'	56 367B14J238
						WFO-367B14J238						LATEST REVISION/DISTRIBUTION CIRCUIT	9045 HANCK 13.2KV
						LABOR-UNION ELECTRIFYING CO.						DEPT. ORDER NUMBER	92A-63717
						NOTES-F.D.SBORNE						SHEET	OF SHEETS
						START-9-23-92							
						FINISH-10-2-92							
						ENG. 10-14-92 CREST-3609							
						DRAWN BY D. ROBINSON							
						CHECKED BY							
						APPROVED BY							
						DATE							
						11-23-92							