

LIBER 13 47 054

LIBER (12088) 221

93 91 0 5758747

105772

Detroit Edison

The Lagoons of West Bloomfield Condo Phase 3
**Real Estate and Rights of Way
Joint Underground Residential Distribution
Right of Way Agreement**

B#92 REG/DEEDS PAID
0001 APR.20'93 02:25PM
1184 MISC 17.00

A#36 REG/DEEDS PAID
0001 SEP.25'91 12:35PM
2287 MISC 11.00

31, 1991

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, MICHIGAN BELL TELEPHONE COMPANY, a Michigan corporation of 444 Michigan Avenue, Detroit, Michigan and CONTINENTAL CABLEVISION OF OAKLAND COUNTY, INC., a Michigan corporation of 21900 Melrose, Ste. 10, Southfield, 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 **Township of West Bloomfield, County of Oakland**, County of Oakland, 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) ft in width unless otherwise indicated and the route is described as follows:

lnt

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

B#99 REG/DEEDS PAID
0001 APR.20'93 02:25PM
1184 RMT FEE 2.00

In order to provide for the property 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 GRANTEE'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 with 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 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:

Grantors:

See Next Page
A#36 REG/DEEDS PAID
0001 SEP.25'91 12:35PM
2287 RMT FEE 2.00
17.00
2.00 RMT
OK - LM

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

Address:

O.K. - LM

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

RECORDED RIGHT OF WAY NO. 44545

Witness:

Lagoons Joint Venture
A Michigan Co-Partnership
33481 West Fourteen Mile, Suite 100
Farmington Hills, Michigan 48331

Elizabeth A. Adams

Elizabeth A. Adams

By: Its Co-Partner
Irvine Lagoons, Inc.
A Michigan Corporation

Paul D. Levine

Paul D. Levine, President

Donna M. Chartier

Donna M. Chartier

State of Michigan)
) SS:
County of Oakland)

Personally came before me this 31st day of May, 1991, PAUL D. LEVINE, President of the above named corporation, Co-Partner of the above named Co-Partnership, 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, and that said corporation executed the foregoing instrument as Co-Partner of said Co-Partnership by its authority.

My Commission Expires: May 5, 1993

Donna M. Chartier

Donna M. Chartier
Notary Public, Wayne, Acting in Oakland
County, Michigan

Witness:

By: Its Co-Partner
Jacobson Lagoons Associates Limited Partnership
A Michigan Limited Partnership

RECORDED RIGHT OF WAY NO. 44575

Elizabeth A. Adams

Elizabeth A. Adams

By: Its General Partner
Jacobson Properties, Inc.
A Michigan Corporation

Stanley A. Jacobson

Stanley A. Jacobson, President

Donna M. Chartier

Donna M. Chartier

State of Michigan)
) SS:
County of Oakland)

Personally came before me this 31st day of May, 1991, STANLEY A. JACOBSON, President, Jacobson Lagoons, Inc., General Partner, Jacobson Lagoon Associates Limited Partnership, Co-Partner of the above named Co-Partnership, to me known to be the person who executed the foregoing instrument, and to me known to be such Co-Partner of said Co-Partnership, and acknowledged that he executed the foregoing instrument as such Co-Partner as the free act and deed of said Co-Partnership.

My Commission Expires: May 5, 1993

Donna M. Chartier

Donna M. Chartier
Notary Public, Wayne, Acting in Oakland
County, Michigan

Appendix "A"

A part of the northwest 1/4 of Section 20; T2N., R9E., West Bloomfield Township, Oakland County, Michigan, being described as commencing at the center post of Section 20; thence N 00°33'45" W., 1,660.01 feet along the north-south 1/4 line of Section 20 and the centerline of Halstead Road to the point of beginning; thence S 89°26'15" W., 60.00 feet; thence S 31°00'00" W., 115.27 feet; thence S 65°30'00" W., 176.95 feet; thence S 87°30'00" W., 203.00 feet; thence N 13°00'00" E., 207.55 feet; thence along a curve to the left 95.20 feet, said curve having a radius of 352.00 feet, central angle of 15°29'45" and a long chord bearing of N 84°30'44" W., 94.91 feet; thence S 87°51'40" W., 51.72 feet; thence S 48°30'00" W., 57.28 feet; thence N 60°00'00" W., 84.30 feet; thence S 88°56'57" W., 137.00 feet; thence N 01°03'03" W., 191.31 feet to a point in the centerline of Pontiac Trail; thence the following five courses along said centerline: (1) along a curve to the left 9.99 feet, said curve having a radius of 440.74 feet, central angle of 01°17'57" and a long chord bearing of N 59°31'19" E., 9.99 feet, and (2) N 58°52'22" E., 452.82 feet, and (3) along a curve to the right 309.42 feet, said curve having a radius of 818.51 feet, central angle of 21°39'35" and a long chord bearing of N 69°42'10" E., 307.58 feet, and (4) N 80°31'57" E., 349.26 feet, and (5) along a curve to the right 42.54 feet, said curve having a radius of 390.65 feet, central angle of 06°14'19" and a long chord bearing of N 83°39'06" E., 42.52 feet to a point on said north-south 1/4 line and the centerline of Halstead Road; thence S 00°33'45" E., 713.53 feet to the point of beginning and containing 14.42 acres.

THENCE N:70°30'00" W. 254.00

Subject to the rights of the public in Halstead Road and Pontiac Trail.

Sidwell No: 18-20-127-002)
(003)

Above legal OKA: Pt 3 The
Lagoons of West Bloomfield
Corp # 559 900559
18-20-151-000 Ent.

RECORDED RIGHT OF WAY NO. 44545

A-64014
-3917

Detroit Edison

Application for U.R.D. Easements

DE-483-1-10

Customer Name J MCDONALD	City OAK	Service No. 6-6-90	Project No. 6-12-90	Project Name DE 90-10T
------------------------------------	--------------------	------------------------------	-------------------------------	----------------------------------

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 LAGOONS OF WEST BLOOMFIELD PHASE 3		City OAK
City/Township/Village WEST BLOOMFIELD		Service No. 20
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 type="checkbox"/> Other		
2 Name of Owner LAGOONS JOINT VENTURE		Phone No. 661-5100
Address 3348 W 14 MILE RD SUITE 100 FARM HILLS MI 48018		
Owner's Representative JEFF THAYER		Phone No. 661-5100
Date Service is Wanted 8-15-90		

RECORDS RIGHT OF WAY NO.

4 Entire Project will be developed at one time Yes No

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

6 Name of Other Users if Not Michigan Bell Telephone or Consumers Power
CONTINENTAL CABLEVISION

6 Other Utility Engineer Name
STEVE RUDZINSKI

Phone No.
541-4051

Addresses
10160 W 9. MILE RD
OAK PARK MI 48237

6 Additional Information or Comments

Note: Trenching letter attached will be submitted later

Service Planner **[Signature]** Signed (Service Planning Supervisor)

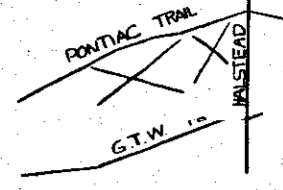
Phone No. Address

48745

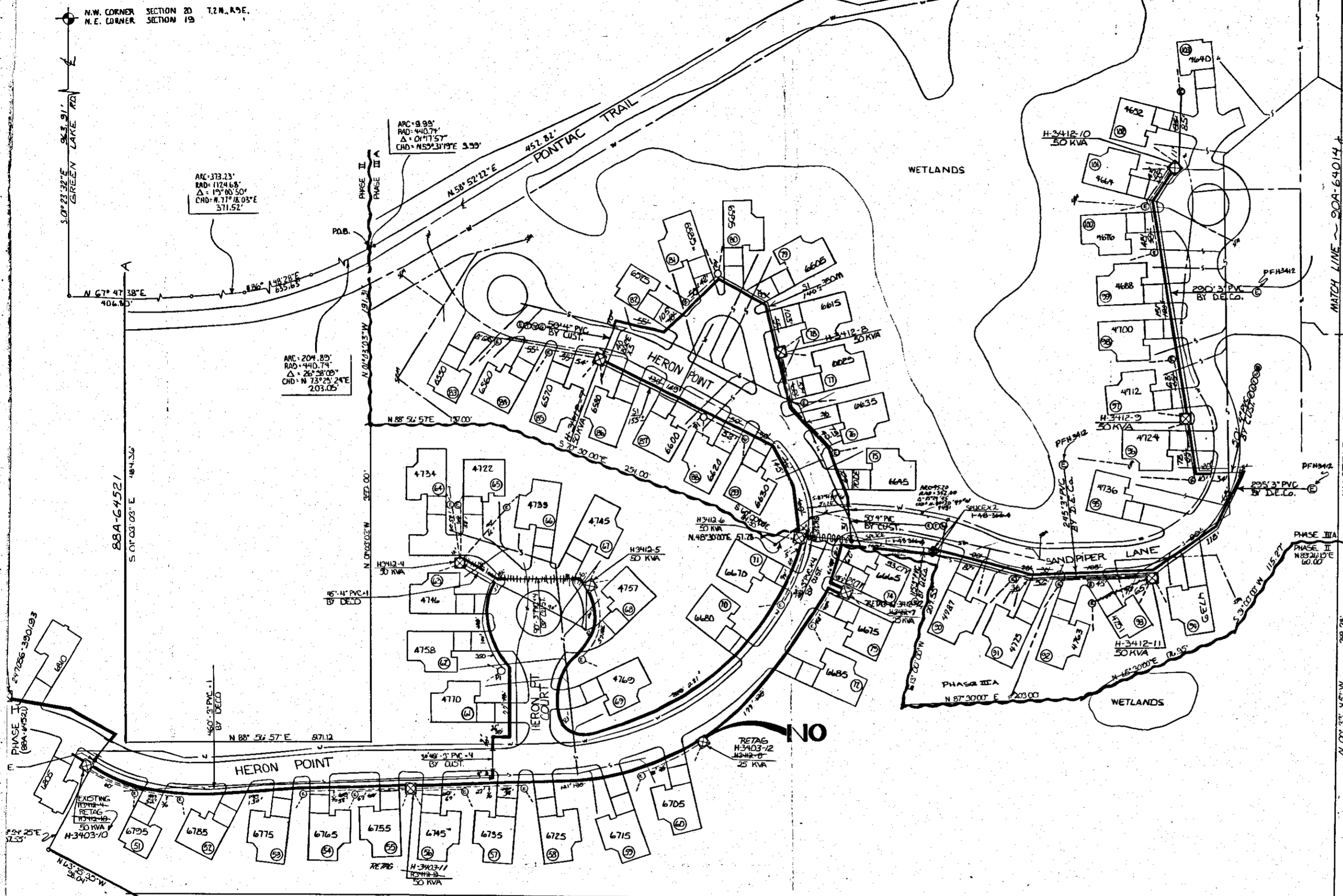
LIBER 13504 PG 057

LIBER 13504 PG 058

LIBER 13504 PG 059



RECORDED RIGHT OF WAY NO. 44545



TRANSFORMER DATA

U.D.T. NO.	SIZE	ED. STK. NO.
H3412-4	RETAG TO H3412-10	11
5		12
6		13
7		14
8		15
9		16
10		17
11		18
12		19
H3412-4	50 KVA	
5	50 KVA	
6	50 KVA	
7	25 KVA	
8	25 KVA	
9	50 KVA	
H3412-7	50 KVA	661-1152
8		
9		
10		
H3412-10	RETAG TO	H-3403-10
9		11
10		12
11		H-3412-12
12		
CLOSE N.O. AT H-3403-9		
NEW N.O. AT H-3403-12		

TRANSFORMER SPEC. 1-17-261
 PEDESTAL SPEC. -
 NO. OF PEDESTALS 1/2
 NO. OF TEMPORARY CABLE MARKERS 13/14
 TEMPORARY CABLE MARKER SPEC. -
 SECONDARY CONNECTION BOX SPEC. -

- CODE —**
- ⊙ TEMPORARY SECONDARY PEDESTAL/TEMPORARY CABLE MARKER
 - ⊠ DFT (DEAD FRONT TYPE)
 - ⊡ DFT (NON-SWITCHING—LIVE FRONT TYPE)
 - ⊞ DFT (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 DOWN CABINET

CABLE SUMMARY

ITEM #	QUANTITY	DESCRIPTION	PHASE I	PHASE II	PHASE III
1	1	300' x 1 1/2" KV	2750'	2750'	2750'
2	1	AP230M & 1-40 600 V.	157'	157'	157'
3	1	AP230 & 1-41 600 V.	292'	292'	292'
4	1	3/0	421'	421'	421'

TRENCH SUMMARY

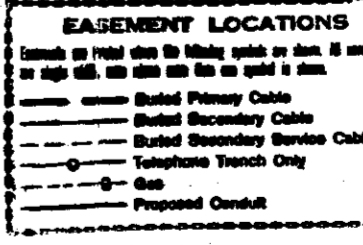
ITEM #	DESCRIPTION	PHASE I	PHASE II	PHASE III
1	JOINT LINE (DE, WET, CATV, GAS)	153'	153'	153'
2	D.E. SERVICE PLANNING	153'	153'	153'
3	TEL. SERVICE PLANNING	153'	153'	153'
4	GAS ONLY 1/2"	153'	153'	153'
5	OTHERS D.E. M&T-T.V. 200'	153'	153'	153'
TOTAL		2226'	2226'	2226'

— GENERAL NOTES —

TRENCHING TO BE DONE BY DECO
 TRENCH AND CABLE LENGTHS ARE APPROXIMATE.
 SEE SECTION 36 UO LINE CONSTRUCTION STANDARDS FOR TRANS. MAT. DETAILS.
 SEE PAGE 3-11 (SJM) DETAIL " " FOR ENTRANCE POINT DETAILS (APTS. ONLY).
 SEE SECTION 43 UO LINE CONSTRUCTION STANDARDS FOR PLACEMENT OF CABLES.
 TRANSFORMERS AND PEDESTALS (SUBS) ONLY:
 D.E. SERVICE PLANNING J. SLOMCIENSKI 645-4488
 TEL. CO. BOB DEVERAGE 456-0803
 GAS CO. BILL VARNAGUS 548-5000
 OTHERS: CATV: S. RUDZINSKI 591-4051
 CONTACT "M&T 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



START: 12-5-82

REVISION	DATE	DESCRIPTION	BY	CHECKED BY	DATE
D	REVISION	AS INSTALLED			
C	REVISION	AS INSTALLED			
B	REVISION	AS INSTALLED			
A	REVISION	PHASE III-A			

LAGOONS OF WEST BLOOMFIELD
 PART OF THE NW 1/4 SECTION 20, T.2N., R.8E.
 CITY OF WEST BLOOMFIELD
 ONLOND COUNTY MICHIGAN

THE DETROIT EDISON COMPANY
 SERVICE PLANNING
 SCALE: 1"=50'
 NUMBER OF UNITS: 42
 WORK ORDER NUMBER: 36784047
 DISTRIBUTION CIRCUIT: 8136 HANCK
 VOLTAGE: 13.2KV
 SHEET: 1 OF 1