

3. Grantors hereby reserve the right to locate other utilities in the aforesaid easement area and further reserve the right to use the surface area for any purpose whatsoever (including but not limited to paving, parking, driveway and landscaping) so long as the same do not substantially interfere with Grantee's right to install, maintain, repair and replace the electrical and telephone lines.

4. Grantors hereby reserve the right from time to time in their sole discretion to relocate, at their expense, the electrical and telephone lines or any portion thereof. In the event of such relocation, Grantors will grant to Grantees a new easement and Grantees will release the existing easement.

46D
DME 5. Grantees hereby expressly agree to indemnify, defend and hold harmless Grantor from and against any and all liability resulting from the existence of the electrical and telephone lines within the easement areas and the acts and work performed by Grantees pursuant to this instrument. Except for claims arising out of Grantor's sole proven negligence.

6. This Agreement shall be binding upon, and inure to the benefit of, the parties hereto and their respective heirs, representatives, successors and assigns.

IN WITNESS WHEREOF, the parties hereto have set their hand and seal on the day and year first above written.

WITNESSES:

Edwin G. Dunne
EDWIN G. DUNNE

Christina Kleinknecht
CHRISTINA KLEINKNECHT

Grantor:

1401 TROY ASSOCIATES LIMITED PARTNERSHIP,
a Michigan limited partnership

By: 1401 Troy Research Associates Limited Partnership,
a Michigan limited partnership
Its: General Partner

By: 1401 Troy, Inc., a Michigan corporation
Its: General Partner

By: DMSL
Douglas M. Etkin
Its: President

[Signatures continued on the following page]

RECORDED RIGHT OF WAY NO. 45122-2

RETURN TO
J. D. McDONALD
THE DETROIT EDISON COMPANY
30400 TELEGRAPH ROAD, SUITE 277
BIRMINGHAM, MICHIGAN 48025

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 31st day of March, 1993, by Douglas M. Etkin on behalf of 1401 Troy Research Associates Limited Partnership, a Michigan limited partnership.

Cynthia Marie Mudge
Notary Public
Oakland County, Michigan
My Commission Expires: _____

Drafted by _____

James A. Ketai, Esq.
200 Franklin Center
29100 Northwestern Highway
Southfield, MI 48034

CYNTHIA MARIE MUDGE
Notary Public, Wayne County, MI
Acting in Oakland Co., MI
My Commission Expires 11-8-93

/pao
Log No. o:\ee1\26\seasement

RECORDED RIGHT OF WAY NO. 45-10-2-R

RECEIVED

RETURN TO
J. D. McDONALD
THE DETROIT EDISON COMPANY
30400 TELEGRAPH ROAD, SUITE 277
BIRMINGHAM, MICHIGAN 48025

PARCEL DESCRIPTION

Troy

Part of the Northeast one-quarter (1/4), Section 32, Town 2 North, Range 11 East, beginning at a point distance South 00°20'48" West 417.42 feet and the North 89°56'36" West 53 feet and the South 00°20'48" West 1111.60 feet from the Northeast section corner, thence South 00°20'48" West 376.22 feet, thence South 88°31'20" West 487.30 feet, thence North 00°08'47" East 411.74 feet, thence South 89°39'12" East 238.49 feet, thence South 82°03'31" East 151.33 feet, thence South 89°39'12" East 100.00 feet to the Point of Beginning. Part of Sidwell No. 20-32-226-030.


A N D

PROPOSED PHASE II OPTION PARCEL DESCRIPTION

A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 32, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, STATE OF MICHIGAN, MORE PARTICULARLY DESCRIBED BY DARRELL HUGHES, MICHIGAN REGISTERED LAND SURVEYOR NO. 19834, AS COMMENCING AT THE NORTHEAST CORNER OF SECTION 32; THENCE SOUTH 00 DEGREES 20 MINUTES 48 SECONDS WEST 417.42 FEET ALONG THE EAST LINE OF SECTION 32 (CROOKS ROAD); THENCE NORTH 89 DEGREES 56 MINUTES 36 SECONDS WEST 53.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF CROOKS ROAD, SAID COURSE BEING PARALLEL WITH THE NORTH LINE OF SECTION 32 (PREVIOUSLY DESCRIBED AS NORTH 89 DEGREES 58 MINUTES 17 SECONDS WEST); THENCE SOUTH 00 DEGREES 20 MINUTES 48 SECONDS WEST 1487.82 FEET (PREVIOUSLY DESCRIBED AS 1487.96 FEET) ALONG THE WEST RIGHT-OF-WAY LINE OF CROOKS ROAD TO THE NORTHERLY LINE OF "OAKWOOD INDUSTRIAL PARK", A SUBDIVISION AS RECORDED IN LIBER 173 OF PLATS, PAGES 13 THROUGH 15, OAKLAND COUNTY RECORDS; THENCE SOUTH 88 DEGREES 31 MINUTES 20 SECONDS WEST 487.30 FEET (PREVIOUSLY DESCRIBED AS SOUTH 88 DEGREES 30 MINUTES 06 SECONDS WEST) ALONG THE NORTHERLY LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTHERLY LINE SOUTH 88 DEGREES 31 MINUTES 20 SECONDS WEST 120.05 FEET; THENCE NORTH 00 DEGREES 08 MINUTES 47 SECONDS EAST 415.56 FEET; THENCE SOUTH 89 DEGREES 39 MINUTES 12 SECONDS EAST 120.00 FEET ALONG THE SOUTH LINE OF A 60 FOOT EASEMENT FOR PRIVATE ROAD AND PUBLIC UTILITIES PURPOSES; THENCE SOUTH 00 DEGREES 08 MINUTES 47 SECONDS WEST 411.74 FEET TO THE POINT OF BEGINNING, CONTAINING 1.140 ACRES AND BEING SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.

PART OF SIDWELL No. 20-32-226-030

RECORDED RIGHT OF WAY NO. 45122-2

| | | | |
|--|----------|---------------------|--|
| PREPARED FOR <hr/> CAMPBELL / MANIX, INC. 21520 BRIDGE ST. SOUTHFIELD, MICHIGAN 48034 PHONE • 313/354-5100 | JOB NO. | 9212 | BOUNDARY SURVEY |
| | SCALE | 1" = 300' | |
| | DATE | 6/24/92 |  ENVIRONMENTAL ENGINEERS INC. 123 S. Main Royal Oak, Michigan 48068 313/545-0200 |
| | REVISION | 10/16/92 11/3/92 | |
| SHEET 4 OF 5 | | | |

N. 00°08'47" E. 2839.37' M.

N. 00°08' E.
N. 00°08'

RECORDED RIGHT OF WAY NO. 224.72'

RECORDED RIGHT OF WAY NO. 224.72'

RECORDED RIGHT OF WAY NO. 224.72'

RECORDED RIGHT OF WAY NO. 224.72'

RECORDED RIGHT OF WAY NO. 224.72'

36515' M.

28012' M.
224.72' F.M.
S.L.

S.L.

N. 00°20'48" E.
60.00'

N. 00°08'36" E.
36515' P.D.
N. 00°08'47" E.
36515' M.

10' FT PRIVATE EASEMENT
FOR DETROIT EDISON COMPANY
§ M. B. T.

1-26-93 REVISED EASEMENT DRAWG
DON VATES

R/CJ # R 92206791-10R

N. 00°08'47" E. 427.86'

PROPOSED PARCEL D-1

134.05' S.L.
134.05' F.L.

S. 00°08'47" W. 423.39'

N. 00°08'47" E. 423.39'

PROPOSED PARCEL D-2

112.05' S.L.

S. 00°08'47" W. 419.83'

N. 00°08'47" E. 419.83'

PROPOSED PARCEL D-3

134.05' S.L.

S. 00°08'47" W. 415.56'

N. 00°08'47" E. 415.56'

PROPOSED PHASE II
OPTION PARCEL

120.05' S.L.

S. 00°08'47" W. 411.74'

N. 00°08'47" E. 411.74'

S. 88°30'06" W. 987.39' P.D.
S. 88°31'20" W. 987.50' M.
860.90'

LOT 7

487.30'

10' FT PRIVATE EASEMENT
FOR DETROIT EDISON COMPANY § M. B. T.

N. 82°03'31" W.
151.33'
N. 89°39'12" W.
100.00'

10' EASEMENT

N. 89°39'12" W. 988.49'

PROPOSED 60 FT. EASEMENT
FOR PRIVATE ROAD AND
PUBLIC UTILITIES PURPOSES

EXHIBIT "B"

N

LIBER 139141033

278.22'

300.00'

F.L.

80.00'

CONFIDENTIAL

07 20A

G10

5-20-93

The language in #5 was corrected as you and Jim KETA of Elkin Equities agreed to.

your approval

| | | |
|---------------------|---------|------|
| APPROVED AS TO FORM | 5/21/93 | DATE |
| LEGAL DEPARTMENT | GMAH | |

Thanks

Jim M.

210 B. Farms

RETURN TO
J. D. McDONALD
THE DETROIT EDISON COMPANY
30400 TELEGRAPH ROAD, SUITE 277
BIRMINGHAM, MICHIGAN 48025