

UNDERGROUND DISTRIBUTION EASEMENT (RIGHT OF WAY) NO. R-9301747-1AR
PROJECT NAME - ROLLING HILLS PHASE 1 CONDOMINIUMS

On JANUARY 28, 1994, 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".

"Grantor" is:

- State & Michigan Associates, 29350 Southfield, Suite 33, Southfield, Michigan 48076
Tisch Diversified Associates, 29350 Southfield, Suite 33, Southfield, Michigan 48076
Michigan Income Associates, 29350 Southfield Suite 33, Southfield, Michigan 48076
State & Michigan Income Partnership #1, 29350 Southfield, Suite 33, Southfield, Michigan 48076
Gordon Pittsfield Associates, 29350 Southfield, Suite 33, Southfield, Michigan 48076

TIME RECORDED 10:36 AM
DATE FEB 9 1994
PEGGY M. HAINES
WASHTENAW COUNTY CLERK/REGISTER

"Grantee" is:

- The Detroit Edison Company, a Michigan corporation, 2000 Second Avenue, Detroit, Michigan 48226
General Telephone Company, a Michigan corporation, 455 E. Ellis Road, P.O. Box 149, Muskegon, Michigan 49443
Clear Cablevision, Inc., a Michigan corporation, 811 Michigan, P.O. Box 236, Saline, Michigan 48176

"Grantor's Land" is in Pittsfield Township, Washtenaw County, described as:

See Reverse Side for Description

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

All in accordance with Proposed Rolling Hills Phase 1 drawing, which is attached hereto and made a part hereof.

- 1. 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.
2. Access: Grantee has the right of access to and from the Right of Way Area.
3. Buildings or other Permanent Structures: No buldings 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. 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.
7. Damages: If Grantor, its agents, employees or contractors, damage Grantee's facilities, Grantee shall make repairs at Grantor's expense.
8. 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. 453-34

Witnesses: (type or print name below signature)

Grantor: (type or print name below signature)

See Appendices A, B and C for Grantors

GRANTOR'S LAND DESCRIPTION FOR R-9301747-1AR

A PARCEL OF LAND LOCATED IN PARTS OF THE SOUTHEAST 1/4 OF SECTION 29 AND ALSO PART OF THE NORTHEAST 1/4 OF SECTION 32, T. 3 S., R. 6 E., PITTSFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT, SAID POINT BEING DISTANT S. 88°43'48" E., 157.48 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 29; THENCE FROM SAID POINT OF BEGINNING N. 02°48'49" E., 123.28 FEET; THENCE N. 18°06'20" E., 141.32 FEET; THENCE N. 33°56'23" E., 141.32 FEET; THENCE N. 46°14'19" E., 100.00 FEET; THENCE N. 51°20'02" E., 103.28 FEET; THENCE S. 70°00'00" E., 100.00 FEET; THENCE N. 20°00'00" E., 246.00 FEET; THENCE S. 70°00'00" E., 263.84 FEET; THENCE N. 20°00'00" E., 83.33 FEET; THENCE N. 68°35'16" E., 141.06 FEET; THENCE S. 89°41'17" E., 312.66 FEET; THENCE S. 00°54'40" W., 736.24 FEET; THENCE S. 88°43'48" E., 33.00 FEET; THENCE S. 00°49'54" W., 32.98 FEET; THENCE S. 01°10'59" W., 536.09 FEET TO A POINT ON THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF MICHIGAN AVENUE (150 FEET WIDE 1/2 WIDTH); THENCE ALONG SAID RIGHT-OF-WAY LINE S. 62°41'07" W., 941.39 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE 100.34 FEET ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAVING A RADIUS OF 202.86 FEET, A CENTRAL ANGLE OF 28°20'24", AND A CHORD BEARING OF N. 13°08'45" W., 99.32 FEET; THENCE N. 01°01'24" E., 2.84 FEET; THENCE N. 88°58'36" W., 290.00 FEET; THENCE N. 01°01'24" E., 888.74 FEET; THENCE N. 88°43'48" W., 56.97 FEET TO THE POINT OF BEGINNING CONTAINING 38.72 ACRES OR 1,686,794 SQUARE FEET AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND THE RIGHTS OF THE PUBLIC OVER MICHIGAN AVENUE.

APPENDIX A FOR R-9301747-1AR

Witnesses: (type or print name below signature)

Grantor: (type or print name below signature)

Vanessa R. Drew
Vanessa R. Drew

STATE & MICHIGAN ASSOCIATES,
A MICHIGAN LIMITED PARTNERSHIP
Robert R. Tisch
by Robert R. Tisch, General Partner

Wendy Peterson
Wendy Peterson

Susan J. Lueck
by Susan J. Lueck, General Partner

Acknowledged before me in Oakland County, Michigan, on January 28, 1994 by Robert R. Tisch and Susan J. Lueck, General Partners of State & Michigan Associates, a Michigan Limited Partnership.

Vanessa R. Drew
Notary Public, Wayne County
acting in Oakland County
Notary's Stamp My commission expires 5-7-94 Notary's Signature Vanessa R. Drew

Witnesses: (type or print name below signature)

Grantor: (type or print name below signature)

Vanessa R. Drew
Vanessa R. Drew

TISCH DIVERSIFIED ASSOCIATES,
A MICHIGAN LIMITED PARTNERSHIP
Robert R. Tisch
by Robert R. Tisch, General Partner

Wendy Peterson
Wendy Peterson

Susan J. Lueck
by Susan J. Lueck, General Partner

Acknowledged before me in Oakland County, Michigan, on January 28, 1994 by Robert R. Tisch and Susan J. Lueck, General Partners of Tisch Diversified Associates, a Michigan Limited Partnership.

Vanessa R. Drew
Notary public, Wayne County
acting in Oakland County
Notary's Stamp My commission expires 5-7-94 Notary's Signature Vanessa R. Drew

RECORDED RIGHT OF WAY NO. 45534

APPENDIX B FOR R-9301747-1AR

Witnesses: (type or print name below signature)

Grantor: (type or print name below signature)

Vanessa R. Drew
Vanessa R. Drew

MICHIGAN INCOME ASSOCIATES,
A MICHIGAN LIMITED PARTNERSHIP
Robert R. Tisch
by Robert R. Tisch, General Partner

Wendy Peterson
Wendy Peterson

Susan J. Lueck
by Susan J. Lueck, General Partner

Acknowledged before me in Oakland County, Michigan, on January 28, 1994 by Robert R. Tisch and Susan J. Lueck, General Partners of Michigan Income Associates, a Michigan Limited Partnership.

Vanessa R. Drew
Notary Public, Wayne County
acting in Oakland County

Notary's Stamp My commission expires 5-7-94

Notary's Signature Vanessa R. Drew

Witnesses: (type or print name below signature)

Grantor: (type or print name below signature)

Vanessa R. Drew
Vanessa R. Drew

STATE & MICHIGAN INCOME PARTNERSHIP #1,
A MICHIGAN LIMITED PARTNERSHIP
Robert R. Tisch
by Robert R. Tisch, General Partner

Wendy Peterson
Wendy Peterson

Susan J. Lueck
by Susan J. Lueck, General Partner

Acknowledged before me in Oakland County, Michigan, on January 28, 1994 by Robert R. Tisch and Susan J. Lueck, General Partners of State & Michigan Income Partnership #1, a Michigan Limited Partnership.

Vanessa R. Drew
Notary Public, Wayne County
acting in Oakland County

Notary's Stamp My commission expires 5-7-94

Notary's Signature Vanessa R. Drew

RECORDED RIGHT OF WAY NO. 45334

APPROVED AS TO FORM 2/7/94 DATE
LEGAL [Signature]

APPENDIX C FOR R-9301747-1AR

Witnesses: (type or print name below signature)

Grantor: (type or print name below signature)

GORDON PITTSFIELD ASSOCIATES,
A MICHIGAN GENERAL PARTNERSHIP

Virginia L. Cicotte
Virginia L. Cicotte

Marvin W. Walkon
by Marvin Walkon, Authorized Agent

Marilyn A. Barringer
Marilyn A. Barringer

Acknowledged before me in Oakland County, Michigan, on Jan. 13, 1993 by
Marvin Walkon, Authorized Agent of Gordon Pittsfield Associates, a Michigan General Partnership.

MARILYN A. BARRINGER
Notary Public, Oakland County, MI
My Commission Expires Feb. 20, 1998

Notary's Stamp

Notary's Signature

Marilyn A. Barringer
Marilyn A. Barringer

RECORDED RIGHT OF WAY NO. 43534

APPROVED AS TO FORM 2/7/94 DATE
LEGAL DEPARTMENT MAA

To (Supervisor, RE & R/W) RICHARD LONGWISH	For RE & R/W Dept. Use	Date Received	DE/Bell/C.P. No.
Division ANN ARBOR	Date 8-19-93	Application No. R-9301747-1AR	

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 — other)
 1. Property description.
 2. Site plan.
 3. title information (deed, title commitment, contract with title commitment, or title search).

Customer Tracking Number 9301747

REPORT OF REAL ESTATE AND RIGHTS OF WAY DEPARTMENT R/W SECURED AS INDICATED ON THIS SKETCH BY <u>R. Longwish</u> DATE <u>2-7-94</u> DATE WANTED _____ DISTRICT FIELDMAN <u>Richard Longwish</u>	PERMITS TO: RECORD CENTER <u>1</u> R/W FILES <u>1</u> MDT <u>1</u> ORIGINATOR <u>1</u> TOTAL <u>1</u>
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Note: Do not submit application for URD easements until all above material has been acquired.

Information

1. Project Name ROLLING HILLS PHASE I	County WASHTENAW
City/Township/Village PITTSFIELD TWP	Section No. 29

Type of Development

<input type="checkbox"/> Proposed Subdivision	<input type="checkbox"/> Apartment Complex	<input checked="" type="checkbox"/> Condominium
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Mobile Home Park	<input type="checkbox"/> Other

2. Name of Owner STATE OF MICHIGAN ASSOCIATES (SEE SCHEDULE A)	Phone No. 1-313-559-7430
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Address
29350 SOUTHFIELD RD SUITE 33, SOUTHFIELD, MI. 48076

Owner's Representative JOE BLOCH	Phone No. 1-313-559-7430
--	------------------------------------

Date Service is Wanted
OCTOBER 1993

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 Utilities If Not Michigan Bell Telephone or Consumers Power
(GTE), (CLEAR CABLE)

Other Utility Engineer Names GTE - KEN JONES, CLEAR CABLE TOM BACH	Phone Numbers GTE 517-265-0670, CLEAR CABLE 429-4923
Addresses 2982 W. BEECHER RD ADRIAN MI. 49221,	811 W MICH P.O. BOX 236 SALINE, MI. 48176

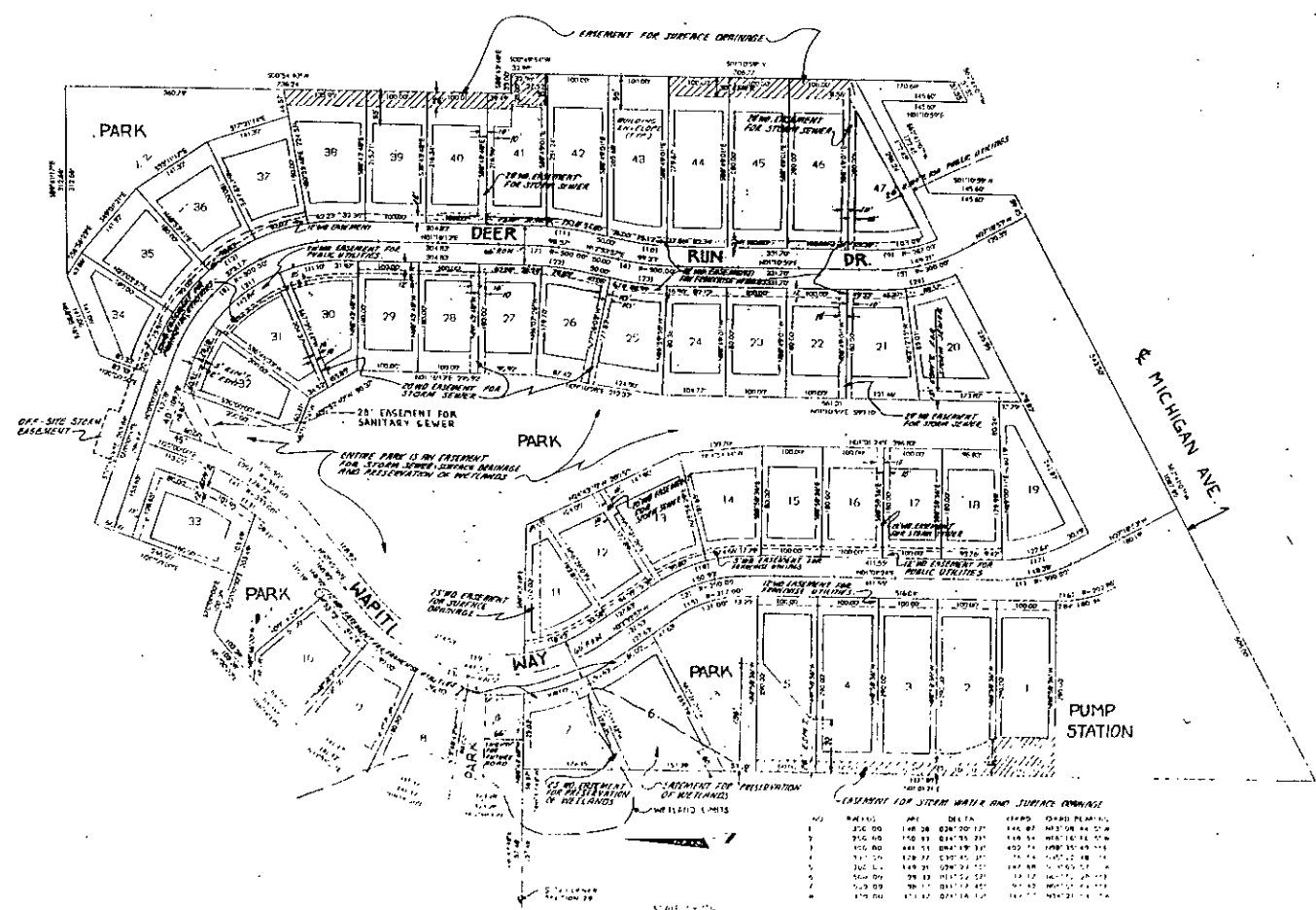
6. Additional Information or Comments
SECURE BLANKET EASEMENT, RECORD AS INSTALLED DRAWING A-39647 FIU MEMOS TO GTE # CLEAR CABLE #

Note: Trenching letter attached will be submitted later

Service Planner V.R. Johnson	Signed (Service Planning Supervisor) Robert C. Hall
Phone No. 761-4055	Address 328 AADHQ

RECORDED RIGHT OF WAY NO. 453-34

REEP 2936 PAGE 796



LOT	SQ. FT.	ACRES
1	25,000 S.F.	0.566 AC
2	25,000 S.F.	0.566 AC
3	25,000 S.F.	0.566 AC
4	25,000 S.F.	0.566 AC
5	25,000 S.F.	0.566 AC
6	25,551 S.F.	0.585 AC
7	19,110 S.F.	0.432 AC
8	20,581 S.F.	0.472 AC
9	20,581 S.F.	0.472 AC
10	20,510 S.F.	0.468 AC
11	18,700 S.F.	0.413 AC
12	18,803 S.F.	0.413 AC
13	20,922 S.F.	0.483 AC
14	20,559 S.F.	0.472 AC
15	18,000 S.F.	0.411 AC
16	18,000 S.F.	0.411 AC
17	17,000 S.F.	0.388 AC
18	15,000 S.F.	0.341 AC
19	21,710 S.F.	0.500 AC
20	25,931 S.F.	0.595 AC
21	19,612 S.F.	0.448 AC
22	16,000 S.F.	0.364 AC
23	18,000 S.F.	0.411 AC
24	17,176 S.F.	0.391 AC
25	18,000 S.F.	0.411 AC
26	18,000 S.F.	0.411 AC
27	18,000 S.F.	0.411 AC
28	18,000 S.F.	0.411 AC
29	18,000 S.F.	0.411 AC
30	18,013 S.F.	0.411 AC
31	15,929 S.F.	0.363 AC
32	17,028 S.F.	0.388 AC
33	21,152 S.F.	0.486 AC
34	18,000 S.F.	0.411 AC
35	20,581 S.F.	0.472 AC
36	20,581 S.F.	0.472 AC
37	20,581 S.F.	0.472 AC
38	25,025 S.F.	0.575 AC
39	21,602 S.F.	0.496 AC
40	21,665 S.F.	0.497 AC
41	23,127 S.F.	0.528 AC
42	25,707 S.F.	0.590 AC
43	27,421 S.F.	0.629 AC
44	27,708 S.F.	0.631 AC
45	28,600 S.F.	0.654 AC
46	38,190 S.F.	0.873 AC
47	22,128 S.F.	0.506 AC

APPENDIX "B"

Wherever Private Easement For Public Utilities occurs on this drawing, the provisions of such easement shall apply to the extent of the attached Page of this document.

NO.	AREA	DELTA	PERCENT	CHANGING
1	250.00	148.38	59.35	23.74
2	250.00	150.93	60.37	24.15
3	250.00	148.38	59.35	23.74
4	250.00	148.38	59.35	23.74
5	250.00	148.38	59.35	23.74
6	250.00	148.38	59.35	23.74
7	250.00	148.38	59.35	23.74
8	250.00	148.38	59.35	23.74
9	250.00	148.38	59.35	23.74
10	250.00	148.38	59.35	23.74
11	250.00	148.38	59.35	23.74
12	250.00	148.38	59.35	23.74
13	250.00	148.38	59.35	23.74
14	250.00	148.38	59.35	23.74
15	250.00	148.38	59.35	23.74
16	250.00	148.38	59.35	23.74
17	250.00	148.38	59.35	23.74
18	250.00	148.38	59.35	23.74
19	250.00	148.38	59.35	23.74
20	250.00	148.38	59.35	23.74
21	250.00	148.38	59.35	23.74
22	250.00	148.38	59.35	23.74
23	250.00	148.38	59.35	23.74
24	250.00	148.38	59.35	23.74
25	250.00	148.38	59.35	23.74
26	250.00	148.38	59.35	23.74
27	250.00	148.38	59.35	23.74
28	250.00	148.38	59.35	23.74
29	250.00	148.38	59.35	23.74
30	250.00	148.38	59.35	23.74
31	250.00	148.38	59.35	23.74
32	250.00	148.38	59.35	23.74
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36	250.00	148.38	59.35	23.74
37	250.00	148.38	59.35	23.74
38	250.00	148.38	59.35	23.74
39	250.00	148.38	59.35	23.74
40	250.00	148.38	59.35	23.74
41	250.00	148.38	59.35	23.74
42	250.00	148.38	59.35	23.74
43	250.00	148.38	59.35	23.74
44	250.00	148.38	59.35	23.74
45	250.00	148.38	59.35	23.74
46	250.00	148.38	59.35	23.74
47	250.00	148.38	59.35	23.74

TOTAL LOT AREA = 1,028,347 S.F.
 AVERAGE LOT AREA = 21,761 S.F.
 AVERAGE TOTAL BLOCK AREA = 3,181,175 S.F.
 AVERAGE COVERED BLOCK AREA = 3,182,500 S.F.
 MAXIMUM BLOCK COVERED RATIO = 0.15
 MAXIMUM LOT COVERED RATIO = 0.25
 AVERAGE BLOCK COVERED RATIO = 0.15
 AVERAGE LOT COVERED RATIO = 0.10
 NET SITE AREA = 1,686,776 S.F.
 DENSITY = 47 UNITS PER ACRE (1.21 UNITS PER 1000 S.F.)
 BASED ON MINIMUM LOT AREA OF 25,000 S.F.
 EACH LOT IS A SEPARATE CONVEYANCE UNIT.
 THIS IS A LIMITED COUNTY EASEMENT AND AGREEMENT FOR SURFACE DRAINAGE.
 THE PARTY WILL BE ORIGINAL COPIES OF THIS PLAN.

THIS DEED, RIGHT-OF-WAYS ARE TO BE LOCATED TO THE WESTERN COLLEGE ROAD EXTENSION.

PROPOSED

REVISIONS NO. DATE BY 1 10/15/2011 JLD 2 10/15/2011 JLD 3 10/15/2011 JLD 4 10/15/2011 JLD 5 10/15/2011 JLD 6 10/15/2011 JLD 7 10/15/2011 JLD 8 10/15/2011 JLD 9 10/15/2011 JLD 10 10/15/2011 JLD 11 10/15/2011 JLD 12 10/15/2011 JLD 13 10/15/2011 JLD 14 10/15/2011 JLD 15 10/15/2011 JLD 16 10/15/2011 JLD 17 10/15/2011 JLD 18 10/15/2011 JLD 19 10/15/2011 JLD 20 10/15/2011 JLD 21 10/15/2011 JLD 22 10/15/2011 JLD 23 10/15/2011 JLD 24 10/15/2011 JLD 25 10/15/2011 JLD 26 10/15/2011 JLD 27 10/15/2011 JLD 28 10/15/2011 JLD 29 10/15/2011 JLD 30 10/15/2011 JLD 31 10/15/2011 JLD 32 10/15/2011 JLD 33 10/15/2011 JLD 34 10/15/2011 JLD 35 10/15/2011 JLD 36 10/15/2011 JLD 37 10/15/2011 JLD 38 10/15/2011 JLD 39 10/15/2011 JLD 40 10/15/2011 JLD 41 10/15/2011 JLD 42 10/15/2011 JLD 43 10/15/2011 JLD 44 10/15/2011 JLD 45 10/15/2011 JLD 46 10/15/2011 JLD 47 10/15/2011 JLD 48 10/15/2011 JLD 49 10/15/2011 JLD 50 10/15/2011 JLD 51 10/15/2011 JLD 52 10/15/2011 JLD 53 10/15/2011 JLD 54 10/15/2011 JLD 55 10/15/2011 JLD 56 10/15/2011 JLD 57 10/15/2011 JLD 58 10/15/2011 JLD 59 10/15/2011 JLD 60 10/15/2011 JLD 61 10/15/2011 JLD 62 10/15/2011 JLD 63 10/15/2011 JLD 64 10/15/2011 JLD 65 10/15/2011 JLD 66 10/15/2011 JLD 67 10/15/2011 JLD 68 10/15/2011 JLD 69 10/15/2011 JLD 70 10/15/2011 JLD 71 10/15/2011 JLD 72 10/15/2011 JLD 73 10/15/2011 JLD 74 10/15/2011 JLD 75 10/15/2011 JLD 76 10/15/2011 JLD 77 10/15/2011 JLD 78 10/15/2011 JLD 79 10/15/2011 JLD 80 10/15/2011 JLD 81 10/15/2011 JLD 82 10/15/2011 JLD 83 10/15/2011 JLD 84 10/15/2011 JLD 85 10/15/2011 JLD 86 10/15/2011 JLD 87 10/15/2011 JLD 88 10/15/2011 JLD 89 10/15/2011 JLD 90 10/15/2011 JLD 91 10/15/2011 JLD 92 10/15/2011 JLD 93 10/15/2011 JLD 94 10/15/2011 JLD 95 10/15/2011 JLD 96 10/15/2011 JLD 97 10/15/2011 JLD 98 10/15/2011 JLD 99 10/15/2011 JLD 100 10/15/2011 JLD		ROLLING HILLS PHASE 1 PITTSFIELD TWP. MICHIGAN HORIZONTAL CONTROL PLAN PREPARED BY CIVIL ENGINEERS & LAND SURVEYORS 28450 FRANKLIN ROAD SOUTHFIELD, MICHIGAN 48034 (313) 352-9256
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2 - 1/11/94

RECORDED
WASHTENAW COUNTY, MI

FEB 9 10 36 AM '94

PEGGY M. HAINES
COUNTY CLERK/REGISTER

217

Register

DEED 17.00
B333 0333003 8271 10:31AM 2/09/94

SSRF 2.00
B333 0333003 8271 10:31AM 2/09/94