

**Detroit
Edison****UNDERGROUND DISTRIBUTION EASEMENT (RIGHT OF WAY) NO. 15059
PROJECT NAME: LAPEER PLACE APARTMENTS**

On November 2, 1995, 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:

Lapeer Place Apartments Limited Partnership II, a Michigan Limited Partnership, 321 Woodland Pass, Suite 100, East Lansing, MI 48823

"Grantee" is:

The Detroit Edison Company, a Michigan corporation, 2000 Second Avenue, Detroit, Michigan 48226
MBT, a Michigan corporation, DBA Ameritech, 502 Beach St., Room 402, Flint, MI 48502
Consumers Power, 3201 E. Court St., P. O. Box 408, Flint, MI 48501
C-TEC Cable, a Michigan corporation, Box 306, Lapeer, MI 48446

"Grantor's Land" is in City of Lapeer, Lapeer County, Michigan described as:

Part of the North 1/2 of Sections 7 and 8, T7N-R10E, described as beginning South 03°18'33" East 1320.51 feet and South 03°25'40" East 75 feet and South 24°56'20" West 89.41 feet and South 78°11'50" East 181.19 feet to the centerline of Baldwin Road and South 25°50'00" West 91.54 feet along said centerline from the Northeast corner of said Section 7 for a point of beginning for this description; thence continuing South 25°50'00" West 56.50 feet along the centerline of Baldwin Road; thence South 88°04'50" West 1385.31 feet; thence North 03°04'40" West 328.04 feet; thence North 88°02'53" East 923.27 feet; thence South 03°04'40" East 278.70 feet; thence North 88°04'50" East 489.34 feet to the point of beginning.

Together with and subject to a 50 foot wide easement, whose centerline is described as beginning at a point in the centerline of Baldwin Road that is South 25°50'00" West 28.25 feet from the point of beginning of the above description; thence South 88°04'50" West 476.19 feet to a point of ending.

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

a 10 foot wide easement as shown on Exhibit "A", 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 buildings 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.

RECEIVED FOR RECORD

95 DEC 19 PM 2:34

LIBER NO. 929 PAGE NO. 622
Melissa D. Vaughn 624
REGISTRAR OF DEEDS
LAPEER COUNTY, MICHIGAN

47934

Witnesses:(type or print name below signature)

Grantor:(type or print name below signature)

Catherine Petrovich

[Signature]

Catherine Petrovich

THOMAS W. BREAKCY, Partner of
Lapeer Place Apartments Limited
Partnership II

[Signature]

Larissa Buckler

Acknowledged before me in Ingham County, Michigan, on 11-2, 1995
by Thomas W. Breakey, Partner of Lapeer Place Apartments Limited Partnership II, a Michigan Limited
Partnership.

CATHERINE L. PETROVICH
NOTARY PUBLIC, STATE OF MICHIGAN
MY COMMISSION EXPIRES 12/19/98

Notary's Stamp

Notary's Signature

Catherine Petrovich

Prepared by and Return to: Betty A. Dean, 1075 Suncrest Drive, Lapeer, MI 48446/jmm

RECORDED RIGHT OF WAY NO. 47934

LIP 7929 PAGE 0624

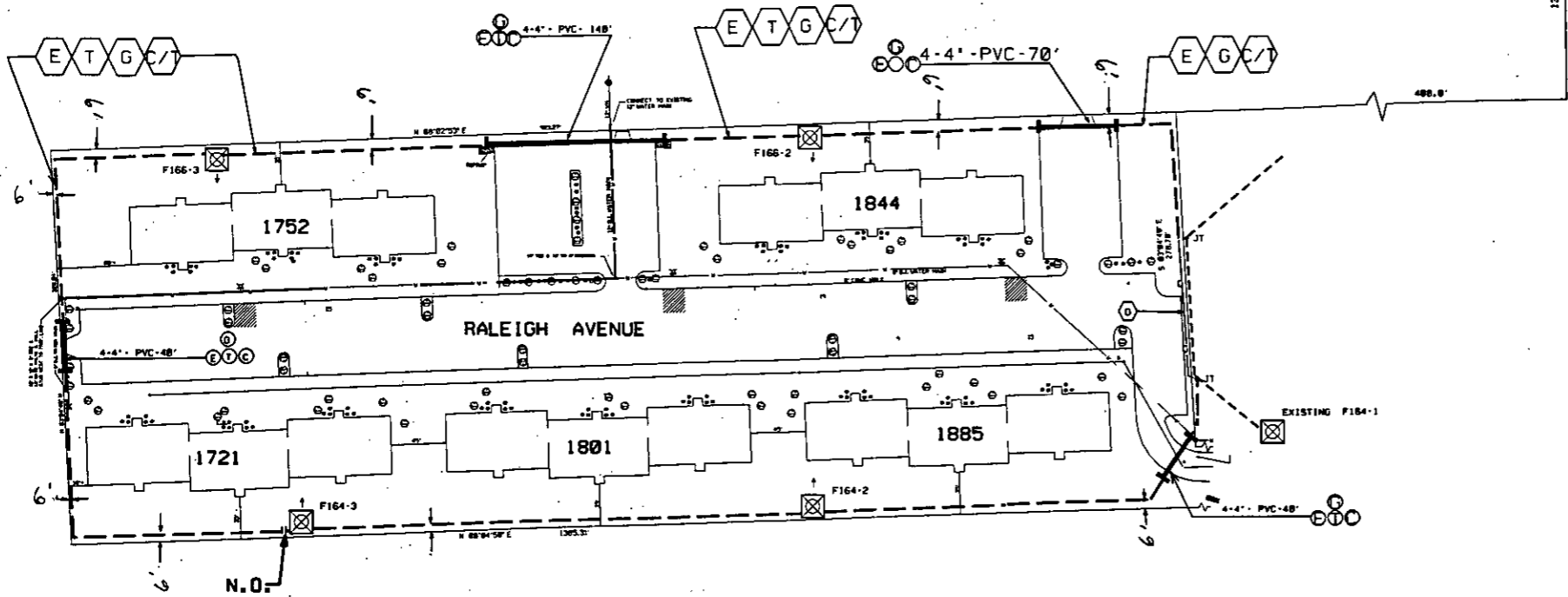
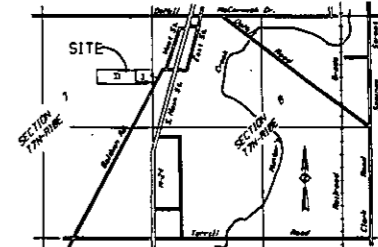
RECORDED ON MAY 10 1974



TRANSFORMER DATA

U.D.T. NO.	SIZE	ED. STK. NO.
F166-2	100KVA	661-1153
F166-3	100KVA	661-1153
F164-2	167KVA	661-1154
F164-3	100KVA	661-1153

LOCATION SKETCH
MAP SEC. NO. J-268-562



TRANSFORMER SPEC. _____
 PEDestal HEIGHT SPEC. _____
 TEMPORARY CABLE MARKER HEIGHT SPEC. _____
 SECONDARY CONNECTION BOX HEIGHT SPEC. _____

CODE

- TEMPORARY SECONDARY PEDestal/TEMPORARY CABLE MARKER
- DFT (ROAD FRONT TYPE)
- DFT (SIDE-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
- CABLE TV
- PROPOSED CONCRETE
- SEP CONN CABINET

NOTES

METER SHALL BE LOCATED IN SHADER AREA CLOSEST TO D.E.CO. SOURCE

CABLE SUMMARY

ITEM #	DESCRIPTION	QUANTITY	UNIT	REMARKS
1	24X12PC X 13.2KV	713-3070	1428'	
2	APP-35MM X 1-1/2" GROUND	713-8530	838'	

TRENCH SUMMARY

ADJUT USE 1253'
 D.E. ONLY
 TEL. ONLY
 GAS ONLY 120'
 CATV ONLY
 OTHERS

TOTAL 1373'
 SITE SUPV. BOB PAJITAS PHONE NO. 629-0756
 PAGER 810-918-6801

GENERAL NOTES

TRENCHING TO BE DONE BY DETROIT EDISON CO.
 TRENCH AND CABLE LENGTHS ARE APPROXIMATE
 SEE SECTION 56 OF LINE CONSTRUCTION STANDARDS FOR TRANS. MNT. DETAILS
 SEE PAGE 3-2-11 S.I.M. DETAIL " " FOR ENTRANCE POINT DETAILS (APTS. ONLY)
 SEE SECTION 43 OF LINE CONSTRUCTION STANDARDS FOR PLACEMENT OF CABLES, TRANSFORMERS AND PEDestALS (ENTRIES ONLY)
 D.E. SERVICE PLANNER: DAN DEBUS 687-1648
 TEL. CO.: ANNE THOMPSON 810-768-0103
 GAS CO.: JIM KEIRNS 810-768-3448
 CATV CO.: PAUL BERRY 810-667-9333
 OTHERS:
 EASEMENTS INDICATED BY OUR CONTROLLING ARE 12'
 OR 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.

EXHIBIT 'A'

NO.	REVISION	DATE	BY	CHKD.	APP'D.

DESIGNED BY	CHECKED BY	DATE	APP'D.

PROJECT	DATE	SCALE
Lapeer Place Apts. - Phase 2		

PROJECT	DATE	SCALE
Lapeer Place Apts. - Phase 2		