

COVENANT DEED

Grantor:

The Detroit Edison Company, a Michigan corporation,
2000 Second Avenue, Detroit, Michigan 48226

conveys to Grantee:

Michigan Department of Transportation, 425 West Ottawa, P.O. Box 30050,
Lansing, Michigan 48909

(for use by Register of Deeds Only)

real property in the City of Novi, Oakland County, Michigan, legally described as:

The following two parcels of land:

(Parcel 1) Part of the Southeast 1/4 of Section 1, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan. Commencing at the Southeast Corner of Section 1: Then South 85°02'04" West, 1377.00 feet, Along the centerline of 13 Mile Road and Section line as surveyed by others; Then North 02°54'56" West, 11.33 feet, to a point on the true Section line, distant South 85°30'21" West 1376.64 feet from the Southeast Section corner, Said POINT OF BEGINNING; Then North 02°54'56" West, 92.43 feet; Then 90.64 feet of arc of a curve to the right have a central angle of 00°55'15" a Radius of 5639.58 feet and a chord bearing and distance of South 80°15'35" West, 90.64 feet; Then South 02°54'56" East, 84.14 feet; Then North 85°30'21" East, 90.03 feet, along the true South Section line to the POINT OF BEGINNING. Containing 0.182 acres.

(this legal description is continued on the back of this deed)

subject to easements and building and use restrictions of record

for the sum of Three Thousand Nine Hundred and no/100 dollars (\$3,900.00)

on December 28, 1994 and covenants that Grantor has not through its own act or omission impaired the marketability of title to the real property.

Witnessed by: (type or print name under signature)


MICHAEL C. VENETIS


The Detroit Edison Company

By: 
Paul W. Potter
Director, Corporate Real Estate Services


THOMAS WILSON

Acknowledged before me in Wayne County, Michigan, on December 28, 1994, by Paul W. Potter the Director of Corporate Real Estate Services of The Detroit Edison Company, a Michigan corporation, for the corporation.

THOMAS WILSON
Notary Public, Wayne County, MI
My Commission Expires Oct. 11, 1998

Notary's Stamp _____ Notary's Signature 
(Notary's name, county, and date commission expires) **THOMAS WILSON**

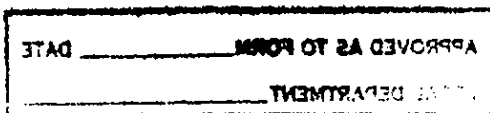
Prepared by: George Hathaway, Rm 688 WCB, 2000 Second Avenue, Detroit, Michigan 48226

Recording Fee:

Return to:

County Treasurer's Certificate

Michigan Real Estate Transfer Tax Stamp



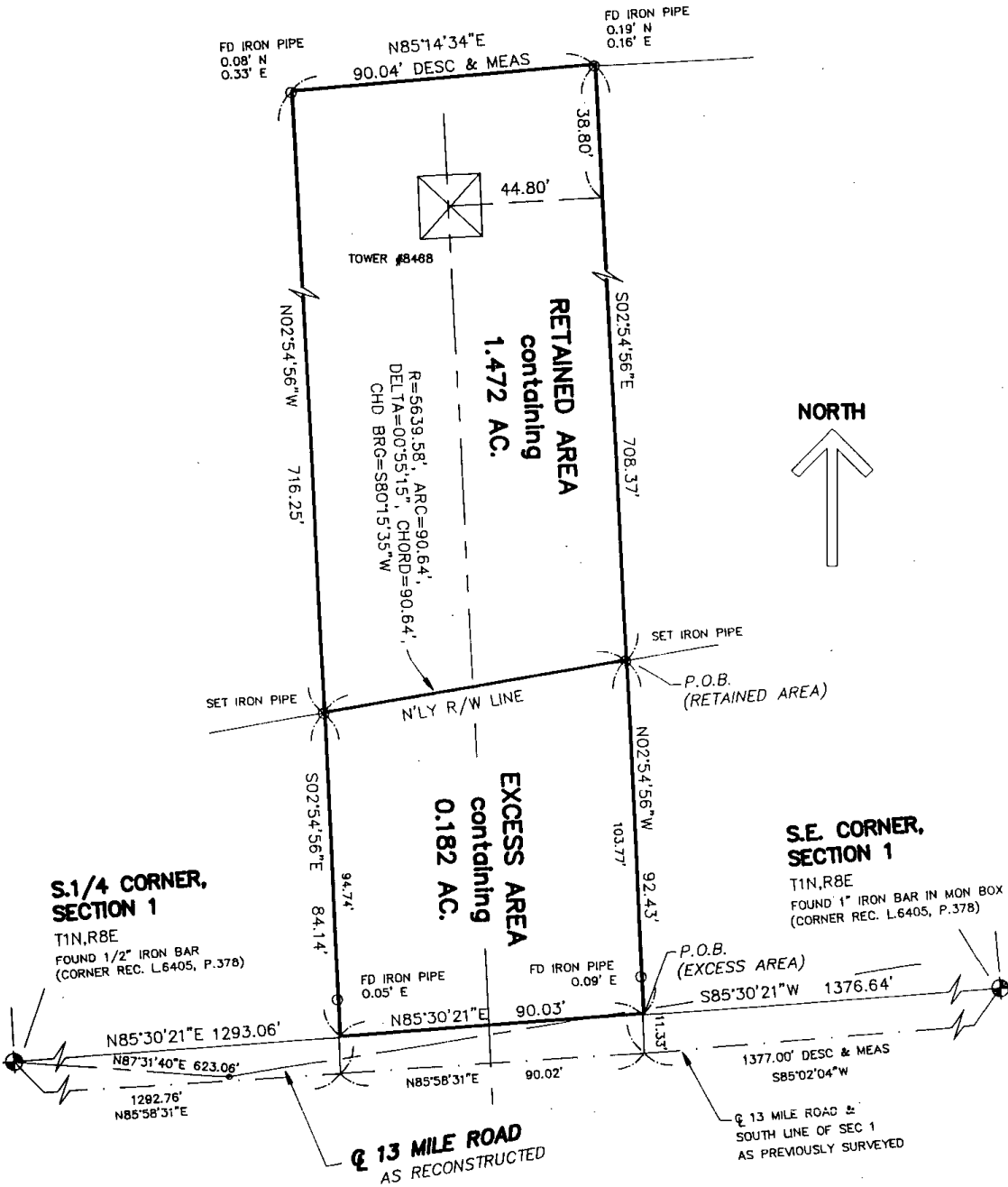
(continuation of legal description from the front of this deed from Detroit Edison to Michigan Department of Transportation)

(Parcel 2) Part of the Northeast 1/4 of Section 12, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan. Commencing at the Northeast corner of Section 12; Then South 85°02'04" West, 1377.00 feet, along the centerline of 13 Mile Road and the Section line as surveyed by others; Then North 02°37'52" West, 11.33 feet, to a point on the true Section line, said point being distant South 85°30'21" West, 1376.59 feet from the Northeast corner of said Section, said point is the POINT OF BEGINNING; Then South 02°37'52" East, 99.12 feet; Then 90.65 feet along the arc of a curve to the right having a central angle of 00°53'27" a radius 5829.58 feet and having a chord bearing and distance of South 80°29'16" West, 90.65 feet; Then North 02°37'52" West, 107.05 feet to a point on the true Section line; Then North 85°30'21" East, 90.05 feet along the true Section line to the point of beginning. Containing 0.213 acres.

Reserving to Grantor an easement on, over, and under the above two parcels of land for the right to construct, reconstruct, operate and maintain overhead and underground electric lines including towers, poles, wires, manholes, conduits, cables and equipment. Edison may trim or cut down any trees, bushes, or branches in the easement that Edison believes could interfere with the operation and maintenance of its facilities. No buildings, structures or flammable materials of any kind shall be placed or stored in the easement without Edison's prior written consent.

APPROVED AS TO FORM	12/9/94	DATE
LEGAL DEPARTMENT	[Signature]	

CERTIFICATE OF SURVEY



BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF, I CERTIFY THAT AS A RESULT OF A SURVEY MADE ON THE GROUND TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL (LAND) SURVEYORS IN THE STATE OF MICHIGAN, THAT THE MAP DELINEATED HEREON CORRECTLY REPRESENTS SUCH SURVEY AND THAT THE RATIO OF CLOSURE OF THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS 1: AND THAT ALL APPLICABLE REQUIREMENTS OF P.A. 132 OF 1970, AS AMENDED BY P.A. 280 OF 1972 AND P.A. 24 OF 1988, HAVE BEEN COMPLIED WITH.

LOCATION PROPERTY SURVEY PART OF THE S.E. 1/4 OF SECTION 1, T1N,R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN		DETROIT Edison TRANSMISSION & TECHNICAL SERVICES	
DRAWN BY G GORDON	DATE OF SURVEY AUGUST 30, 1994	SURVEY ENGINEER GDS	
SCALE 1 INCH = 40 FEET	JOB NO. 9408354	DRAWING NUMBER SE909-21	

DESCRIPTION

EXCESS PROPERTY

Part of the Southeast 1/4 of Section 1, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan.

Commencing at the Southeast Corner of Section 1: Thence South 85°02'04" West, 1377.00 feet, Along the centerline of 13 Mile Road and Section line as surveyed by others; Thence North 02°54'56" West, 11.33 feet, to a point on the true Section line, distant South 85°30'21" West 1376.64 feet from the Southeast Section corner, Said POINT OF BEGINNING;

Thence North 02°54'56" West, 92.43 feet;
 Thence 90.64 feet of arc of a curve to the right have a central angle of 00°55'15" a Radius of 5639.58 feet and a chord bearing and distance of South 80°15'35" West, 90.64 feet;
 Thence South 02°54'56" East, 84.14 feet;
 Thence North 85°30'21" East, 90.03 feet, along the true South Section line to the POINT OF BEGINNING.
 Containing 0.182 acres.

Detroit Edison reserves the right to construct, reconstruct, operate and maintain overhead and underground electric lines including towers, poles, wires, manholes, conduits, cables and equipment. Edison may trim or cut down any trees, bushes, or branches in the easement that Edison believes could interfere with the operation and maintenance of its facilities. No buildings, structures or flammable materials of any kind shall be placed or stored in the easement without Edison's prior written consent.

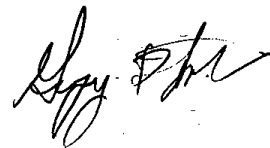
RETAINED PROPERTY

Part of the Southeast 1/4 of Section 1, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan.


Commencing at the Southeast Corner of Section 1: Thence South 85°02'04" West, 1377.00 feet, Along the centerline of 13 Mile Road and Section line as surveyed by others; Thence North 02°54'56" West, 11.33 feet, to a point on the true Section line, distant South 85°30'21" West 1376.64 feet from the Southeast Section corner; Thence North 01°54'56" West, 92.43 feet to the POINT OF BEGINNING;

Thence 90.64 feet along the arc of a curve to the right having a central angle of 00°55'15" a radius of 5639.58 feet having a chord bearing and distance of South 80°15'35" West, 90.64 feet;
 Thence North 02°54'56" West, 716.25 feet;
 Thence North 85°14'34" East, 90.04 feet;
 Thence South 02°54'56" East, 708.37 feet, to the point of beginning.

containing 1.472 acres.



SHEET 2 OF 2

LOCATION PROPERTY SURVEY PART OF THE S.E. 1/4 OF SECTION 1, T1N,R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN	Detroit Edison		TRANSMISSION & TECHNICAL SERVICES	
	DRAWN BY G STEPHENS	DATE OF SURVEY	SURVEY ENGINEER GDS	
	SCALE  1 INCH= FEET	JOB NO. 9408354	DRAWING NUMBER SE909-21	
SUNSET-HANCOCK TOWER LINE R/W				