

Land Contract #79017
MDOT 2415A (9/84)

107310575

Sale M-733-N
Item 1C
Control 63022
Project 63-29
Parcels C-133 Part
88199507 A, C-134

DEED OF MICHIGAN DEPARTMENT OF TRANSPORTATION

This Indenture, Made this 14th day of November A.D., 1988

Between the Michigan Department of Transportation whose address is Lansing, Michigan, first party, and Detroit Edison Company, a Michigan-New York Corporation, 2000 Second Avenue, Detroit, Michigan 48226

#36 REG/DEEDS PAID
0001 DEC 29 88 6865101 party,
1350 MISC 7.00

Witnesseth, That first party, for and in consideration of the sum of Six Hundred Thousand Dollars and no/100 (\$600,000.00) Dollars,

receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell, remise, release, alien and confirm unto second party, and the heirs and/or successors and assigns thereof, forever, the certain parcel of land described as:

All that part of Tracts "A" and "B" which lie Northeasterly of a line described as: Beginning at a point on the West line of said Section 14, which is North 01° 49' 18" West, 947.49 feet from the West Quarter (W 1/4) corner of said Section 14; thence North 88° 10' 42" East, 80.00 feet; thence South 01° 49' 18" East, 488.03 feet; thence South 46° 49' 18" East, 213.55 feet; thence North 88° 10' 42" East, 180.54 feet; thence South 76° 04' 57" East, 218.72 feet; thence South 60° 20' 37" East, 218.72 feet; thence South 44° 36' 17" East, 495.26 feet; thence South 50° 46' 17" East, 230.08 feet; thence South 63° 06' 17" East, 230.08 feet; thence South 75° 26' 17" East, 230.08 feet; thence South 81° 36' 17" East, 704.14 feet; thence South 83° 30' 50" East, 2000.00 feet to a point of ending.
20 - 22-14-326-004

TRACT "A":

All that part of the North Half (N 1/2) of the Southwest Quarter (SW 1/4) of Section 14, T1N, R8E, City of Novi, Oakland County, Michigan, which lies South of a line described as: Beginning at a point on the North and South Quarter (N & S 1/4) line of said Section 14, which is South 02° 16' 35" East, 528.00 feet from the Center Quarter (C 1/4) corner of said Section 14; thence North 85° 50' 29" West, 1344.98 feet; thence North 83° 29' 50" West, 1400.00 feet to a point of ending.

TRACT "B":

All that part of the South 60 acres of the West Half (W 1/2) of the Southeast Quarter (SE 1/4) of Section 14, T1N, R8E, City of Novi, Oakland County, Michigan, more particularly described as: Beginning at the South Quarter (S 1/4) corner of said Section 14; thence North 89° 14' East on South line of said Section 14, a distance of 1326.70 feet; thence North 0° 34' West on the East Eighth (E 1/8) line of said Section 14, 1984.73 feet; thence South 89° 14' West, 1307.17 feet to the North and South Quarter (N & S 1/4) line of said Section 14; thence due South on the North and South Quarter (N & S 1/4) line of said Section 14, 1984.89 feet to the point of beginning.

No representations or warranties are made to fluid mineral and gas rights by the Michigan Department of Transportation.

OAKLAND COUNTY TREASURER'S CERTIFICATE
I HEREBY CERTIFY that there are no TAX LIFTS or
TITLES held by the state or any individual against the
within description, and all TAXES on same are paid for
five years previous to the date of this instrument, as
appears by the records in this office except as stated.

1.00
083112 12-28-88 R. Hugh Dohany DMU 7.00 + 1.00
C. HUGH DOHANY, COUNTY TREASURER
Sec. 135, Act 206, 1853 as amended

This conveyance is given subject to the following conditions and covenants, which covenants shall be construed as covenants running with the land, and shall be binding upon the second party named herein and the heirs and/or successors and assigns thereof:

- 1. No junk yard, automobile salvage or automobile graveyard, garbage dump, or sanitary fill shall be maintained on any part of the described premises within 1,000 feet from an interstate or a primary highway, except as provided in Act 219, P. A. of 1966, as amended.
- 2. Subject to all easements of record and the right to maintain any public utility facilities existing on, under or over the lands herein described, together with the right of the owners of said facilities to go upon the land for the purpose of maintaining said facilities.

- 3. That all water run-off and drainage from the abutting highway right-of-way shall be allowed a free and uninterrupted flow over the above-described parcel of land, and second party shall not change the physical condition of the above-described parcel of land so as to impede the free flow of water run-off and drainage from the abutting highway right-of-way.
- 4. There shall be no right of direct ingress or egress from the interchange area of Highway I-96 and Novi Road or the connecting ramps or Highway I-96 to, from and between the land herein described.

STAMP: 107310576

Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining; to have and to hold the said premises, as hereby described, with the appurtenances, unto second party, and to the heirs and/or successors and assigns thereof forever, and first party, for itself and its successors in office, does covenant, grant, bargain and agree to and with second party, that it has not heretofore done, committed or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever, whereby the premises hereby granted, or any part thereof, is or shall or may be charged or encumbered in title, estate or otherwise howsoever; and that first party will warrant and defend the said granted premises, with the appurtenances, unto second party, the heirs and/or successors and assigns thereof, against the lawful claims and demands of all persons claiming by, from or under the first party but against no other person.

In Witness Whereof, First party has hereunto set its hand and seal the day and year first above written.

Signed and delivered in presence of:

Michigan Department of Transportation

Patricia L. Burns
Patricia L. Burns

by W. J. MacCreery
W. J. MacCreery, Deputy Director

Kristie K. Cheadle
Kristie K. Cheadle

STATE OF MICHIGAN }
COUNTY OF INGHAM } ss.

FORM
APPROVED

On this 14th day of November, A.D. 19 88, before me personally appeared W. J. MacCreery to me known to be the same person who executed the within instrument, and who being duly sworn by me, did say that he is the Deputy Director of the Michigan Department of Transportation, and who acknowledged the above conveyance to be his free act and deed and the free act and deed of the Michigan Department of Transportation.

Patricia L. Burns
Patricia L. Burns
Notary Public Ingham County, Michigan

Acting in Ingham County, Michigan,

My commission expires March 21, 19 89,

DRAFTED BY: Joyann Kime

Return to:
Thomas P Beagen
2000 2nd Ave
Detroit, MI 48226

BUSINESS ADDRESS:
Michigan Department of Transportation
P.O. Box 30050
Lansing, Michigan 4