

COVENANT DEED

Grantor: The Detroit Edison Company,
2000 Second Avenue, Detroit, Michigan 48226

conveys to Grantee: Syndeco Realty Corporation,
660 Plaza Drive, Suite 2300, Detroit, Michigan 48226

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

EXCESS AREA "A" Part of the Northwest 1/4 of Section 32, Town 2 North, Range 8 East, City of Wixom, Oakland County, Michigan. Described as: Commencing at the Northwest corner of Section 32; thence South 89°24'15" East, 998.67 feet, along the North line of said Section 32; thence South 00°00'51" West, 410.12 feet, to the POINT OF BEGINNING; thence South 89°24'15" East, 120.66 feet; thence South 00°18'43" West, 502.40 feet; thence South 27°16'13" East, 465.83 feet; thence North 89°15'59" West, 331.60 feet; thence North 00°00'51" East, 913.46 feet, to the point of beginning. Containing 3.499 acres of land in area. **RESERVING** to Grantor, its successors and assigns, all subsurface oil and gas and other mineral rights under all the above described land. **GRANTOR ALSO RESERVES** a 30 foot wide tree trimming easement, lying adjacent to and parallel with the easterly lines of the above described land, for the right to trim or cut down any trees, bushes, or branches that Edison believes could interfere with or grow to the point of interfering with operation and maintenance of existing or future Edison facilities in the tower line property. Subject to any and all easements of record.

EXCESS AREA "B"

Part of the Northwest 1/4 of Section 32, Town 2 North, Range 8 East, City of Wixom, Oakland County, Michigan. Described as: Commencing at the Northwest corner of Section 32; thence South 89°24'15" East, 1331.67 feet, along the North line of said Section 32, to the POINT OF BEGINNING; thence South 00°00'51" West, 613.10 feet; thence North 89°23'27" West, 213.39 feet; thence North 00°19'43" East, 60.00 feet; thence South 89°23'27" East, 183.08 feet; thence North 00°00'51" East, 553.09 feet; thence South 89°24'15" East, 30.00 feet, along the North line of said Section 32, to the point of beginning. Containing 0.674 acres of land in area. **RESERVING** to Grantor, its successors and assigns, all subsurface oil and gas and other mineral rights over all the above described land. **GRANTOR ALSO RESERVES** to itself the right to construct, reconstruct, operate and maintain overhead and underground electric lines including towers, poles, wires, manholes, conduits, cables and equipment on, over, under and across all the above described land. These facilities may include telecommunication medium, for usage or grantee's assignees. Grantor may trim or cut down any trees, bushes, or branches in the easement that Grantor 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 Grantor's prior written consent.

EXCESS AREA "C"

Part of the Northwest 1/4 of Section 32, Town 2 North, Range 8 East, City of Wixom, Oakland County, Michigan. Described as: Commencing at the Northwest corner of Section 32; thence South 89°24'15" East, 1331.67 feet, along the North line of said Section 32; thence South 00°00'51" West, 824.60 feet, to the POINT OF BEGINNING; thence South 89°24'15" East, 165.87 feet; thence South 00°04'16" West, 300.10 feet; thence South 89°21'55" East, 165.72 feet; thence South 00°05'42" West, 200.33 feet; thence South 00°00'51" West, 204.00 feet; thence North 27°16'13" West, 722.04 feet; thence North 00°00'51" East, 66.19 feet, to the point of beginning. Containing 1.790 acres of land in area.

RESERVING to Grantor, its successors and assigns, all subsurface oil and gas and other mineral rights under all the above described land. **GRANTOR ALSO RESERVES** a 30 foot wide tree trimming easement, lying adjacent to and parallel with the westerly lines of the above described land, for the right to trim or cut down any trees, bushes, or branches that Edison believes could interfere with or grow to the point of interfering with operation and maintenance of existing or future Edison facilities in the tower line property.

EXCESS AREA "D"

Part of the Northwest 1/4 of Section 32, Town 2 North, Range 8 East, City of Wixom, Oakland County, Michigan. Described as: Commencing at the Northwest corner of Section 32; thence South 89°24'15" East, 998.67 feet, along the North line of said Section 32, to the POINT OF BEGINNING; thence South 89°24'15" East, 122.79 feet; thence South 00°18'43" West, 410.1 feet; thence North 89°24'15" West, 120.66 feet; thence North 00°00'51" East, 410.12 feet, to the point of beginning. Containing 1.146 acres of land in area. **RESERVING** to Grantor, its successors and assigns, all subsurface oil and gas and other mineral rights under all the above described land. **GRANTOR ALSO RESERVES** a 30 foot wide tree trimming easement, lying adjacent to and parallel with the easterly lines of the above described land, for the right to trim or cut down any trees, bushes, or branches that Edison believes could interfere with or grow to the point of interfering with operation and maintenance of existing or future Edison facilities in the tower line property.

subject to easements and building and use restrictions of record

for the sum of Ninety Two Thousand Eight Hundred Fifty Seven and 18/100 dollars (\$92,857.18)

on June 16, 1997 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)

Scott E. Munzel
Scott E. Munzel
Brenda L. Dolson
Brenda L. Dolson

The Detroit Edison Company

By: John M. Wisniewski
John M. Wisniewski
Manager of Administration

Acknowledged before me in Wayne County, Michigan, on June 16, 1997, by John M. Wisniewski, Manager of Administration of The Detroit Edison Company, a Michigan corporation, for the corporation.

Notary's Stamp MARLANE P. POTTER
NOTARY PUBLIC - ST. CLAIR COUNTY, MI
MY COMMISSION EXPIRES 01/22/99
(Notary's name, county, and date commission expires)

Notary's Signature Marlane P. Potter

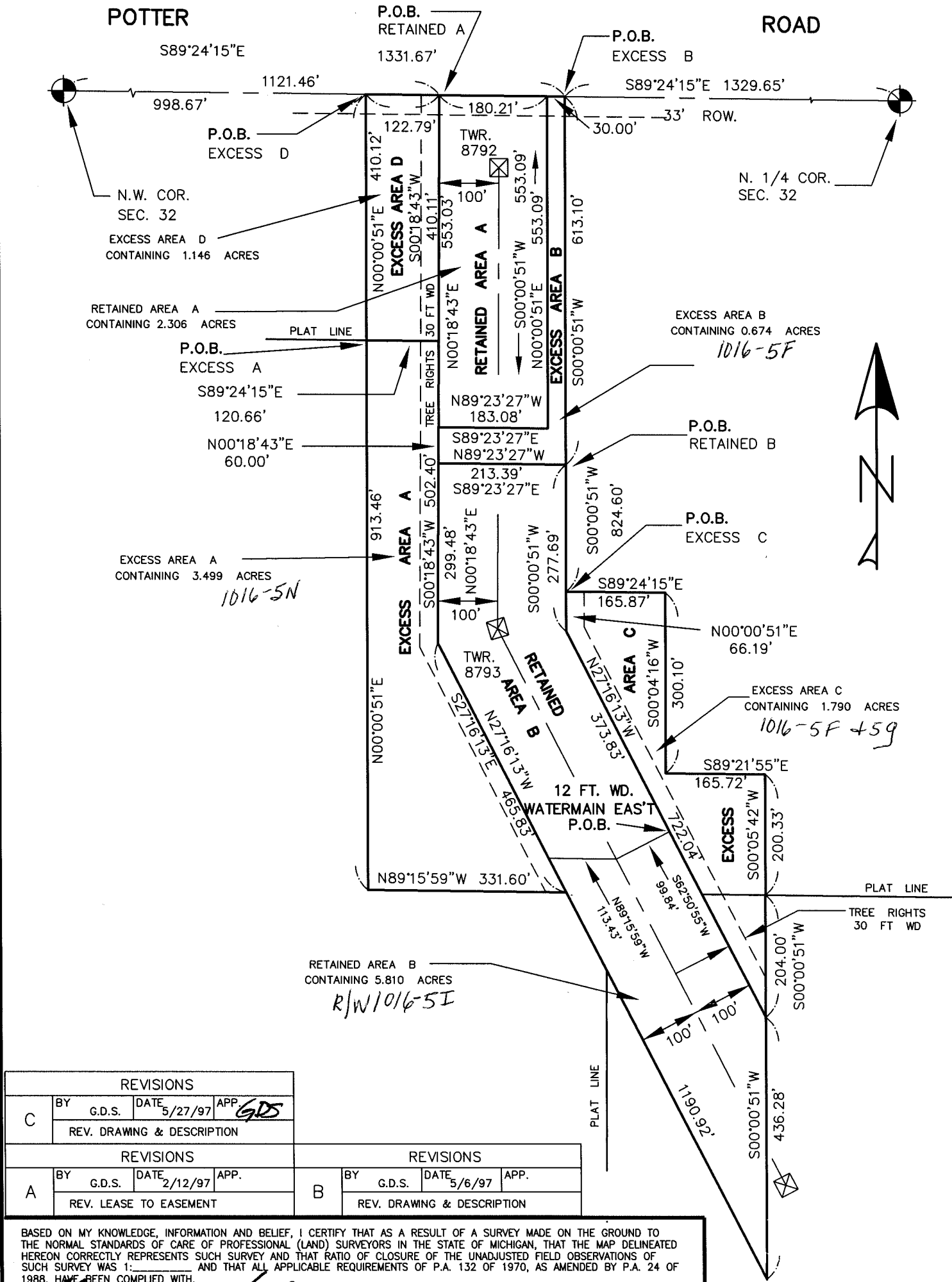
Prepared by: George Hathaway, Rm 688 WCB, 2000 Second Avenue, Detroit, MI 48226 Recording Fee:

Return to: NOTARY PUBLIC
MARLANE P. POTTER

CERTIFICATE OF SURVEY

POTTER

ROAD



REVISIONS				
C	BY	G.D.S.	DATE	APP.
			5/27/97	GDS
REV. DRAWING & DESCRIPTION				

REVISIONS				
A	BY	G.D.S.	DATE	APP.
			2/12/97	
REV. LEASE TO EASEMENT				

REVISIONS				
B	BY	G.D.S.	DATE	APP.
			5/6/97	
REV. DRAWING & DESCRIPTION				

BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF, I CERTIFY THAT AS A RESULT OF A SURVEY MADE ON THE GROUND TO THE NORMAL STANDARDS OF CARE OF PROFESSIONAL (LAND) SURVEYORS IN THE STATE OF MICHIGAN, THAT THE MAP DELINEATED HEREON CORRECTLY REPRESENTS SUCH SURVEY AND THAT 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. 24 OF 1988, HAVE BEEN COMPLIED WITH.

SURVEYOR: *[Signature]* PS NO. 29252 DATE 5-6-97

SHEET 1 OF 6

Detroit Edison

SYSTEM PROJECTS & ENGINEERING

LOCATION: **EXCESS SURVEY**

PART OF THE N.W. 1/4 OF SEC. 32 T2N, R8E, CITY OF WIXOM, OAKLAND COUNTRY, MICHIGAN

WAYNE-PONTIAC CORRIDOR

DRAWN BY: JRS SURVEY ENGINEER: *[Signature]* DATE OF SURVEY: _____

LEGEND

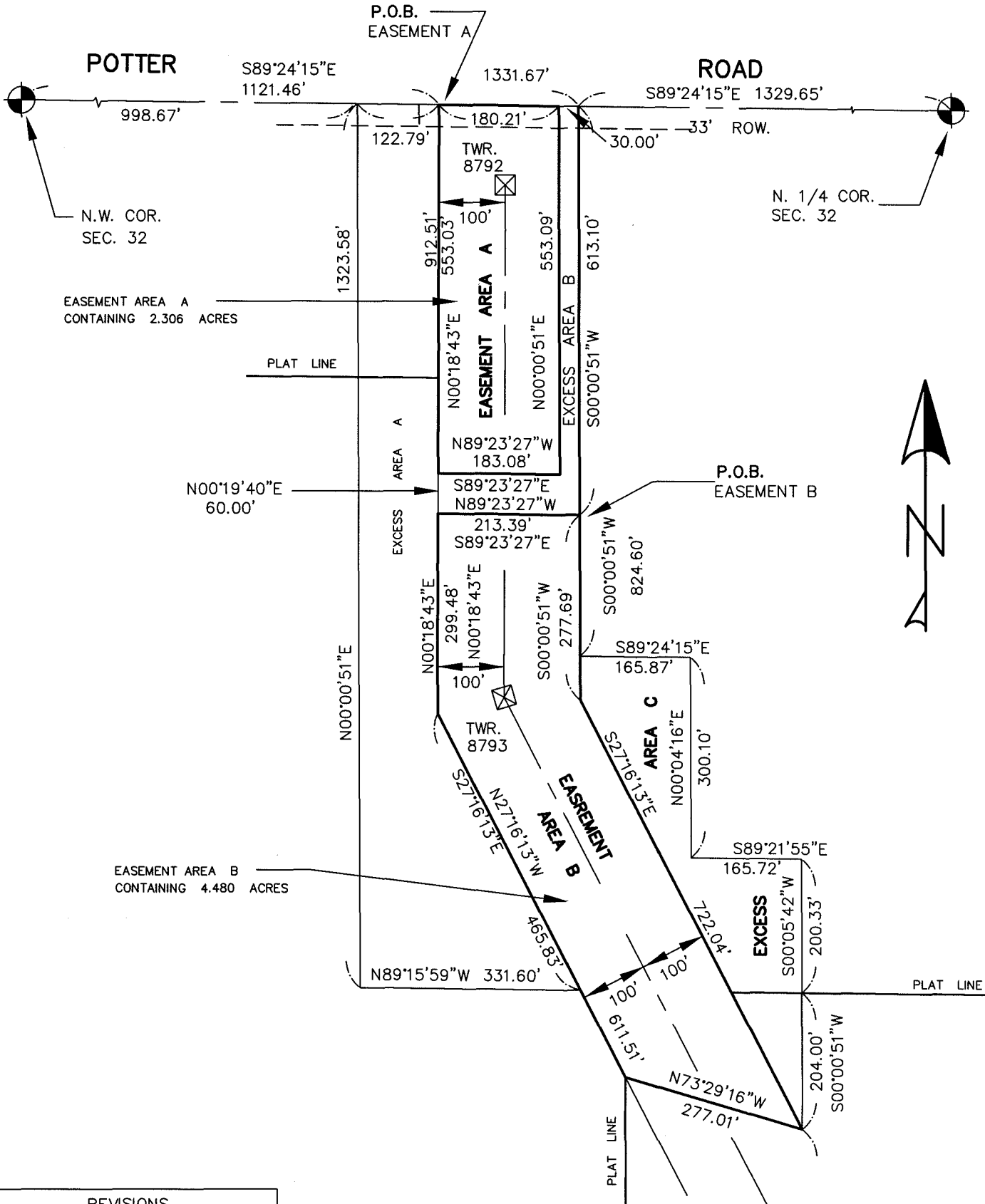
R. = RECORDED I.P. = IPON PIPE
 M. = MEASURED RR = RE-ROD
 C. = CALCULATED MON. = MCNUMENT

JOB NUMBER: **9601123**

DRAWING NO.: **SE 787-61**

SCALE: 1 INCH = 200 FEET

CERTIFICATE OF SURVEY



REVISIONS				
C	BY	G.D.S.	DATE	APP.
			5/27/97	GDS
REV. DRAWING & DESCRIPTION				

REVISIONS				
A	BY	G.D.S.	DATE	APP.
			2/12/97	
REV. LEASE TO EASEMENT				

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B	BY	G.D.S.	DATE	APP.
			5/6/97	
REV. DRAWING & DESCRIPTION				

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Shirley D. Taylor
 SURVEYOR

29252
 PS NO.

5-6-97
 DATE

SHEET 2 OF 6

Detroit Edison

SYSTEM PROJECTS
 & ENGINEERING

LOCATION

EXCESS SURVEY

PART OF THE N.W. 1/4 OF SEC. 32 T2N, R8E,
 CITY OF WIXOM, OAKLAND COUNTRY, MICHIGAN

WAYNE-PONTIAC CORRIDOR

LEGEND

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