



Real Estate Department

Work Order No.: A0003123
Circuit Name: Bloomfield-Wixom
Business Unit: ITC

Date: May 9, 2017
To: Records Center
From: Margaret Wessel Walker
mwalker@itctransco.com
Real Estate

Subject: Vegetation Management Easement
Parcel ID: 17-26-454-007
BW 1352

Attached are documents related to the acquisition of a Vegetation Management Easement dated **June 13, 2013** to International Transmission Company (ITC) from **1000 Decker, LLC**, whose address is **2486 Thistle Point, Bloomfield Hills, MI 48304**.

The easement was acquired for additional rights needed and located in Part of the **SE ¼ of Section 26, Commerce Township, Oakland County, MI (T2N R8E)**.

The consideration given for the aforementioned acquisition was **\$10,000.00**

The acquisition was negotiated by **Land Matters, LLC**.

Please incorporate into Right of Way File No.: **T72224** and cross reference with ROW#: **R4808**

Attachment (s)

CC: M. Ely
N. Spencer
S. Gagnon
J. Gruca
K. Jenkins
C. Scott
J. Andree
Fixedassetsgroup@itctransco.com

RECEIVED
OAKLAND COUNTY
REGISTER OF DEEDS

2013 JUN 24 PM 12:25

182677
LIBER 46045 PAGE 22
\$19.00 MISC RECORDING
\$4.00 RENOVATION
07/11/2013 08:49:30 A.M. RECEIPT# 97304
PAID RECORDED - OAKLAND COUNTY
LISA BROWN, CLERK/REGISTER OF DEEDS

VEGETATION MANAGEMENT EASEMENT

On June 13, 2013, for good and valuable consideration, the receipt of which is hereby acknowledged, 1000 Decker, LLC, a Michigan limited liability company ("Grantor") whose address is 2486 Thistle Point, Bloomfield Hills, Michigan 48304, conveys and warrants to International Transmission Company, a Michigan corporation, of 27175 Energy Way, Novi, Michigan 48377 ("Grantee"), its successors and assigns, a permanent easement ("Easement") over, under, across and through a part of "Grantor's Land" referred to as the "Easement Area" and/or the "Easement Description," all of which are described on Exhibit "A" attached hereto.

4P
2
law

1. Purpose: The purpose of this Easement is to provide Grantee with the perpetual right to enter at all times upon Grantor's Land to cut, trim, remove, destroy or otherwise control any or all trees, bushes or brush now or hereafter standing or growing within the Easement Area to the extent same interfere with or in the near future reasonably threaten to interfere with Grantee's construction, operation and maintenance of its electric power lines and necessary supporting equipment, fixtures and improvements; provided, however, that in the event of a dispute between the Grantor and Grantee regarding what "may reasonably threaten to interfere" with Grantee's use of the Easement, the determination of Grantee shall prevail and be binding upon Grantor.

2. Restoration: Within a reasonable time after performing any work pursuant to this Easement, Grantee shall clean up the Easement Area in accordance with best management practices for utility rights of way.

3. Limited Use; Nonuse: Nonuse or limited use of the rights herein granted shall not prevent later use to the full extent herein conveyed.

4. Original Grant of Easement: Nothing contained in this Easement shall be construed as releasing or impairing any rights or privileges granted to Grantee or The Detroit Edison Company under any existing grant of easement ("Original Grant of Easement") relative to the Grantor's Land. To the extent this Easement grants rights and privileges to either Grantor or Grantee not granted in the Original Grant of Easement, the Original Grant of Easement is hereby amended to include the additional rights and privileges granted by this Easement. If, in any other way, any term, condition or provision of this Easement is inconsistent with or conflicts with one or more provisions of the Original Grant of Easement, the term, condition or provision of this Easement shall control, and to that extent, the Original Grant of Easement is hereby amended. The Original Grant of Easement, insofar as it may cover and relate to land other than Grantor's

height

Land, shall remain in full force and effect in accordance with all of its terms, conditions and provisions.

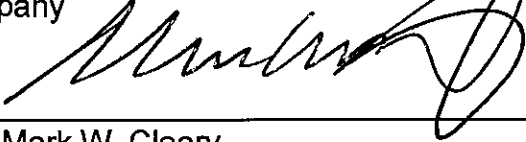
5. Damage Repair: Grantee shall pay for any actual damage to Grantor's Land or Grantor's personal property resulting from Grantee's exercise of any of Grantee's rights under this Easement. Notwithstanding the foregoing, at no time shall Grantee be responsible for any damage to the extent that such damage results in whole, or in part, from Grantor's negligence. The term actual damage as used in this section is not intended to, nor does it, include damage to vegetation within the Easement Area as contemplated in paragraph 1.

6. Future Improvement of Property: Nothing contained herein shall prohibit Grantor from effectuating future improvements upon or over Grantor's Land, including the Easement Area, to the extent said improvements conform to both permitted uses of the property and building codes under federal, state and local law.

7. Successors: This Easement runs with the land and binds and benefits Grantor's and Grantee's successors and assigns.

This Easement is exempt from real estate transfer tax pursuant to MCLA 207.505(f) and from State real estate transfer tax pursuant to the provisions of MCLA 207.526(f).

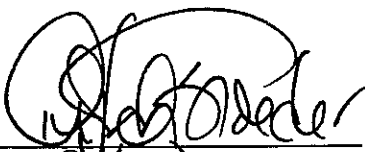
GRANTOR
1000 Decker, LLC, a Michigan limited liability company

By: 
Mark W. Cleary

Its: Member

Acknowledged before me in Oakland County, Michigan, on this 18th day of June, 2013 on behalf of 1000 Decker, LLC, a Michigan limited liability company, by Mark W. Cleary, its Member.

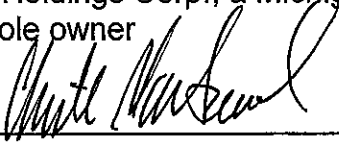
DEBORAH S. POEDER
Notary Public, State of Michigan
County of Ottawa
My Commission Expires: December 25, 2014
Acting in the County of Oakland


_____, Notary Public
Oakland County, _____
Acting in Oakland County, _____
My Commission Expires: 12.25.14

GRANTEE

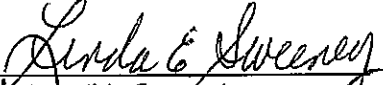
International Transmission Company, a
Michigan corporation dba ITC Transmission

By: ITC Holdings Corp., a Michigan corporation,
its sole owner

By: 
Christine Mason Soneal

Its: Vice President & General Counsel

Acknowledged before me in OAKLAND, County, Michigan, on this 14th day
of June, 2013 on behalf of ITC Holdings Corp., a Michigan corporation, by Christine
Mason Soneal, its Vice President and General Counsel.

, Notary Public
WAYNE OAKLAND County, MICHIGAN
Acting in OAKLAND County, MICHIGAN
My Commission Expires: 5/26/2015

Drafted by:
Patricia Murphy (P61872)
ITC Holdings Corp.
27175 Energy Way
Novi, MI 48377

When recorded return to: NSI
Consulting & Development
24079 Research Drive Farmington
Hills, MI 48335

Structures #496- #499
*S&B\58125\001\AGR\SB404429.RTF

EXHIBIT "A"

DESCRIPTION OF "GRANTOR'S LAND," "GRANTOR'S PARCEL,"
"EASEMENT AREA" AND "EASEMENT DESCRIPTION"

GRANTOR'S LAND/GRANTOR'S PARCEL

Land situated in the City of Walled Lake, County of Oakland, State of Michigan, described to-wit:

PARCEL 1:

Lot 3 and the North 100.00 feet of Lot 5, "ASSESSOR'S CITY OF WALLED LAKE PLAT NO. 1", of part of the Northwest quarter of the Northeast quarter of Section 35, Town 2 North, Range 8 East, City of Walled Lake, Oakland County, Michigan, and as recorded in Liber 105, Page 36 of Plats, Oakland County Records, and a parcel of land being a part of the Southeast quarter of Section 26, Town 2 North, Range 8 East, City of Walled Lake, Oakland County, Michigan, being more particularly described as: Commencing at the South quarter corner of said Section 26; thence South 88 degrees 43 minutes 00 seconds East along the South line of said Section 26 and the North line of said Section, "Assessor's Plat of Walled Lake No. 1", 33.01 feet to the point of beginning of land herein described (said point lying in the East right-of-way line of Decker Road - 66 feet wide), thence South 88 degrees 43 minutes 00 seconds East along said South line of Section 26 and said North line of said "Assessor's Plat of Walled Lake No. 1", 595.03 feet; thence North 248.92 feet to the South line of Grand Trunk Railroad right-of-way (50 feet wide); thence South 78 degrees 08 minutes 20 seconds West, (South 78 degrees 14 minutes 00 seconds West, recorded 607.62 feet) along said railroad right-of-way line, 607.86 feet to the East line of Decker Road (66 feet wide); thence South along said East line, 110.65 feet to the point of beginning. EXCEPTING the Southerly 28 feet of the Westerly 342.03 feet of Lot 3, "Assessor's City of Walled Lake Plat No. 1", of part of the Northwest quarter of the Northeast quarter of Section 35, Town 2 North, Range 8 East, City of Walled Lake, Oakland County, Michigan, as recorded in Liber 105, Page 36 of Plats, Oakland County Records. ALSO EXCEPTING therefrom the Westerly 10 feet of the entire description conveyed to City of Walled Lake by deed recorded in Liber 9959, Page 409, Oakland County Records.

PARCEL 2:

Part of the Southeast quarter of Section 26, Town 2 North, Range 8 East, City of Walled Lake, Oakland County, Michigan, described as: Commencing at the South quarter corner of said Section 26; thence South 88 degrees 43 minutes 00 seconds East, along the South line of said Section and North line of "Assessor's Plat of Walled Lake No. 1", (as recorded in Liber 105, Page 36 of Plats, Oakland County Records), 628.04 feet to the point of beginning of said parcel; thence due North 248.92 feet to the Southerly right-of-way line of the Grand Trunk Railroad, (50 feet wide); thence North 78 degrees 08 minutes 20 seconds East along said right-of-way line, 138.12 feet; thence due South 280.34 feet to said South Section line; thence North 88 degrees 43 minutes 00 seconds West, along said line 135.20 feet to the point of beginning.

EASEMENT DESCRIPTION

All that part of the above described Grantor's Parcel which lies within Eighty-Five (85) feet South of and Seventy-Five (75) feet North of the following described line:

Commencing at the South 1/4 corner of Section 26, Town 2 North, Range 8 East, City of Walled Lake, Oakland County, Michigan; thence N03°12'29"W 92.92 feet along the North-South 1/4 line of said Section 26 to the POINT OF BEGINNING of said line; thence N75°16'21"E 553.70 feet; thence N75°10'41"E 225.10 feet; thence N75°10'06"E 586.26 feet to the POINT OF ENDING of said line.

More commonly known as: 1000 Decker Road, Walled Lake, MI 48390

Parcel ID: 17-26-454-007

AGREEMENT REGARDING EASEMENT

THIS AGREEMENT is made and effective this 15th day of June, 2013, by and between **1000 Decker, LLC**, a Michigan limited liability company, whose address is 2486 Thistle Point, Bloomfield Hills, Michigan 48304, ("Landowner"), and International Transmission Company, a Michigan corporation, 27175 Energy Way, Novi, Michigan 48377, ("ITC") (collectively, Landowner and ITC may be referred to herein as the "Parties").

RECITALS

On June 15, 2013, Landowner granted a Vegetation Management Easement (the "Easement") to ITC, contemporaneously with this Agreement, over, upon and across certain land described in the Easement and more particularly described in Exhibit "A" attached hereto.

In addition to the terms and conditions in the Easement, Landowner and ITC agreed to certain additional terms and conditions as further consideration for the grant of the Easement by Landowner to ITC, as set forth herein.

AGREEMENT

As further consideration for the grant of the Easement, and as conditions without which the Easement would not have been granted, Landowner and ITC hereby agree as follows:

Total Compensation: Total compensation is to be \$ 12,500.00 ("Total Compensation.") The Total Compensation shall be paid as follows:

- (a) \$9,000.00 shall be paid in consideration for the Easement.
- (b) \$3,500.00 shall be paid as a voluntary sale incentive only and shall not be considered representative of the value of the Easement.

ITC shall pay the Total Compensation to Landowner contemporaneous with the execution of this Agreement.

Applicability to Easement: Notwithstanding anything to the contrary contained herein, nothing in this Agreement shall be deemed to modify, restrict, increase or otherwise change the Easement.

Recording: This Agreement shall not be recorded by either party hereto without the written consent of the other party.

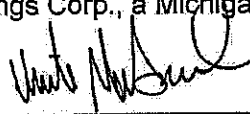
Confidentiality: Landowner shall disclose neither the consideration, including but not limited to the Total Compensation, paid for the Easement, nor any other information concerning this Agreement, and agrees not participate in any action, or make any statement of any type related in any way to the subject matters of this Agreement, except that this Agreement shall not prohibit the Parties from complying with any law, court order or other legal process. Landowner acknowledges that there is no adequate remedy for breach of this confidentiality provision. Therefore, in the event that Landowner does breach this confidentiality provision, Landowner shall pay liquidated damages to ITC equal to the voluntary sale incentive amount listed above.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the day and year set forth above.

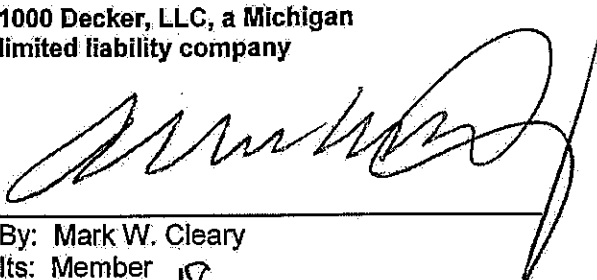
BY SIGNING THIS DOCUMENT THE PARTIES ACKNOWLEDGE THAT THEY HAVE READ AND UNDERSTOOD THE FOREGOING TERMS AND AGREE TO THE TERMS AND CONDITIONS THEREIN.

INTERNATIONAL TRANSMISSION COMPANY, a Michigan corporation, d/b/a ITC Transmission

By: ITC Holdings Corp., a Michigan corporation, its sole owner

By: 
Name: Christine Mason Soneral
Title: Vice President & General Counsel – Utility Operations
Dated: June 13, 2013

**LANDOWNER:
1000 Decker, LLC, a Michigan
limited liability company**


By: Mark W. Cleary
Its: Member
Dated: June 18, 2013

*S&B\58125\001\AGR\SB417452.DOC

Land Matters Lic
Escrow Vm

O-11230 Tallmadge Wds Dr
Grand Rapids, MI 49534
(616) 791-9805

1148

June 18 20 13

74-1382724

PAY TO THE
ORDER OF

1000 Baker LLC

\$ 12,500

twelve thousand five hundred

DOLLARS

Security features
are included.
Details on back.

MERCANTILE BANK
OF WEST MICHIGAN
1-888-345-6296

FOR 1352

[Signature]

MP

⑈001148⑈ ⑆072413829⑆ 100120641⑈

Old Republic National Title Insurance Company

Commitment Number: 1207297-79

SCHEDULE A

1. Effective Date: August 28, 2012 at 08:00 AM
2. Policy or Policies to be issued: Amount
 - (a) X Owner's Policy (ALTA Own. Policy (06/17/06))
Proposed Insured:
TBD
 - (b) _____ Loan Policy (ALTA Loan Policy (06/17/06))
Proposed Insured:
3. The estate or interest in the land described or referred to in this Commitment is Fee Simple.
4. Title to the Fee Simple estate or interest in the land is at the Effective Date vested in:
1000 Decker, LLC, a Michigan limited liability company
5. The land referred to in the Commitment is described as follows:
SEE EXHIBIT A ATTACHED HERETO

LaMont Title Corporation

By: _____
LaMont Title Corporation

Old Republic National Title Insurance Company

Commitment Number: 1207297-79

SCHEDULE B

1. Requirements:

1. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
2. Pay us the premiums, fees, and charges for the policy.
3. You must tell us in writing the name of anyone not referred to in this commitment who will get an interest in the land or who will make a loan on the land. We may make additional requirements or exceptions relating to the interest or the loan.
4. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
5. Payment of all due and payable property taxes and special assessments.

Tax Parcel ID: 17-26-454-007
Taxpayer of Record: 1000 Decker, LLC
2011 Winter Taxes: \$526.24 Paid
2012 Summer Taxes: \$22,254.01 Paid
Special Assessments: None

6. Submit "Affidavit by Seller or Borrower." Additional requirements may be made or exceptions taken for matters disclosed therein.
2. Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:
1. Any discrepancies or conflicts in boundary lines, any shortages in area, or any encroachment or overlapping of improvements.
 2. Any facts, rights, interest or claims which are not shown by the public record but which could be ascertained by an accurate survey of the land or by making inquiry of persons in possession thereof.
 3. Easements, liens, or encumbrances or claims thereof, which are not shown by the public record.
 4. Any lien, or right to a lien, for services, labor or material imposed by law and not shown by the public record.
 5. Taxes and assessments due and payable subsequent to Commitment date.
 6. Rights of tenants now in possession of the land under unrecorded leases or otherwise.
 7. Current and delinquent water and sewer charges

Commitment Number: 1207297-79

SCHEDULE B
(Continued)

8. Right of Way Grant in favor of Panhandle Eastern Pipe Line Company as recorded in Liber 1396, Page 271, as amended by Amendment of Right-of-Way Grant recorded in Liber 4910, Page 554 and in Agreement recorded in Liber 5769, Page 19 and in Affidavit and Notice of Location Panhandle Eastern Pipe Line Company as recorded in Liber 13911, Page 134, Oakland County Records.
9. Right of Way in favor of The Detroit Edison Company as recorded in Liber 5 MR, Page 91, Oakland County Records.
10. Agreement for Joint Drainage Easement as recorded in Liber 10604, Page 298, Oakland County Records.

Old Republic National Title Insurance Company

Commitment Number: 1207297-79

EXHIBIT A
PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

Land in the City of Walled Lake, County of Oakland, State of Michigan being more particularly described as:

Parcel 1:

Lot 3 and the North 100.00 feet of Lot 5, "Assessor's City of Walled Lake Plat No. 1", of part of the Northwest 1/4 of the Northeast 1/4 of Section 35, Town 2 North, Range 8 East, City of Walled Lake, Oakland County, Michigan, and as recorded in Liber 105, Page 36, Oakland County Records, and a parcel of land being a part of the Southeast 1/4 of Section 26, Town 2 North, Range 8 East, City of Walled Lake, Oakland County, Michigan, being more particularly described as: Commencing at the South 1/4 corner of said Section 26; thence South 88 degrees 43 minutes 00 seconds East along the South line of said Section 26 and the North line of said Section, "Assessor's Plat of Walled Lake No. 1", 33.01 feet to the point of beginning of land herein described (said point lying in the East right-of-way line of Decker Road - 66 feet wide); thence South 88 degrees 43 minutes 00 seconds East along said South line of Section 26 and said North line of said "Assessor's Plat of Walled Lake No. 1", 595.03 feet; thence North 248.92 feet to the South line of Grand Trunk Railroad right-of-way (50 feet wide); thence South 78 degrees 08 minutes 20 seconds West, (South 78 degrees 14 minutes 00 seconds West, recorded 607.62 feet) along said railroad right-of-way line, 607.86 feet to the East line of Decker Road (66 feet wide); thence South along said East line, 110.65 feet to the point of beginning. Exception, the Southerly 28 feet of the Westerly 342.03 feet of Lot 3, "Assessor's City of Walled Lake Plat No. 1", of part of the Northwest 1/4 of the Northeast 1/4 of Section 35, Town 2 North, Range 8 East, City of Walled Lake, Oakland County, Michigan, as recorded in Liber 105, Page 36, Oakland County Records. Also excepting therefrom the Westerly 10 feet of the entire description conveyed to City of Walled Lake by deed recorded in Liber 9959, Page 409, Oakland County Records.

Parcel 2:

Part of the Southeast 1/4 of Section 26, Town 2 North, Range 8 East, City of Walled Lake, Oakland County, Michigan, described as commencing at the South 1/4 corner of said Section 26; thence South 88 degrees 43 minutes 00 seconds East along the South line of said section and North line of "Assessor's Plat of Walled Lake No. 1", (as recorded in Liber 105, Page 36 of Plats, Oakland County Records) 628.04 feet to the point of beginning of said parcel; thence due North 248.92 feet to the Southerly right-of-way line of the Grand Trunk Railroad (50 feet wide); thence North 78 degrees 08 minutes 20 seconds East, along said right-of-way line, 138.12 feet; thence due South 280.34 feet to said South section line; thence North 88 degrees 43 minutes 00 seconds West, along said line 135.20 feet to the point of beginning.

Commonly known as: 1000 Decker Road
Tax Parcel ID: 17-26-454-007

009526

LIBER 43218 PG 635

OAKLAND COUNTY TREASURERS CERTIFICATE
I HEREBY CERTIFY that there are no TAX LIENS 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 the office except as stated.

JUL 19 2011

1.00 *[Signature]* ANDREW E. MEISNER, County Treasurer
Sec. 135, Act 206, 1893 as amended

132387
LIBER 43218 PAGE 635
\$16.00 DEED - COMBINED
\$4.00 RECONVEYANCE
\$3,440.00 TRANSFER TX COMBINED
07/19/2011 12:58:35 P.M. RECEIPT# 58535
PAID RECORDED - OAKLAND COUNTY
BILL BULLARD JR. CLERK/REGISTER OF DEEDS

WARRANTY DEED-Statutory Form
C.L. 1948 585.161

KNOW ALL MEN BY THESE PRESENTS: HAAT, INC., a Michigan corporation, whose address 1000 Decker Road, Walled Lake, Michigan, 48390,

CONVEYS AND WARRANTS to 1000 DECKER, LLC, a Michigan limited liability company, who address is 999 W. Glengarry Circle, Bloomfield Hills, MI 48301,

All of Grantor's right, title and interest to the following described premises situated in the City of Walled Lake, County of Oakland, State of Michigan to-wit:

See Attached Exhibit A

Together with any and all singular tenements, hereditaments, improvements and appurtenances, if any, belonging or anywise appertaining thereto, for the full consideration of FOUR HUNDRED THOUSAND AND 00/100 (\$400,000.00) DOLLARS, subject to existing building and use restrictions, easements and zoning ordinances of record, if any.

The Grantor further grants to the Grantee the right to make any and all divisions under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended. This Property may be located within the vicinity of farmland or a farm operation. Generally accepted agriculture and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

Dated this 15th day of July, 2011

39
05

Signed and Sealed:

HAAT, INC., a Michigan corporation

By: *[Signature]*
J.S. MARTIN GILLESPIE
Its: PRESIDENT

(Notary Acknowledgement next page)

RECEIVED
OAKLAND COUNTY
REGISTER OF DEEDS
2011 JUL 19 PM 12:45

STATE OF MICHIGAN
OAKLAND
7/19/2011
REAL ESTATE
TRANSFER TAX
\$440.00 CD
\$3,000.00 ST

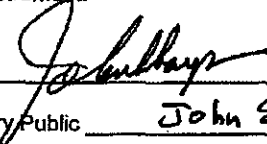
O.K. - A.N.

LIBER 43218 PG 636

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

SS.

On the 15th day of July, 2011 before me, a Notary Public, personally appeared J. Martin Gillegre the President of HAAT, INC., a Michigan corporation, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

X 
Notary Public John Sharp
(print name)

Oakland County, State of Michigan
Acting in the County of Oakland
My commission expires 8/25/2014

Drafted By and When
Recorded Return to:

Daniel G. Byrne
500 Woodward Ave, Suite 2500
Detroit, Michigan 48226

COMMERCIAL
55790334AAK

HOLD FOR PICKUP:
Title Source Inc.
1450 W Long Lake Rd.
Suite 400
Troy, MI 48098

LIBER 43218 PG 37

EXHIBIT A - LEGAL DESCRIPTION

Tax id Number(s): 17-26-454-007

Land Situated in the City of Walled Lake in the County of Oakland in the State of MI

Parcel 1:

105036

Lot 3 and the North 100.00 feet of Lot 5, "Assessor's City of Walled Lake Plat No. 1", of part of the Northwest 1/4 of the Northeast 1/4 of Section 35, Town 2 North, Range 8 East, City of Walled Lake, Oakland County, Michigan, and as recorded in Liber 105, Page 36, Oakland County Records, and a parcel of land being a part of the Southeast 1/4 of Section 26, Town 2 North, Range 8 East, City of Walled Lake, Oakland County, Michigan, being more particularly described as: Commencing at the South 1/4 corner of said Section 26; thence South 88 degrees 43 minutes 00 seconds East along the South line of said Section 26 and the North line of said Section, "Assessor's Plat of Walled Lake No. 1", 33.01 feet to the point of beginning of land herein described (said point lying in the East right-of-way line of Decker Road - 66 feet wide); thence South 88 degrees 43 minutes 00 seconds East along said South line of Section 26 and said North line of said "Assessor's Plat of Walled Lake No. 1", 595.03 feet; thence North 248.92 feet to the South line of Grand Trunk Railroad right-of-way (50 feet wide); thence South 78 degrees 08 minutes 20 seconds West, (South 78 degrees 14 minutes 00 seconds West, recorded 607.62 feet) along said railroad right-of-way line, 607.86 feet to the East line of Decker Road (66 feet wide); thence South along said East line, 110.65 feet to the point of beginning. Exception, the Southerly 28 feet of the Westerly 342.03 feet of Lot 3, "Assessor's City of Walled Lake Plat No. 1", of part of the Northwest 1/4 of the Northeast 1/4 of Section 35, Town 2 North, Range 8 East, City of Walled Lake, Oakland County, Michigan, as recorded in Liber 105, Page 36, Oakland County Records. Also excepting therefrom the Westerly 10 feet of the entire description conveyed to City of Walled Lake by deed recorded in Liber 9959, Page 409, Oakland County Records.

Parcel 2:

Part of the Southeast 1/4 of Section 26, Town 2 North, Range 8 East, City of Walled Lake, Oakland County, Michigan, described as commencing at the South 1/4 corner of said Section 26; thence South 88 degrees 43 minutes 00 seconds East, along the South line of said section and North line of "Assessor's Plat of Walled Lake No. 1", (as recorded in Liber 105, Page 36 of Plats, Oakland County Records). 628.04 feet to the point of beginning of said parcel; thence due North, 248.92 feet to the Southerly right-of-way line of the Grand Trunk Railroad, (50 feet wide); thence North 78 degrees 08 minutes 20 seconds East, along said right-of-way line, 138.12 feet; thence due South 280.34 feet to said South section line; thence North 88 degrees 43 minutes 00 seconds West, along said line 135.20 feet to the point of beginning.

Commonly known as: 1000 Decker Rd , Walled Lake, MI 48390-3218