

COVENANT DEED

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

Conveys to Grantee: Crown Enterprises Inc., a Michigan corporation, 12225 Stephens Road, Warren, MI 48089

Real property in the City of Pontiac, Oakland County, Michigan, legally described as:

Part of Lot 4, of "Assessor's Plat No. 141" as recorded in Liber 54A, Pages 99 and 99A, Oakland County Records and part of the Southwest 1/4 of Section 34, Town 3 North, Range 10 East. Described as: Commencing at the South 1/4 Corner of said Section 34; Thence North 01°32'36" West 1940.80 feet along the North-South 1/4 Line of said Section 34; Thence South 75°14'05" West 300.98 feet along the northerly line of the Grand Trunk Railroad Air Line right-of-way; Thence North 01°32'36" West 395.85 feet to the Point of Beginning; Thence South 88°27'24" West 879.87 feet; Thence North 01°23'45" West 776.49 feet; Thence North 15°10'25" East 311.00 feet to the southerly line of Reed Road, (86 feet wide); Thence South 51°42'22" East 893.10 feet along the southerly line of Reed Road; Thence southeasterly 126.11 feet along a curve to the left, having a radius of 823.17 feet, a central angle of 08°46'39", and a chord bearing South 56°05'42" East 125.98 feet; Thence South 01°32'36" East 429.15 feet to the Point of Beginning. Containing 15.421 acres.

RESERVING TO GRANTOR, its successors and assigns a transmission line easement running in a northeasterly and southwesterly direction across the above described parcel described as: Commencing at the South 1/4 Corner of Section 34, Town 3 North, Range 10 East; Thence North 01°32'36" West 1940.80 feet along the North - South 1/4 Line of said Section 34; Thence South 75°14'05" West 300.98 feet along the northerly line of the Grand Trunk Railroad Air Line right-of-way; Thence North 01°32'36" West 395.85; Thence South 88°27'24" West 22.77 feet to the Point of Beginning; Thence continuing South 88°27'24" West 203.58 feet; Thence North 38°15'35" East 353.59 feet; Thence South 01°32'36" East 243.57 feet; Thence South 37°30'00" West 36.15 feet to the Point of Beginning.

GRANTOR ALSO RESERVES to itself two 30 foot wide tree trimming easements, lying adjacent to and parallel with each side of the tower line easement, 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 the operation and maintenance of existing or future Edison facilities in the tower line easement

GRANTOR ALSO RESERVES to itself a 12.0 foot wide pole line easement lying southerly of, along, and parallel with the northeasterly lines of the above described property, also known as the southerly line of Reed Road.

GRANTOR ALSO RESERVES to itself a 15 foot wide tree trimming easements, lying southwesterly of adjacent to and parallel with the pole line easement, 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 the operation and maintenance of existing or future Edison facilities in the pole line easement.

Said easements are 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 easement (or easements). These facilities may include telecommunication medium, for use of Grantor or Grantor'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.

Subject to the rights of THE RUFÉ COLLIER DRAIN DRAINAGE DISTRICT for an 80 foot wide drain easement running in a northeasterly and southwesterly direction across the above described property. Also, subject to any and all other easements and restrictions of record, if any.

Tax Identification No.: 14-34-326-003

Subject to easements and building and use restrictions of record

For the sum of \$450,000.00.

On December 16, 1999 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)

Sharon Lollo
Sharon Lollo
Elaine Clifford
Elaine Clifford

The Detroit Edison Company

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

Acknowledged before me in Wayne County, Michigan, on December 16, 1999, by Paul W. Potter, Director of Corporate Real Estate Services of The Detroit Edison Company, a Michigan corporation, for the corporation.

SHARON LOLLO

Notary Public, Wayne County

Acting in Wayne Co., MI Notary's

Notary's
Stamp

My Commission Expires Dec. 5, 2005 Signature

(Notary's name, county, and date commission expires)

Sharon Lollo

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

Recording Fee:

Return to:

LEGAL DESCRIPTION

Part of Lot 4, of "Assessor's Plat No. 141" as recorded in Liber 54A, Pages 99 and 99A, Oakland County Records and part of the Southwest 1/4 of Section 34, Town 3 North, Range 10 East, City of Pontiac, Oakland County, Michigan. Described as: Commencing at the South 1/4 Corner of said Section 34; Thence North 01°32'36" West 1940.80 feet along the North-South 1/4 Line of said Section 34; Thence South 75°14'05" West 300.98 feet along the northerly line of the Grand Trunk Railroad Air Line right-of-way; Thence North 01°32'36" West 395.85 feet to the Point of Beginning; Thence South 88°27'24" West 879.87 feet; Thence North 01°23'45" West 776.49 feet; Thence North 15°10'25" East 311.00 feet to the southerly line of Reed Road, (86 feet wide); Thence South 51°42'22" East 893.10 feet along the southerly line of Reed Road; Thence southeasterly 126.11 feet along a curve to the left, having a radius of 823.17 feet, a central angle of 08°46'39", and a chord bearing South 56°05'42" East 125.98 feet; Thence South 01°32'36" East 429.15 feet to the Point of Beginning. Containing 15.421 acres.

RESERVING TO GRANTOR, its successors and assigns a transmission line easement running in a northeasterly and southwesterly direction across the above described parcel described as: Commencing at the South 1/4 Corner of Section 34, Town 3 North, Range 10 East; Thence North 01°32'36" West 1940.80 feet along the North - South 1/4 Line of said Section 34; Thence South 75°14'05" West 300.98 feet along the northerly line of the Grand Trunk Railroad Air Line right-of-way; Thence North 01°32'36" West 395.85; Thence South 88°27'24" West 22.77 feet to the Point of Beginning; Thence continuing South 88°27'24" West 203.58 feet; Thence North 38°15'35" East 353.59 feet; Thence South 01°32'36" East 243.57 feet; Thence South 37°30'00" West 36.15 feet to the Point of Beginning.

GRANTOR ALSO RESERVES to itself two 30 foot wide tree trimming easements, lying adjacent to and parallel with each side of the tower line easement, 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 the operation and maintenance of existing or future Edison facilities in the tower line easement

GRANTOR ALSO RESERVES to itself a 12.0 foot wide pole line easement lying southerly of, along, and parallel with the northeasterly lines of the above described property, also known as the southerly line of Reed Road.

GRANTOR ALSO RESERVES to itself a 15 foot wide tree trimming easements, lying southwesterly of adjacent to and parallel with the pole line easement, 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 the operation and maintenance of existing or future Edison facilities in the pole line easement.

Said easements are 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 easement (or easements). These facilities may include telecommunication medium, for use of Grantor or Grantor'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.

Subject to the rights of THE RUFÉ COLLIER DRAIN DRAINAGE DISTRICT for an 80 foot wide drain easement running in a northeasterly and southwesterly direction across the above described property. Also, subject to any and all other easements and restrictions of record, if any.


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SHEET 1 OF 2

REVISIONS			
	BY	DATE	APP
A	JRS	7/1/99	GDS
REVISED DRAWING & DESCRIPTION			

LOCATION
PROPERTY SURVEY
PART OF LOT 4 OF ASSESSOR'S PLAT NO. 141, (REC. IN L. 54-A, P. 99 & 99A) AND PART OF THE S.W. 1/4 OF SEC. 34, T3N, R10E, CITY OF PONTIAC, OAKLAND COUNTY, MICHIGAN

PONTIAC, CITY OF

		SYSTEM PROJECTS & ENGINEERING	
		DRAWN BY RL CLEVELAND 4/29/94	DATE OF SURVEY APRIL 22, 1994
		JOB NO. 9403216	DRAWING NUMBER SE 810-6

2014 OCT 20 AM 10:44

205291
LIBER 47534 PAGE 291
\$16.00 MISC RECORDING
\$4.00 RENOVATION
10/24/2014 10:25:42 A.M. RECEIPT# 106565
PAID RECORDED - OAKLAND COUNTY
LISA BROWN, CLERK/REGISTER OF DEEDS

ASSIGNMENT OF EASEMENT RIGHTS

DTE Electric Company, a Michigan corporation, of One Energy Plaza, Detroit, Michigan 48226 ("EDISON"), for good and valuable consideration hereby conveys, assigns and quitclaims to International Transmission Company, a Michigan corporation, d/b/a *ITC Transmission* of 27175 Energy Way, Novi, Michigan 48377 ("ITCT"), its successors and assignees, forever, certain easement rights on property located in Section 34 in the City of Pontiac, County of Oakland, Michigan, which easement rights were reserved by EDISON in a Covenant Deed to CROWN ENTERPRISES, INC., a Michigan corporation, dated December 16, 1999 (the "DEED"), which DEED was recorded on 1/14/2000 in Liber 20988, Page 194, Oakland County Records.

The land upon which the easement rights were reserved ("CROWN'S LAND") is described as real property in the City of Pontiac, County of Oakland, State of Michigan and is legally described as:

That part of Lot 4 of "Assessor's Plat No. 141" as recorded in Liber 54A, Pages 99 and 99A, Oakland County Records and part of the Southwest 1/4 of Section 34, Town 3 North, Range 10 East commencing at the South 1/4 Corner of said Section 34; thence North 01°32'36" West 1940.80 feet along the North-South 1/4 line of said Section 34; thence South 75°14'05" West 300.98 feet along the northerly line of the Grand Trunk Railroad Air Line right-of-way; thence North 01°32'36" West 395.85 feet to the Point of Beginning; thence South 88°27'24" West 879.87 feet; thence North 01°23'45" West 776.49 feet; thence North 15°10'25" East 311.00 feet to the southerly line of Reed Road, (86 feet wide); thence South 51°42'22" East 893.10 feet along the southerly line of Reed road; thence southeasterly 126.11 feet along a curve to the left, having a radius of 823.17 feet, a central angle of 08°46'39", and a chord bearing South 56°05'42" East 125.98 feet; thence South 01°32'36" East 429.15 feet to the Point of Beginning. Containing 15.421 acres.

14-34-326-003

It is understood that the reserved easement rights on CROWN'S LAND are as follows:

- 1) A transmission line easement ("TRANSMISSION LINE EASEMENT") running in a northeasterly and southwesterly direction across the above described parcel more particularly described as:

Commencing at the South 1/4 Corner of Section 34, Town 3 North, Range 10 East, thence North 01°32'36" West 1940.80 feet along the North-South 1/4 line of said Section 34; thence South 75°14'05" West 300.98 feet along the northerly line of the Grand Trunk Railroad Air Line right-of-way; thence North 01°32'36" West 395.85;

(3P R) Env

feet; thence South 88°27'24" West 22.77 feet to the Point of Beginning; thence continuing South 88°27'24" West 203.58 feet; thence North 38°15'35" East 353.59 feet; thence South 01°32'36" East 243.57 feet; thence South 37°30'00" West 36.15 feet to the Point of Beginning; and

Pl. 14-34-326-003

- 2) Two 30 foot wide tree trimming easements, lying adjacent to and parallel with each side of the TRANSMISSION LINE EASEMENT, 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 the operation and maintenance of the existing or future transmission facilities in the TRANSMISSION LINE EASEMENT.

The above-described easements are granted for the purposes of constructing, reconstructing, operating and maintaining overhead and underground electric lines including towers, poles, wires, manholes, conduits, cables and equipment on, over, under and across the above described easement areas. These facilities may include telecommunication medium, for use of ITCT, its successors and assignees. ITCT, its successors and assignees may trim or cut down any trees, bushes, or branches in the above described easement areas that it believes could interfere with the operation and maintenance of its facilities.

No buildings or structures shall be erected or placed within said easement areas without the express written consent of ITCT.

It is also understood that to the extent that the above-referenced easement areas may at some time accommodate both transmission facilities (120 kV or higher) and distribution facilities (less than 120 kV). EDISON reserves unto itself, its successors and any future assignees, those easement rights relating to such distribution facilities including all related vegetation management rights. Therefore, this assignment shall only assign the easement rights relating to the transmission facilities and ITCT takes subject to the right of EDISON to utilize these easements for distribution and related purposes, including vegetation management purposes, if any.

EDISON covenants and agrees that (1) EDISON has the lawful right to transfer said easement rights, and (2) EDISON has not, through its own act or omission, impaired the transferability of said easement rights.

The assignment of said easement rights shall be subject to all interests, agreements and encroachments currently existing on the property encumbered by the DEED.

Signatures on following page

IN WITNESS WHEREOF, EDISON and ITCT have caused this instrument to be executed by their duly authorized officers this 14 day of October, 2014.

DTE ELECTRIC COMPANY

INTERNATIONAL TRANSMISSION COMPANY, a Michigan corporation, d/b/a ITCTransmission

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

By: [Signature]
John C. Erb
Its: Manager, Corporate Real Estate


By: [Signature]
Christine Mason Seneral
Its: Vice President and General Counsel-Utility Operations

Acknowledged before me in Wayne County, Michigan, on Sept 30th, 2014, by John C. Erb, Manager, Corporate Real Estate of DTE Electric Company, a Michigan corporation, for the corporation.

Notary's Stamp Karen L. Bourdage
Wayne County
3-19-14

Notary's Signature [Signature]
Acting in the County of Wayne

Acknowledged before me in Oakland County, Michigan, on October 1, 2014, by Christine Mason Seneral, Vice President and General Counsel-Utility Operations, of International Transmission Company, a Michigan corporation, d/b/a ITCTransmission for the corporation.

Notary's Stamp 
Notary's Signature [Signature]
Acting in the County of Oakland

Drafted by: Patricia T. Murphy, P61872, ITC Holdings Corp., 27175 Energy Way, Novi, MI 48377
Return to: Elaine Clifford, ITC Holdings Corp., 27175 Energy Way, Novi, MI 48377