



Real Estate Department

Work Order No.: A0003125
Circuit: Pontiac-Kern-Bloomfield
Business Unit: ITC

Date: March 1, 2017
To: Records Center
From: Margaret Wessel Walker
mwalker@itctransco.com
Real Estate
Subject: Vegetation Management Easement
Parcel ID: 14-27-332-002
PKB 2778

Attached are documents related to the acquisition of a Vegetation Management Easement dated March 19, 2014 to International Transmission Company (ITC) from The City of Pontiac, whose address is 47450 Woodward Ave., Pontiac, MI.

The easement was acquired for additional rights needed and located in Part of the SW ¼ of Section 27, City of Pontiac, Oakland County, MI (T3N R10E).

The consideration given for the aforementioned acquisition was **\$625.00**

The acquisition was negotiated by NSI Consulting and Development.

Please incorporate into Right of Way File No.: **T72840**

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

2014 MAY -2 AM 9:00

83360
LIBER 47002 PAGE 361
\$16.00 MISC RECORDING
\$4.00 REINUMENTATION
05/02/2014 09:43:59 A.M. RECEIPT# 40894
PAID RECORDED - OAKLAND COUNTY
LISA BROWN, CLERK/REGISTER OF DEEDS

VEGETATION MANAGEMENT EASEMENT

On March 19, 2014, for good and valuable consideration, the receipt of which is hereby acknowledged, Grantor conveys and warrants to Grantee, its successors and assigns, a permanent easement ("Easement") over, under, across and through a part of Grantor's Land called the Easement Strip, as herein described.

Grantor is: The City of Pontiac, a Michigan municipal corporation.

Grantee is: International Transmission Company, a Michigan corporation, of 27175 Energy Way, Novi, Michigan 48377.

Grantor's Land is in the City of Pontiac, County of Oakland and State of Michigan and is described as follows:

East 20 feet of Lot 147 Homestead Park Subdivision #1, City of Pontiac, Michigan, according to the plat recorded in Liber 38, Page 3, Oakland County Records.

More commonly known as: Vacant land near Eastway Dr., Pontiac, Michigan

Parcel ID: 14-27-332-002

Grantor represents and warrants to Grantee that Grantor is the present owner in fee simple of Grantor's Land.

The Easement Strip is within Grantor's Land, and is described as:

A strip of land beginning at the **Easterly** line of Grantor's Land and continuing to a line lying **85 feet Westerly** of, and parallel to, the centerline of Westernmost line of electric transmission structures currently located on or adjacent to Grantor's Land.

- 1. Purpose:** The purpose of this Easement is to allow Grantee 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 Strip.
- 2. Restoration:** Within a reasonable time after performing any work pursuant to this Easement, Grantee shall clean up the Easement Strip in accordance with best management practices for utility rights of way.

07-20-14
LISA BROWN

3P
K
E

OK - LG

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

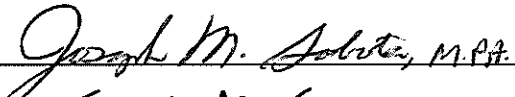
4. **Original Grant of Easement:** Nothing contained in this Easement shall be construed as releasing or impairing any rights or privileges granted to Grantee or The Detroit Edison Company under any existing grant of easement ("Original Grant of Easement") relative to the Easement Strip. To the extent this Easement grants rights and privileges to either party 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 Land, shall remain in full force and effect in accordance with all of its terms, conditions and provisions.

5. **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).

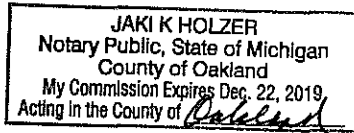
GRANTOR

The City of Pontiac, a Michigan municipal corporation


By: Joseph M. Sobara, M.P.A.
Its: City Administrator

(Acknowledgement appears on the following page.)

Acknowledged before me in Oakland County, Michigan, on this 19 day of March, 2014, on behalf of the City of Pontiac, a Michigan municipal corporation, by Joseph M. Sibata, its City Administrator.



Jaki K. Holzer
Jaki K. Holzer, Notary Public
Oakland County, Michigan
Acting in Oakland County, Michigan
My Commission Expires 12/22/2019

Prepared by:
Patricia T. 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

4/3/2014

City of Pontiac

**24,404.50

Twenty-Four Thousand Four Hundred Four and 50/100*****

City of Pontiac
47450 Woodward Avenue
Pontiac, MI 48342-5009

Easements

City of Pontiac		4/3/2014	
2028 · Easement Acquisition	14-27-377-007	Vacant Land South Eastway 6953-6	307.50
2028 · Easement Acquisition	14-22-129-031	Vacant Kettering Ave 6940-6941, 37	600.00
2028 · Easement Acquisition	14-22-129-021, -020, -029	Vacant Land 3768-3769,	1,800.00
2028 · Easement Acquisition	14-15-451-004	1460 N Perry Street 6937-6940, 376	15,480.50
2028 · Easement Acquisition	14-27-332-002	Vacant Land near Eastway Dr. 6951	625.00
2028 · Easement Acquisition	14-34-176-003	Reed Road 3785A-3787, 6956-6958	4,966.50
2028 · Easement Acquisition	14-34-302-002	No Address 3789-3790, 6961-6962	625.00

ITC Chase Escrow Easements 24,404.50

1741

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PAYMENT
RECORDED

ITC Chase Escrow Easements 24,404.50

**DIRECTION REGARDING DISPOSITION OF VEGETATION
UPON INITIAL CLEARING**

City of Pontiac ("Owner") is the owner(s) of the property located at 47450 Woodward in Pontiac, Oakland County, Michigan. (the "Property");

INTERNATIONAL TRANSMISSION COMPANY, a Michigan corporation, with an address of 27175 Energy Way, Novi, Michigan 48377, and its successors and assigns ("ITC") has an easement on the Property;

ITC or its agents have the right at any time to cut, trim, remove, destroy or otherwise control any or all trees, bushes or brush in accordance with the terms of the Easement; and

To the extent ITC cuts, trims, removes or destroys trees, bushes or brush ("Vegetation") in accordance with the terms of the Easement, Owner has requested that all such Vegetation be handled by ITC in the following manner:

- Stack all Vegetation (greater than 6 inches d.b.h.) off the Easement Area and leave on Property as noted below.
- Chip Vegetation (under 6 inches d.b.h.) and broadcast on Easement Area.
- Remove all Vegetation from the Property.
- Other: _____

Nothing in this document shall be deemed to modify, alter or amend the easement in any way. This document shall not be assigned by Owner, shall not be recorded, and does not run with the land. As is consistent with standard utility practice, it is understood that ITC does not grind or remove stumps. I understand that trees that are removed will be cut as close to the ground as possible given the surrounding terrain, fences, rocks, etc. The cambial layer of stumps shall be treated with an herbicide to limit sprouting. Further, I acknowledge that ITC or its agents may need to make ingress/egress onto my property with vehicles and/or equipment necessary to effectuate the option that I have chosen above.

Signed this 19 day of March, 2014.

OWNER:
Joseph M. Arlotta, M.P.A.
City of Pontiac



40-Year Search-No Taxes

Project #: 2778

Effective Date: 07/10/2013 8:00AM

Name:

3361398-4613711

NO # MICHIGAN AVE, Pontiac, MI
Jurisdiction: Oakland County

Copy Options

Full copies of all documents (Register of Deeds/Recorders Office Only)
Mortgages/DOT - Pages w/Mortgagee/Mortgagor, amount, address, sign & legal
MAPS - Plat Map (Platted Property) OR Tax Map (Acreage)
Easements & Restrictions
Full Copies of all docs referenced in docs within search
\$100 copy cost limit - please call office for approval if higher

Search Options

ASK Abstractors: Type legal description from Vesting Deed(s) on the online worksheet

Instructions

Notify CS if property is commercial

Provided Legal Description

Premises situated in the City of Pontiac, County of Oakland and State of Michigan, to-wit:

The East 20 feet of Lot 147, Homestead Park Subdivision #1, City of Pontiac, Michigan, according to the plat recorded in Liber 38, Page 3, Oakland County Records.

Tax Id

14-27-332-002

Abstractor Notes

Easements and restrictions found (this search period): No
Judgments and Liens found (10 year search): No

Please be advised: We make no representation or warranty in this report as to any instruments evidencing interest in oil, gas, and/or mineral rights, or any rights incidental or pertinent thereto.

PLEASE BE ADVISED that your acceptance of this report constitutes your informed agreement to the following terms and conditions. This report is a compilation of information obtained from public records maintained by government officials. A.S.K. Services, Inc. makes no representation or warranty as to the accuracy or completeness of such records. A.S.K. Services, Inc. shall not be liable for any such inaccuracy or for any mis-indexing or failure in any information retrieval system that causes pertinent records not to be found. A.S.K. Services, Inc. shall not be liable for failure to find public records indexed under names you did not request, even if such records are determined to apply to the person, entity, or property you intended to search, or for public records located in offices or indexes for which you did not request a search. A.S.K. Services, Inc. makes no representation or warranty in this report as to any instruments evidencing interest in oil, gas and/or mineral rights, or any rights incidental or pertinent thereto. A.S.K. Services, Inc. makes no representation or warranty as to title to, or lack of interest, in any property, and makes no warranty, express or implied, including any warranty of merchantability or fitness for a particular purpose, with respect to the information contained in this report. A.S.K. Services, Inc. is not licensed to practice law and does not render legal advice. You are solely responsible for interpreting the information set forth in this report and its adequacy for your business purposes. A.S.K. Services, Inc. shall not be liable for any incidental or consequential damages, and in any event A.S.K. Services, Inc.'s liability with respect to this report and any related transaction shall be limited to the amount of the service fee charged by A.S.K. Services, Inc. for the preparation and delivery of this report.



40-Year Search-No Taxes

Project #: 2778

Effective Date: 07/10/2013 8:00AM

Name: NO # MICHIGAN AVE, Pontiac, MI Jurisdiction: Oakland County	3361398-4613711
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Deeds

QUIT CLAIM DEED
 Grantor Wayne D. Harrison and Marjorie N. Harrison, his wife
 Grantee The City of Pontiac, a Michigan municipal corporation
 Dated: 08/22/1961 Recorded Date: 08/25/1961
 Liber/Page or Instr# 4219/473 Amount \$ 1.00
 Remarks:
 As to the East 20 feet of Lot 147.

WARRANTY DEED
 Grantor Edward Dicks and Clara M. Dicks, his wife
 Grantee Wayne D. Harrison and Marjorie N. Harrison, his wife
 Dated: 07/26/1961 Recorded Date: 07/28/1961
 Liber/Page or Instr# 4209/839 Amount \$ 1.00
 Remarks:
 As to all of Lot 147.

Mortgage Information

No Records Found.

Additional Documents

No Records Found.

Name Searches

Names listed below were searched for judgments and liens:
 *=~~w~~ildcard. Indicates truncated name was searched.
 City Pontiac*
 City of Pontiac*
 Pontiac City*
 Pontiac*

PLEASE BE ADVISED that your acceptance of this report constitutes your informed agreement to the following terms and conditions: This report is a compilation of information obtained from public records maintained by government officials. A.S.K. Services, Inc. makes no representation or warranty as to the accuracy or completeness of such records. A.S.K. Services, Inc. shall not be liable for any such inaccuracy or for any mis-indexing or failure in any information retrieval system that causes pertinent records not to be found. A.S.K. Services, Inc. shall not be liable for failure to find public records indexed under names you did not request, even if such records are determined to apply to the person, entity, or property you intended to search, or for public records located in offices or indexes for which you did not request a search. A.S.K. Services, Inc. makes no representation or warranty in this report as to any instruments evidencing interest in oil, gas and/or mineral rights, or any rights incidental or pertinent thereto. A.S.K. Services, Inc. makes no representation or warranty as to title to, or lack of interest, in any property, and makes no warranty, express or implied, including any warranty of merchantability or fitness for a particular purpose, with respect to the information contained in this report. A.S.K. Services, Inc. is not licensed to practice law and does not render legal advice. You are solely responsible for interpreting the information set forth in this report and its adequacy for your business purposes. A.S.K. Services, Inc. shall not be liable for any incidental or consequential damages, and in any event A.S.K. Services, Inc.'s liability with respect to this report and any related transaction shall be limited to the amount of the service fee charged by A.S.K. Services, Inc. for the preparation and delivery of this report.

61 42300

KNOW ALL MEN BY THESE PRESENTS: That Wayne D. Harrison and Marjorie N. Harrison, his wife

Quit Claims to the City of Pontiac, a Michigan municipal corporation.

whose Street Number and Post Office address is 35 S. Parke St., Pontiac, Michigan

the following described premises situated in the City of Pontiac County of Oakland and State of Michigan, to-wit:

East 20 feet of Lot 147 Homestead Park Subdivision #1, City of Pontiac, Michigan, according to the plat recorded in Liber 38, Page 3, Oakland County Records.

OAKLAND COUNTY MICHIGAN
REGISTER OF DEEDS RECORDS
1961 AUG 25 AM 8 45
David M. Murphy

TITLE INSURANCE... ABSTRACTS... ESCROWS

TITLE INSURANCE... ABSTRACTS... ESCROWS

together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining

for the sum of



One Dollar(s)

and other valuable considerations;

Dated this 22nd day of August

A. D. 1961

Signed, Sealed and Delivered in Presence of:

Signed and Sealed:

Robert Norberg
Robert Norberg

Wayne D. Harrison (L.S.)
Wayne D. Harrison

Barbara A. Norberg
Barbara A. Norberg

Marjorie N. Harrison (L.S.)
Marjorie N. Harrison

In the STATE OF MICHIGAN, COUNTY OF OAKLAND

On this 22nd day of August appeared Wayne D. Harrison and Marjorie N. Harrison

A. D. 19 61 before me personally

to me known to be the person so described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

My commission expires Nov 28 A. D. 1961

Robert Norberg
Robert Norberg
Notary Public Oakland County, Michigan
Register of Deeds Office

Recording Fee 1.50

W. D. Harrison
Marjorie N. Harrison

3-10
1/2

4209 REC 839
WARRANTY DEED
STATUTORY FORM

61 36321

KNOW ALL MEN BY THESE PRESENTS: That Edward Dicks and Clara M. Dicks, his wife
357 Sunset Ave., Plymouth, Michigan

Convey and Warrant to Wayne D. Harrison and Marjorie M. Harrison, his wife

whose Street Number and Postoffice address is 232 West Chicago Ave., Pontiac, Michigan
the following described premises situated in the city of Pontiac County of Oakland
and State of Michigan, to-wit:

Lot 147, Homestead Park No. 1, a subdivision of part of west
half of Section 27, town 3 north, range 10 east, Pontiac
Township, Oakland County, Michigan, according to the plat
thereof as recorded in liber 38 of Plats, page 3, Oakland
County Records.

BURTON ABSTRACT AND TITLE COMPANY HAS OPERATED CONTINUOUSLY SINCE 1866

MAKE YOUR REAL ESTATE TRANSACTIONS SAFE BY USING BURTON TITLE INSURANCE

JUL 28 1961

4209 839

together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining,
for the sum of one dollar and other good & valuable considerations One Dollar (\$)
and other valuable considerations;
subject to

Dated this 26th day of July A.D. 19 61

Signed, Sealed and Delivered in Presence of:	Signed and Sealed:
<u>Jane C. Kenner</u> Jane C. Kenner	<u>Edward Dicks</u> (L.S.) Edward Dicks
<u>Florence T. Pankow</u> Florence T. Pankow	<u>Clara M. Dicks</u> (L.S.) Clara M. Dicks
_____ (L.S.)	_____ (L.S.)
_____ (L.S.)	_____ (L.S.)

STATE OF MICHIGAN }
COUNTY OF Wayne }
On this 27th day of July A.D. 19 61 before me personally
appeared Edward Dicks and Clara M. Dicks

to me known to be the person S described in and who executed the foregoing instrument and acknowledged that
executed the same as their free act and deed.

My Commission expires JAN. 21 A.D. 1963
Florence T. Pankow
Notary Public, Wayne County, Michigan
Florence T. Pankow

*PRINT, TYPEWRITE OR STAMP
names of persons executing this instrument; also names of the Witnesses and Notary Public immediately underneath such signatures.
See Act 163, P. A. 1967.

County Treasurer's Certificate
50
DAKLAND COUNTY TREASURER'S OFFICE
11573

City Treasurer's Certificate
RECORDED
OAKLAND COUNTY RECORDS
15

When recorded return to:
Wayne D. Harrison
232 W. Chicago Ave.
Pontiac, Michigan

No property address available

beds / full baths / half baths / sq ft

14-27-332-002



Residential Property Profile

Note: Please be advised the data included in Property Gateway originates from multiple local municipalities. Data, in regard to properties, may be classified and updated differently by municipalities. If you have any questions, please contact the local community where the data originated.

Owner Information

Owner(s) : CITY OF PONTIAC
Postal Address : 47450 WOODWARD AVE PONTIAC MI 48342-5009

Location Information

Site Address : No property address available
PIN : 14-27-332-002 Neighborhood Code : CME
Municipality : City of Pontiac
School District : 210 PONTIAC CITY SCHOOLS
Class Code : 402 RES VAC (Includes prior SV-Suburban Vac & ME-Miscellaneous Exempt)

Property Description

T3N, R10E, SEC 27 HOMESTEAD PARK NO. 1 LOT 147 E 20 FT

No Sales Since 1994

Tax Information

Taxable Value	:	State Equalized Value	:
Current Assessed Value	:	Capped Value	:
Effective Date For Taxes	: 07/01/2013	Principal Residence Exemption	: 0%
2012 Taxes		2013 Taxes	
Summer	: \$0.00	Summer	: \$0.00
Winter	: \$0.00	Winter	:
Village	:	Village	:

Lot Information

Description : LEVEL Area : 0.057 ACRES

