



Real Estate Department

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

Date: May 5, 2017
To: Records Center
From: Margaret Wessel Walker
mwalker@itctransco.com
Real Estate

Subject: Vegetation Management Easement
Parcel ID: 17-35-101-001
BW 1336

Attached are documents related to the acquisition of a Vegetation Management Easement dated **January 12, 2012** to International Transmission Company (ITC) from **Erin Properties Company, LLC**, whose address is **902 North Pontiac Trail, Walled Lake, MI 48390**.

The easement was acquired for additional rights needed and located in Part of the **NW ¼ of Section 35, Commerce Township, Oakland County, MI (T2N R8E)**.

The consideration given for the aforementioned acquisition was **\$500.00**

The acquisition was negotiated by **NSI Consulting and Development**.

Please incorporate into Right of Way File No.: **T71724**

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 JAN 23 PM 1:04

23637
LIBER 45243 PAGE 629
\$16.00 MISC RECORDING
\$4.00 REINUMENTATION
01/23/2013 01:12:38 P.M. RECEIPT# 10071
PAID RECORDED - OAKLAND COUNTY
LISA BROWN, CLERK/REGISTER OF DEEDS

VEGETATION MANAGEMENT EASEMENT

On JANUARY 12, 2012, 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: Erin Properties Company, L.L.C., a Michigan limited liability company, whose address is 902 North Pontiac Trail, Walled Lake, Michigan 48390.

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

Grantor's Land is in the City of Walled Lake, County of ~~Macomb~~ and State of Michigan and is described as follows: Oakland

Parcel I

Lot 39, Supervisor's Plat No. 4, as recorded in Liber 54A, Pages 79 and 79A of Plats, Oakland County Records. 17-34-228-006 Lot 39

Parcel II:

Lots 38 and 41 and Lot 40, Supervisor's Plat No. 4, according to the plat thereof as recorded in Liber 54A of plats, pages 79 and 79A, Oakland County Records, except the following described part of said Lot 40, lying Westerly and northerly of the following described line: Beginning at a point on the northerly line of said lot, distant S. 88 degrees 16 minutes 10 seconds E. 144.32 feet from the N.W. corner thereof, thence running S. 25 degrees 41 minutes 50 seconds W. 315.29 feet to a point; thence S. 79 degrees 40 minutes 20 seconds W. 198.00 feet to a point on the northwesterly line of said Lot 40, said point also being the southeast corner of Lot 37 of aforesaid subdivision.

More commonly known as: Vacant Land, Walled Lake, Michigan 48390

Parcel ID: 17-35-101-001 lot 41

17-34-228-005 Lot 38
-008 Lot 40

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 **Southeasterly** line of Grantor's Land and continuing to a line lying **75 feet Northwesterly** of, and parallel to, the centerline

OK - AN



FILE


of the 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.
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 Owner'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

Erin Properties Company, L.L.C., a Michigan limited liability company



By: STEVE ATWELL SR.

Its: PARTNER / OWNER

[ACKNOWLEDGEMENT APPEARS ON THE FOLLOWING PAGE.]

Acknowledged before me in OAKLAND County, MICHIGAN, on this 12 day of JANUARY, 2012, Erin Properties Company, L.L.C., a Michigan limited liability company, by [Signature], its PARTNER / OWNER.
STEVE ATWELL SR.

[Signature]
DEAN F. WHITEHEAD, Notary Public
Oakland County, Michigan
Acting in Oakland County, Michigan
My Commission Expires 9-14-2017

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