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EASEMENT LIBER 4468 PAGE 578

63 47888

IN CONSIDERATION of the sum of One Dollar (\$1.00) and other valuable considerations, receipt of which is hereby acknowledged, the right is hereby granted and conveyed to THE DETROIT EDISON COMPANY, a New York corporation, 2000 Second Avenue, Detroit 26, Michigan, its successors and assigns, to construct, operate and maintain its underground lines and necessary cable pole for the transmission and distribution of electricity, including the necessary conduit, fixtures, cables, transformer and equipment, under, on and across our property located in the Village of Beverly Hills, Southfield Township, Oakland County, Michigan, described further as an easement six (6') feet in width in accordance with The Detroit Edison Company Underground Lines Department Drawing No. U2-3-1286, entitled Medical Village, Inc., which is attached hereto and made a part hereof. The property in which the above described easement is located is further described as follows:

Part of Lots 13 and 14 of Crystal Springs, on North 1/2 of Southeast 1/4, Section 2, Town 1 North, Range 10 East, Oakland County, Michigan, according to the plat thereof as recorded in Liber 20 of Plats, Page 32, Oakland County Records, Village of Beverly Hills, being described as: Beginning at the Northeast corner of Lot 14 of Crystal Springs Sub-division as platted in Liber 20, Page 32 of Plats, Oakland County Records, thence along the Southerly side of Beverly Road, said line being 33 feet South of and parallel to the East and West 1/4 line of Section 2, Town 1 North, Range 10 East, North 86 degrees 50 minutes west 192.10 feet, thence South 0 degrees 15 minutes 20 seconds West parallel to the Westerly line of Lot 13 of said Crystal Springs Sub-division, 291.0 feet, thence North 86 degrees 50 minutes West parallel to the said Southerly line of Beverly Road, 130.0 feet, thence along the said Westerly line of Lot 13, South 0 degrees 15 minutes 20 seconds West 337.7 feet to the Southerly line of Lot 13; thence along the Southerly line of said Lot 13, South 86 degrees 44 minutes 20 seconds East 136.0 feet, thence North 0 degrees 05 minutes 00 seconds East parallel to the East line of said Section 2, 135.69 feet, thence South 86 degrees 50 minutes East parallel to the said Southerly line of Beverly Road, 188.0 feet to the Westerly line of Southfield Road, thence along the West line of Southfield Road (135 feet wide) said line being 33 feet West of the East line of said Section 2, North 0 degrees 05 minutes 00 seconds East 489.30 feet to the point of beginning, containing 3.234 acres, except therefrom the following described parcels of land:

Parcel 1: North 145 feet of Lots 13 and 14, except the West 130 feet thereof, Crystal Springs, on North 1/2 of Southeast 1/4 of Section 2; Town 1 North, Range 10 East, Oakland County, Michigan, according to the Plat thereof as recorded in Liber 20 of Plats, Page 32, Oakland County Records.

RECORDED RIGHT OF WAY NO. 22334

1933 AUG 22 PM 2
 REGISTER OF DEEDS RECORDS
 OAKLAND COUNTY MICHIGAN
 GEORGE E. COOPER

RETURN TO
 RICHARD H. TAYLOR
 The Detroit Edison Company
 2000 SECOND AVENUE
 DETROIT, MICHIGAN

9-00

Parcel 2: South 146 feet of the North 291 feet of Lots 13 and 14, except the West 130 feet thereof, Crystal Springs, on North 1/2 of Southeast 1/4 of Section 2, Town 1 North, Range 10 East, Oakland County, Michigan, according to the plat thereof as recorded in Liber 20 of Plats, Page 32, Oakland County Records, and the North 26 feet of the South 200 feet of the North 491 feet of Lots 13 and 14 of Crystal Springs on North 1/2 of Southeast 1/4 of Section 2, Town 1 North, Range 10 East, Township of Southfield, Oakland County, Michigan, according to the plat thereof as recorded in Liber 20 of Plats, Page 32, Oakland County Records.

The Grantee shall have full right and authority together with its employes, agents and contractors to enter at all times upon said premises for the purpose of constructing, re-constructing, repairing, operating and maintaining its cable pole, cables, transformer, meters and equipment.

RESTRICTIONS:

No shrubs or foliage shall be permitted on owner's property within five (5') feet of the front doors of the transformer enclosure. The grade established by the Developer at the time the utility places its underground facilities in the easement herein described shall be considered final and finished grade. No property owner shall make any change in such grade in or near the easement or alter any ground conditions, including drains, when the change in grade or alterations of ground conditions, in the opinion of the utility concerned, interferes with its facilities already installed.

This Grant is declared binding upon the undersigned Grantor, its successors and assigns.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be signed in its name by its duly authorized officers on this 12th day of August, 1963.

In the Presence of:

MEDICAL VILLAGE, INC.,
a Michigan corporation

Barbara A. Bonnah
Barbara A. Bonnah

Hazle M. Hosking
Hazle M. Hosking

By: John S. Hillock
John S. Hillock, Treasurer

By: LeRoy B. McNally
LeRoy B. McNally, Secretary

RECORDED FIRST OF MAY NO. 22334

RETURN TO
RICHARD H. TAYLOR
The Detroit Edison Company
2000 SECOND AVENUE
DETROIT 26, MICHIGAN

STATE OF MICHIGAN)
) SS.
COUNTY OF)

On this 12th day of August, 1963, before me the subscriber,
a Notary Public in and for said County, appeared LeROY B. McINALLY
and JOHN S. HILLOCK, to me personally known, who being by me
duly sworn did say they are the Secretary and Treasurer
of MEDICAL VILLAGE, INC., a Michigan corporation, and that the seal affixed to said
instrument is the corporate seal of said corporation, and that said instrument was
signed in behalf of said corporation, by authority of its Board of Directors, and
LeROY B. McINALLY and JOHN S. HILLOCK
acknowledged said instrument to be the free act and deed of said corporation.

Hazle M. Hosking
Hazle M. Hosking
Notary Public, Wayne County, Michigan

My Commission Expires: October 5, 1963.

*L. M.
8/12/63*

RECORDED RIGHT OF WAY NO. 22334

AGREEMENT

THIS AGREEMENT, made this 9th day of August, 1963, by and between MEDICAL VILLAGE, INC., a Michigan corporation, 19794 Mack, Grosse Pointe Woods, 36, Michigan, hereinafter referred to as "DEVELOPER", and THE DETROIT EDISON COMPANY, a NEW YORK corporation, with offices at 2000 Second Avenue, Detroit 26, Michigan, hereinafter referred to as "EDISON".

W I T N E S S E I H :

WHEREAS, DEVELOPER is developing land in the Village of Beverly Hills, County of Oakland, State of Michigan, to be known as Medical Village, Inc., and further described as being part of the Southeast 1/4 of Section ⁷3, Beverly Hills, Southfield Township, and

WHEREAS, DEVELOPER has submitted the plot plan of said Medical Village, Inc. and desires that EDISON install its electric distribution lines for underground 240/120 volt service in easement to serve DEVELOPER, all in accordance with The Detroit Edison Company Underground Lines Department Drawing No. U2-3-1286, entitled Medical Village, Inc.

NOW, THEREFORE, in consideration of the mutual promises and covenants herein made between DEVELOPER and EDISON, it is hereby agreed:

Responsibility of DEVELOPER

1. DEVELOPER shall furnish easements and restrictions satisfactory in form to EDISON for the installation and maintenance of its underground lines for the transmission and distribution of electricity.

2. Easements must have finished grade prior to installation of underground ducts so that electrical distribution service can be properly installed in relation to finished grade.

3. Survey stakes indicating the route of EDISON's transmission lines must be properly emplaced before and after trenching.

RECORDED IN THE REGISTRY OF DEEDS FILE NO. 22334

4. All trenching and backfilling (in accordance with EDISON's specifications) required for installation of ducts for electric lines in easements provided shall be done by DEVELOPER without expense to EDISON. The backfill shall be free of rubble and clods of hard or frozen dirt and shall not contain material which can damage emplaced conduit.

5. Furnish, install, own and maintain all secondary service and conduit from transformer to point of customer's service.

6. It is expressly understood and agreed that in the event of failure of the DEVELOPER to perform each and every obligation imposed hereby, EDISON shall not be required to furnish electricity to said Medical Village, Inc. with said underground service and may without liability on its part terminate this Agreement. EDISON shall have the right to make all necessary inspections of trenches provided by the DEVELOPER.

Responsibility of EDISON

1. EDISON will own, furnish, install and maintain concrete pads for transformer, meters, transformer, primary cables, primary ducts and equipment.

2. EDISON reserves the right to meter and bill each tenant of the DEVELOPER individually.

In the Presence of:

MEDICAL VILLAGE, INC.

[Signature]

By: *[Signature]*

By: *[Signature]*

THE DETROIT EDISON COMPANY

[Signature]

By: *[Signature]*
E. O. George, Vice-President

[Signature]

By: *[Signature]*
ESTHER BIRNBAUM ASST. SECRETARY

RECORDED RIGHT OF WAY NO. 22334

MEMORANDUM ORDER
FOR GENERAL USE
DE FORM MS 77 12-53

TO C. J. Bartholomew - 646 G.O. DATE 8-12-63 TIME _____

RE: Underground Service to Medical Villa, Inc., Village of Beverly Hills, Southfield Township, Michigan, Oakland County.

Agreement and Rights of way obtained for above and it is now in order to proceed with construction.

RECORDED RIGHT OF WAY NO. 22334

COPIES TO: I.A. Baryash - 1901 Second - Rm. 124
W. Stone - 637 G.O.
REPORT W.T. Shively - 714 G.O.
E.W. Potosky - 728 G.O.
Al Lee - Sales - Public Service Center
File ✓

SIGNED Stephen A. McNamee
Stephen A. McNamee; Inc
Staff Attorney
Legal Department

DATE RETURNED _____ TIME _____ SIGNED _____

THE DETROIT EDISON COMPANY

2000 SECOND AVENUE
DETROIT 26, MICHIGAN

AUGUST 19, 1965

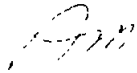
Medical Village, Inc.
19794 Mack Avenue
Grosse Pointe Woods 36, Michigan

Attention: Mr. E. Ecclestone, Jr.

Gentlemen:

Enclosed is a fully executed copy of the Agreement between Medical Village, Inc. and The Detroit Edison Company for the underground service to your property in the Southeast 1/4 of Section 3, Beverly Hills, Southfield Township, Oakland County, Michigan.

Very truly yours,


Stephen A. McNamee
Staff Attorney

SAM:W/bmc

Enclosure

All legal description under 1 Village to be used in connection with B/A Agreement

LIBER 4864 PAGE 318
19597

RECORDED

1941

WARRANTY DEED

Act 187 P.A. 1881 - M.S.A. 26, 571

KNOW ALL MEN BY THESE PRESENTS: That **KATHLEEN MADONNA**

Conveys and Warrants to **MEDICAL VILLAGE, INC.**, a Michigan corporation,

whose street number and post office address is, 3125 Southfield Road,

Birmingham, Michigan, the following described premises situated in the

Village of Beverly Hills, County of Oakland and State of Michigan, to-wit:

Part of Lots 13 and 14 of Crystal Springs, on North 1/2 of Southeast 1/4, Section 2, Town 1 North, Range 10 East, Oakland County, Michigan; according to the plat thereof as recorded in Liber 20 of Plats, Page 32, Oakland County records, Village of Beverly Hills, being described as: Beginning at the Northeast corner of Lot 14 of Crystal Springs Subdivision as platted in Liber 20, Page 32 of Plats; Oakland County Records, thence along the southerly side of Beverly Road, said line being 33 feet South of and parallel to the East and West 1/4 line of Section 2, Town 1 North, Range 10 East, North 86 degrees 50 minutes West 192.10 feet; thence South 0 degrees 15 minutes 20 seconds West parallel to the westerly line of Lot 13 of said Crystal Springs Subdivision, 291.0 feet, thence North 86 degrees 50 minutes West parallel to the said southerly line of Beverly Road, 130.0 feet; thence along the said westerly line of Lot 13, South 0 degrees 15 minutes 20 seconds West 117.7 feet to the southerly line of Lot 13; thence along the southerly line of said Lot 13, South 86 degrees 44 minutes 20 seconds East 135.0 feet, thence North 0 degrees 05 minutes 00 seconds East parallel to the East line of said section 2, 135.62 feet, thence South 86 degrees 50 minutes East parallel to the said southerly line of Beverly Road, 188.0 feet to the westerly line of Southfield Road, thence along the West line of Southfield Road (135 feet wide) said line being 13 feet west of the East line of said Section 2, North 0 degrees 05 minutes 00 seconds East 489.30 feet to the point of beginning, containing 3.234 acres, except therefrom the following described lands and premises:

Parcel 1: North 145 feet of Lots 13 and 14, except the West 130 feet thereof, Crystal Springs, on North 1/2 of Southeast 1/4 of Section 2, Town 1 North, Range 10 East, Oakland County, Michigan, according to the plat thereof as recorded in Liber 20 of Plats, page 32, Oakland County records.

Parcel 2: South 145 feet of the North 291 feet of Lots 13 and 14, except the West 130 feet thereof, Crystal Springs, on North 1/2 of Southeast 1/4 of Section 2, Town 1 North, Range 10 East, Oakland County, Michigan, according to the plat thereof as recorded in Liber 20 of Plats, Page 32, Oakland County records, and the North 26 feet of the South 200 feet of the North 491 feet of Lots 13 and 14 of Crystal Springs on North 1/2 of Southeast 1/4 of Section 2, Town 1 North, Range 10 East, Township of Southfield, Oakland County, Michigan, according to the plat thereof as recorded in Liber 20 of Plats, Page 32, Oakland County records.

together with all and singular the tenements, hereditaments and

103980

RECORDED RIGHT OF WAY NO.

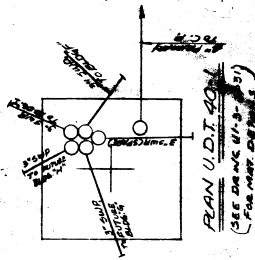
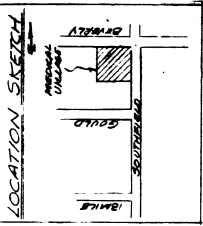
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P. 20
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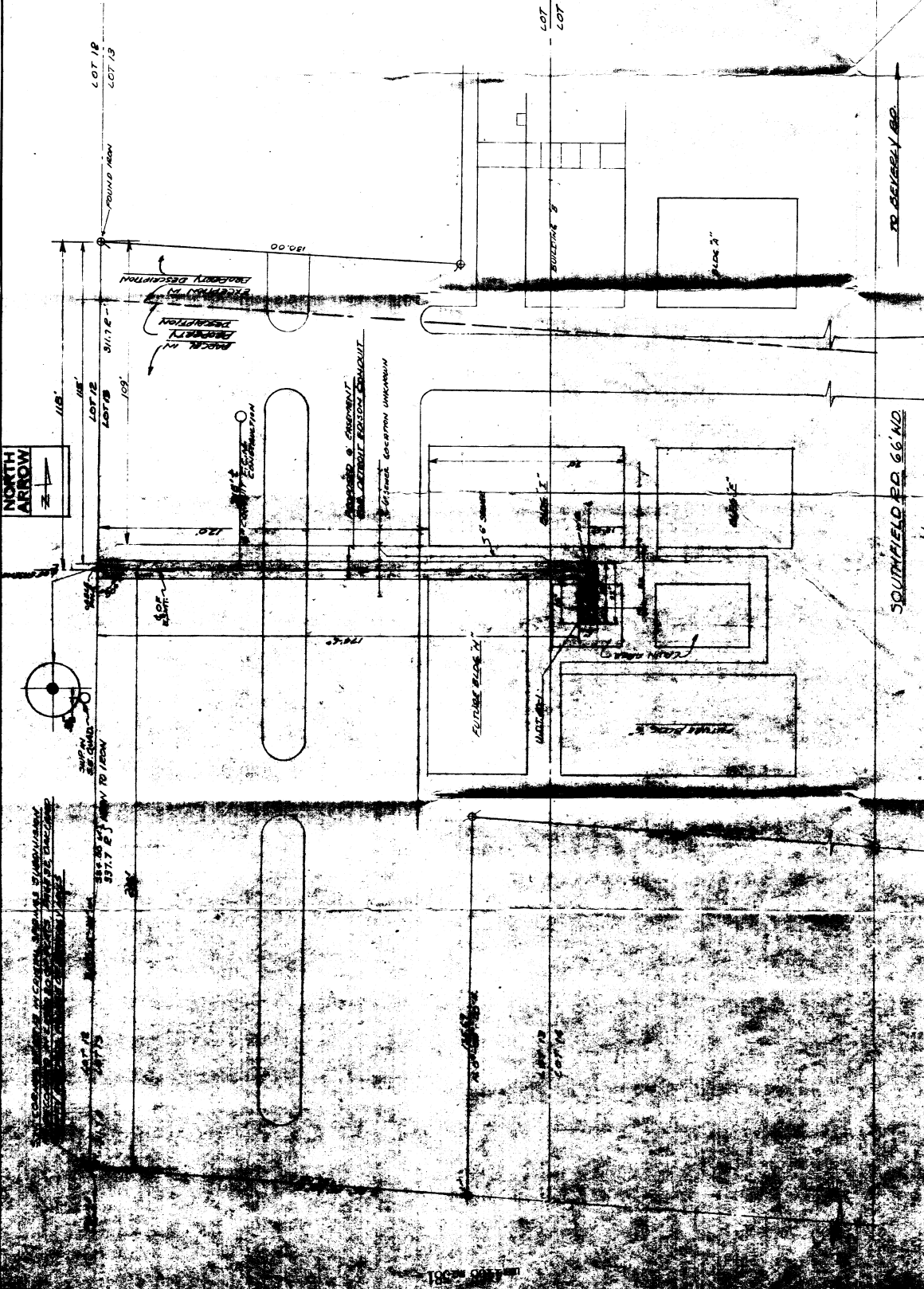
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RECORDED RIGHT OF WAY
R22334



PERMIT REQUIRED
OWNER OF ADJACENT
PROPERTY



| | |
|----------------------------|------------|
| LATENT ERRORS | |
| THE METROPOLITAN COMPANY | |
| UNIVERSITY CITY DEPARTMENT | |
| DATE | 7-20 |
| PROJECT NO. | 42286 |
| DATE | 1/2-3-1986 |

OWNER: MEDICAL VILLAGE A.G., BEVERLY AND SOUTHFIELD RDS. SOUTHFIELD TOWNSHIP VILLAGE OF BEVERLY HILLS UIC CONDUIT TRANS. MAT AND REQUIRED EASEMENT.

| DATE | NAME |
|---------|---------------|
| 7-30-85 | G. F. GEDDI |
| 8-1-85 | A. B. BELL |
| 11-1-85 | M. S. GARDNER |
| 1-1-86 | P. S. GARDNER |
| 1-1-86 | A. B. BELL |
| 1-1-86 | A. B. BELL |

| | |
|-------------------------|--|
| DATE: 8-1-85 | |
| DRAWN BY: [Name] | |
| CHECKED BY: [Name] | |
| APPROVED BY: [Name] | |
| PROJECT: [Name] | |
| SOUTHFIELD RD. 66' W.D. | |