

For good and valuable considerations, the right is hereby granted to The Detroit Edison Company, 2000 Second Avenue, Detroit, Michigan 48226, its successors and assigns, to construct, reconstruct, operate and maintain its underground lines for the transmission and distribution of electricity and Company communication facilities including the necessary conduits, fixtures, cables and cable poles, manholes and equipment under and across the property described hereinafter. The rights hereby granted include the right of access to and from the said premises, the right to construct, reconstruct, modify, operate and maintain said line facilities, and to trim or cut down any trees belonging to the grantor, either within said right of way or upon the lands of the grantor adjoining said right of way which, in the opinion of the grantee, at any time interfere with the construction and operation of said line facilities. It is expressly understood and agreed that the grantee shall, at no time, trim or cut down any trees unless, in the grantee's opinion, it is absolutely necessary to do so. Upon the written consent of the grantee, buildings or structures may be placed within said right of way. This grant shall be binding upon the successors and assigns of the grantors. The Company shall reimburse the grantors and assigns for all damage caused by its men, vehicles and equipment in entering said property for the purposes set forth herein.

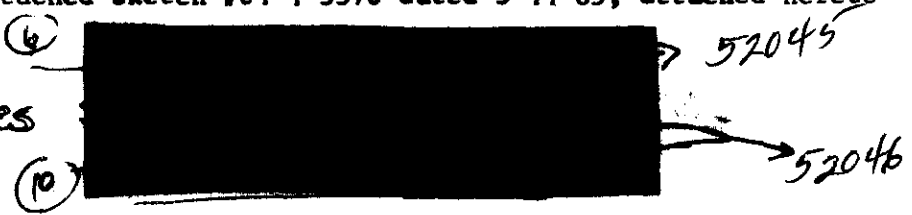
The property over which this grant is conveyed is situated in the City of Southfield

County of Oakland, State of Michigan and further described as follows: PARCEL A:

Part of the northwest 1/4 of Sec. 17, T10E, R10E, City of Southfield, Oakland County, Michigan, described as beginning at a point distant south 00 deg. 25 min. 27 sec. east 33.00 feet and due west 43.00 feet from the north 1/4 corner of Sec. 17 and proceeding thence along the west line of Lockdale Road, 86 ft. wide, south 00 deg. 25 min. 27 sec. east 1345.07 ft.; thence north 89 deg. 11 min. 07 sec. west 1303.77 ft.; thence south 01 degree 14 min. 05 sec. east 16.55 ft.; thence north 89 deg. 15 min. 32 sec. west 252.28 ft.; thence along the east line of Case Rd., 50 ft. wide, north 00 deg. 02 min. 43 sec. east 1339.77 ft.; thence along the south line of 12 Mi. Rd., 66 ft. wide, due east 1544.52 ft. to the point of beginning.

Route of Lines: AS shown on attached sketch #U1-1-3376 dated 3-11-85, attached hereto and made a part hereof.

Above parcel includes



SIDWELL # 24-17-126-040-NW 1/4 and lots

FCN ASSOCIATES, A MICHIGAN CO-PARTNERSHIP
27700 NORTHWESTERN #427
SOUTHFIELD, MICH 48076

Witness: Cindy L. Hill
CINDY L. HILL

(Signed) Milford Nemer, PARTNER

Stuart R. Chipman
STUART R. CHIPMAN

Prepared By:
Stuart Chipman
30400 Telegraph Suite 264
Birmingham, MI 48010

RECORDED
DANLAND COUNTY, MICHIGAN
REGISTRY OF DEEDS & RECORDS
85 MAY -2 15:24

STATE OF MICHIGAN)
) SS.
COUNTY OF Oakland)

On this third day of April A.D. 19 85, before the undersigned, a Notary Public in and for said County, personally appeared

Milford Nemer OF FCN ASSOCIATES A MICHIGAN CO-PARTNERSHIP

known to me to be the person who executed the foregoing instrument and acknowledged the same to be his

free act and deed. ON BEHALF OF SAID PARTNERSHIP

RETURN TO
J. D. McDONALD
THE DETROIT EDISON COMPANY
30400 TELEGRAPH ROAD, 264 OAKDH
BIRMINGHAM, MICHIGAN 48010

Allison C. Dale
Notary Public, Oakland County, Michigan

My Commission Expires: 1/29/86

APPROVED AS TO FORM DATE
LEGAL DEPARTMENT

WARRANTY DEED FOR CORPORATION - 002

(State Bar of Michigan)

8752 463

3

81 85701-A

The Grantor **S.B. McLaughlin Associates, Inc.**
 a Michigan corporation, whose address is
 181 University Avenue, Suite 402, Toronto, Ontario, M5X 140
 conveys and warrants to
FCN Associates, a Michigan Co-partnership
 whose address is
 27700 Northwestern Highway, Suite 427, Southfield, Michigan
 the following described premises situated in the City
 of Southfield County of Oakland
 and State of Michigan

See Exhibit A

FIRST AMERICAN TITLE INSURANCE COMPANY OF MID-AMERICA - BURTON ABSTRACT DIVISION - SERVING YOU SINCE 1866

MAKE YOUR REAL ESTATE TRANSFERS SAFE BY USING FIRST AMERICAN TITLE INSURANCE COMPANY OF MID-AMERICA

for the sum of One Dollar and 00/100 (\$1.00) and other valuable consideration,
 subject to easements and building and use restrictions of record and further subject to special assessments, and Consent
 Judgment recorded in liber 8093, page 122 Oakland County Records, as amended by Revised
 Consent Judgment recorded in liber 8751 page 632 Oakland County Records
 Dated this 9th day of AUGUST 19 84

Signed in presence of
Michael A. Cole
 Michael A. Cole
William J. Zonsmer
 William J. Zonsmer

Signed
 S.B. McLaughlin Associates, Inc.
 (Name of Corporation) GRANTOR
Nicholas Westeinde
 Nicholas Westeinde
 Its Senior Vice-President

STATE OF MICHIGAN }
 COUNTY OF Oakland } SS

The foregoing instrument was acknowledged before me this 9th day of August 19 84 by Nicholas Westeinde (Name(s) of Officer(s)) the Senior Vice-President and (Title(s) of Officer(s)) of S.B. McLaughlin Associates, Inc. (Name of Corporation) a Michigan corporation, on behalf of the corporation (State of Incorporation)

Jeanine S. Beek
 Jeanine S. Beek
 Notary Public, Oakland County, Michigan
 My commission expires 2-27-85

County Treasurer's Certificate
 100
 70-24
 04211

City Treasurer's Certificate

When Recorded Return To
 Grantee (Name)
 (Street Address)
 (City and State)

Send Subsequent Tax Bills To
 Grantee

Drafted By
 Roberts Bolton
 Business Address
 505 North Woodward
 Suite 1100
 Bloomfield Hills, Michigan 48013

Revenue to be affixed after recording
 Tax Parcel # Recording Fee Transfer Tax
 * TYPE OR PRINT NAME UNDER SIGNATURES
 47-089 023

45525

Land in the City of Southfield, Oakland County, Michigan, described as:

PARCEL A.

Part of the northwest 1/4 of Section 17, town 1 north, range 10 east, City of Southfield, Oakland County, Michigan, described as beginning at a point distant south 00 degrees 25 minutes 27 seconds east 33.00 feet and due west 43.00 feet from the north 1/4 corner of Section 17 and proceeding thence along the west line of Lockdale Road, 86 feet wide, south 00 degrees 25 minutes 27 seconds east 1345.07 feet; thence north 89 degrees 11 minutes 07 seconds west 1303.77 feet; thence south 01 degree 14 minutes 05 seconds east 16.55 feet; thence north 89 degrees 15 minutes 32 seconds west 252.28 feet; thence along the east line of Case Road, 50 feet wide, north 00 degrees 02 minutes 43 seconds east 1339.77 feet; thence along the south line of 12 Mile Road, 66 feet wide, due east 1544.52 feet to the point of beginning. *24-11-102-040*

PARCEL B.

Part of the northwest 1/4 of Section 17, town 1 north, range 10 east, City of Southfield, Oakland County, Michigan, described as beginning at a point distant due west 1612.25 feet and south 00 degrees 02 minutes 43 seconds west 768.60 feet and north 89 degrees 58 minutes 16 seconds west 25.00 feet from the north 1/4 corner of Section 17 and proceeding thence along the west line of Case Road, 50 feet wide, south 00 degrees 02 minutes 43 seconds west 78.15 feet; thence north 89 degrees 58 minutes 16 seconds west 253.39 feet; thence north 00 degrees 02 minutes 43 seconds east 78.15 feet; thence south 89 degrees 58 minutes 16 seconds east 253.39 feet to the point of beginning. *24-11-102-020*

PARCEL C.

Part of the northwest 1/4 of Section 17, town 1 north, range 10 east, City of Southfield, Oakland County, Michigan, described as beginning at a point distant due west 1612.25 feet and south 00 degrees 02 minutes 43 seconds west 997.51 feet and north 89 degrees 58 minutes 16 seconds west 25.00 feet from the north 1/4 corner of Section 17 and proceeding thence along the west line of Case Road, 50 feet wide, south 00 degrees 02 minutes 43 seconds west 78.30 feet; thence north 89 degrees 58 minutes 16 seconds west 361.28 feet; thence north 00 degrees 02 minutes 55 seconds west 78.30 feet; thence north 89 degrees 26 minutes 26 seconds east 108.03 feet; thence south 89 degrees 58 minutes 16 seconds east 253.39 feet to beginning. *24-11-102-023*

PARCEL D.

Part of the northwest 1/4 of Section 17, town 1 north, range 10 east, City of Southfield, Oakland County, Michigan, described as beginning at a point distant due west 1612.25 feet and south 00 degrees 02 minutes 43 seconds west 1154.11 feet and north 89 degrees 58 minutes 16 seconds west 25.00 feet from the north 1/4 corner of Section 17 and proceeding thence south 00 degrees 02 minutes 43 seconds west 78.30 feet; thence north 89 degrees 58 minutes 16 seconds west 361.02 feet; thence north 00 degrees 02 minutes 55 seconds west 78.30 feet; thence south 89 degrees 58 minutes 16 seconds east 361.15 feet to the point of beginning. *24-11-102-025*

PARCEL E.

Part of the northwest 1/4 of Section 17, town 1 north, range 10 east, City of Southfield, Oakland County, Michigan, described as beginning at a point distant due west 1612.25 feet and south 00 degrees 02 minutes 43 seconds west 1232.41 feet and north 89 degrees 58 minutes 16 seconds west 25.00 feet from the north 1/4 corner of Section 17 and proceeding thence south 00 degrees 02 minutes 43 seconds west 78.30 feet; thence north 89 degrees 58 minutes 16 seconds west 360.90 feet; thence north 00 degrees 02 minutes 55 seconds west 78.30 feet; thence south 89 degrees 58 minutes 16 seconds east 361.02 feet to the point of beginning. *24-11-102-026*

Subject to the rights of the City of Southfield and the public in that portion of the foregoing described property heretofore taken, deeded or used for street, road or highway purposes.

RECORDED RIGHT OF WAY NO.

35525

APPLICATION FOR RIGHT OF WAY

DE 963-0811 5-7485 (MS 80)

Castor Sub.

Job No. 85-033

11-1-3376

PLEASE SECURE RIGHT OF WAY AS FOLLOWS.

DATE March 11, 1985

LOCATION Lockdale South of 12 Mile Rd.

APPLICATION NO. 11-1-3376

CITY OR VILLAGE Southfield

DEPT ORDER NO _____

TOWNSHIP _____ COUNTY Oakland

O F W NO _____

DATE BY WHICH RIGHT OF WAY IS WANTED May 15, 1985

BUDGET ITEM NO. _____

THIS R/W IS _____ % OF TOTAL PROJECT NO _____ ACCUM. _____ %.

INQUIRY NO _____

JOINT RIGHT OF WAY REQUIRED YES NO

NOTE: Identify on print or sketch the subdivisions as to section location and liber and page.

KIND AND DESCRIPTION OF RIGHT OF WAY REQUESTED Proposed 15' x 20' Detroit Edison Company easement with rights of ingress and egress as shown on Drawing U1-1-3376.

PURPOSE OF RIGHT OF WAY To provide service to Galleria-Phase III.

SIGNED R. F. Burtwell
R. F. Burtwell, Supervisor
Planning & Layout Division Services
OFFICE DEPARTMENT

REPORT OF REAL ESTATE AND RIGHTS OF WAY DEPT

Recorded underground secured as requested on the attached sketch.
Contacts by S. Chipman, Real Estate & Rights of Way, Oakland Division.

RECORDED RIGHT OF WAY NO. 355-25

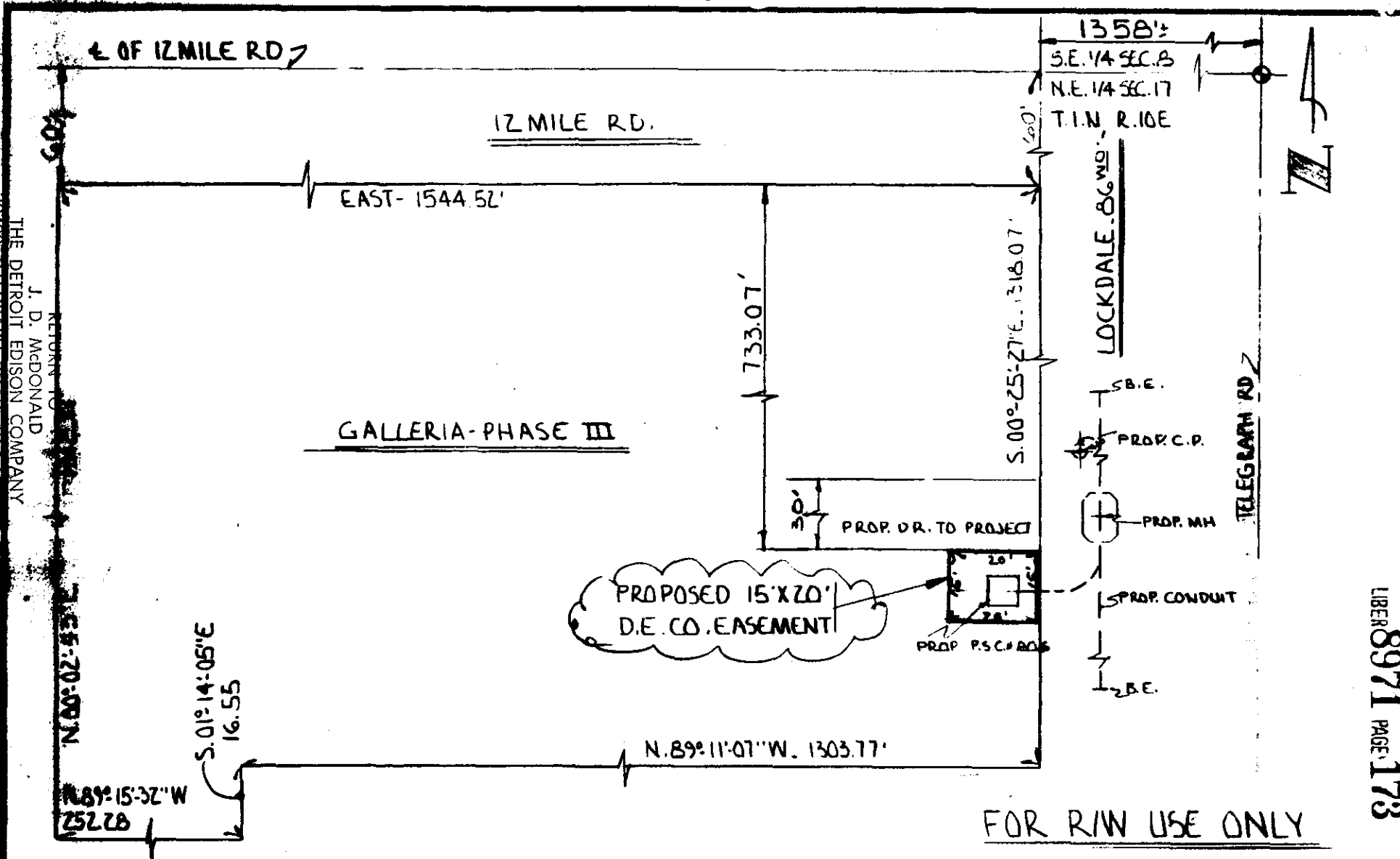
R. Burtwell 1
PERMITS IN RECORD CENTER 1 R.E. & R/W DEPT. FILE _____ GRANTOR FCN ASSOCIATES

NO OF PERMITS 1 NO. OF STRUCTURES _____ NO OF MILES _____ PERMITS TO MBT _____

DATE 5-1-85 SIGNED James D. McDonald
James D. McDonald

3-14-85 WD 4-14-85

THE DETROIT EDISON COMPANY
 J. D. McDONALD
 30400 TELEGRAPH ROAD, 264 OAKDHF
 BIRMINGHAM, MICHIGAN 48010



FOR R/W USE ONLY

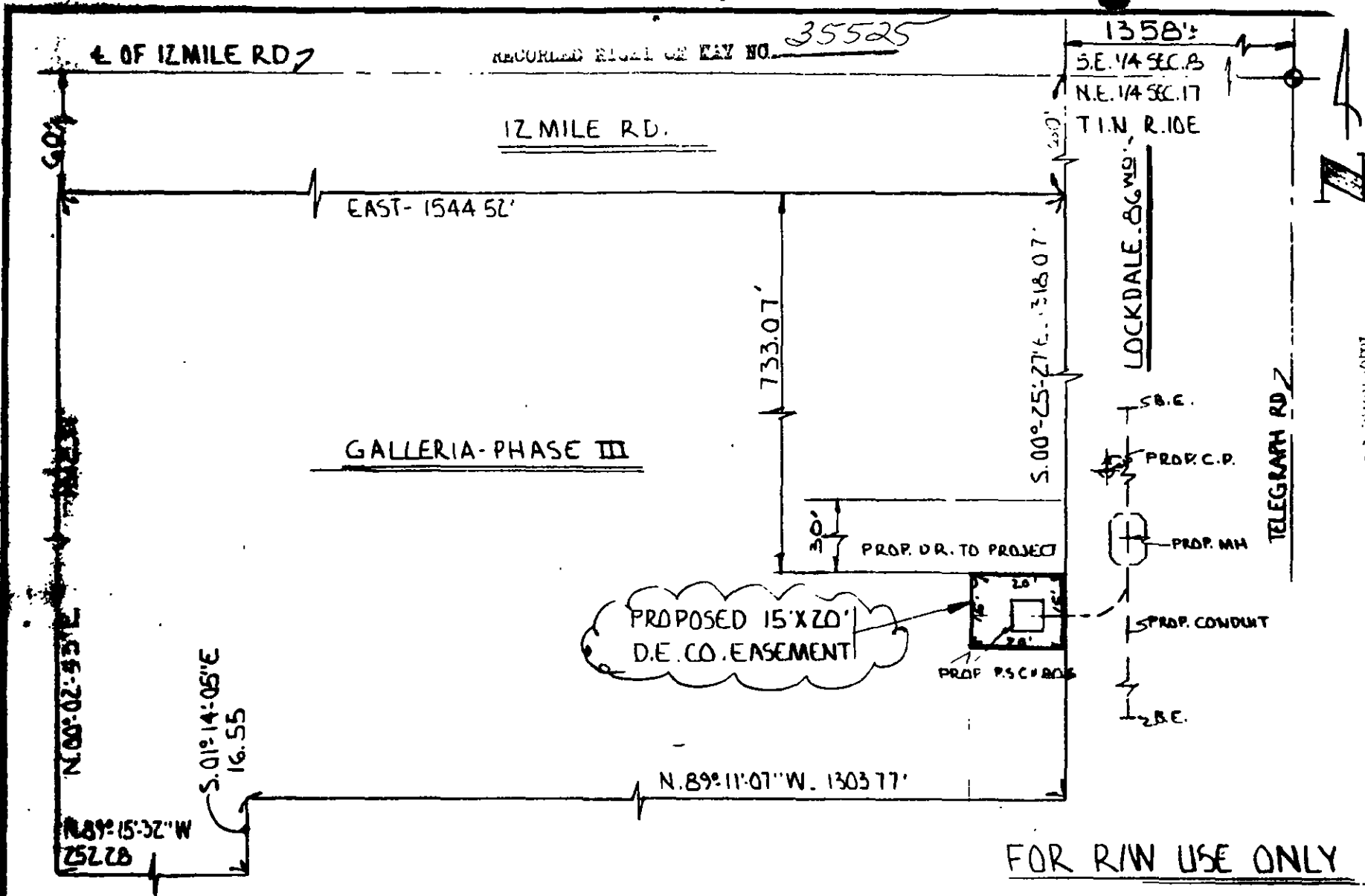
LIBER 8971 PAGE 173

OFW. 5G10B8/H05

LANCASTER SUB

JOB NO. 85-033

REFERENCE	DRAWN	SELETE	3-11-95	TITLE LOCKDALE SOUTH OF 12 MILE RD PROP. 15' X 20' D.E. CO. EASEMENT CITY OF SOUTHFIELD - OAKLAND CO.	THE DETROIT EDISON COMPANY
	O. K.	RHC	3-11-95		
	APPROVED	RJB	3-11-95		
					SCALE 1"=30'
					NO. 11-1-3376



RECORDED EASEL OF KEY NO. 35525

OFW. 5G1068/H05

LANCASTER SUB

JOB NO. 85-033

REFERENCE	DRAWN	DATE	TITLE	COMPANY
	S. K.	3-11-85	LOCKDALE SOUTH OF 12 MILE RD	THE DETROIT EDISON COMPANY
	R.H.C.	3-11-85	PROP. 15' X 20' D.E. CO. EASEMENT	
	R.T.B.	3-11-85	CITY OF SOUTHFIELD - OAKLAND CO.	
SCALE 1"=30'				NO. 41-1-3376