

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.

1-10/16

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: "Part of the SE 1/4 of Sec. 16, T1N, R10E, City of Southfield, Oakland County, Michigan, being described as follows: Beg. at a point on the East line of Sec. 16, T1N, R10E, said point being N 1°13'14" East 695.50 ft. from the SE corner of said Sec. 16, thence N 88°55'46" West 980.28 ft.; thence North 44°14'30" East 94.56 ft.; thence N 0°45'30" West 131.10 feet; thence South 88°55'46" East 920.29 ft. to the East line of Sec. 16; thence South 01°13'14" West 200.00 ft. to the point of beginning. Containing 4.262 acres of land more or less."

1

Route of Lines: The westerly 10ft. of the easterly 408ft. across the above described property.

Tax Identification #24-16-476-045.

Witness:

Teresa J. Phillips
Carol J. Gealer

By: Stephen D. Moore
Stephen D. Moore, Assistant Vice President
First Federal Savings Bank & Trust
27255 Lahser Road
Southfield, Michigan 48034

Prepared By:
S. Chipman
The Detroit Edison Company
30400 Telegraph, Room 264
Birmingham, Michigan 48010

OAKLAND COUNTY RECORDS
85 MAY 22 15:47

STATE OF MICHIGAN)
) SS.
COUNTY OF Oakland)

On this 17th day of April A.D. 1985, before me the subscriber, a Notary Public in and for said county, appeared Stephen D. Moore and

to me personally known, who being by me duly sworn did say that they are the Assistant Vice President and

of First Federal Savings Bank and Trust and that the seal affixed to said instrument is the corporate seal of said corporation and that said instrument was

signed and sealed in behalf of said corporation by authority of its board of directors and Stephen D. Moore and acknowledged said instrument to be the free act and deed of said corporation.

APPROPRIATE TO FIELD LEGAL DEPARTMENT

Carol J. Gealer Notary Public, Oakland County, Michigan

My Commission Expires: June 27, 1988

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

WARRANTY DEED
STATUTORY FORM

LIBER 4 PAGE 371

74 76814

KNOW ALL MEN BY THESE PRESENTS: That Thomas W. Payne and Elizabeth Payne, his wife

whose address is 4567 Sunningdale, Bloomfield Hills, Michigan

do hereby grant and warrant to Surety Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States

whose street number and postoffice address is 1250 Griswold Street, Detroit, Michigan 48226

the following described premises situated in the City of Southfield, County of Oakland and State of Michigan, to-wit: Part of the Southeast 1/4 of Section 16, Town 1 North, Range 10 East, City of Southfield, Oakland County, Michigan, being described as follows: Beg. at a point on the East line of Section 16, Town 1 North, Range 10 East, said point being North 1 degree 13 minutes 14 seconds East 690.50 feet from the Southeast corner of said Section 16; thence North 88 degrees 55 minutes 46 seconds West 980.28 feet; thence North 44 degrees 14 minutes 30 seconds East 94.56 feet; thence North 9 degrees 45 minutes 30 seconds West 131.10 feet; thence South 88 degrees 55 minutes 46 seconds East 920.29 feet to the East line of Section 16; thence South 01 degree 13 minutes 14 seconds West 200.00 feet to the point of beginning. Containing 4.262 acres of land more or less. together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining for the sum of Three Hundred Fifty Thousand and 00/100 Dollars

subject to existing easements and restrictions of record and building and use restrictions contained in Amended Consent Judgment Oakland County Circuit Court No. 27215 as recorded in Liber 5270, on Page 583 as amended by Liber 5432, on Page 256, Oakland County Records.

Dated this 1st day of October 19 74

Signed in the presence of:

Signed by:

[Signature]
David G. Miles
[Signature]
Denise M. Tietze

[Signature]
Thomas W. Payne
[Signature]
Elizabeth Payne

STATE OF MICHIGAN }
County of Oakland }

The foregoing instrument was acknowledged before me this 1st day of October

19 74 by Thomas W. Payne and Elizabeth Payne, his wife

My Commission expires March 19, 19 76
David G. Miles, Notary Public, Oakland County, Michigan

County Treasurer's Certificate
OAKLAND COUNTY TREASURER'S CERTIFICATE
I HEREBY CERTIFY that there are no TAX LIENS or TITLES held by the State or any its division against the within description, nor all TAXES on same are paid for five years previous to the date of this instrument, as appears by the records in this office except as stated.

City Treasurer's Certificate
STATE OF MICHIGAN REAL ESTATE TRANSFER TAX
Dpt. of Taxation OCT-474 385.00
RR.10560

When Recorded: Oct 20 1974
Surety Federal Savings & Loan Association, 1250 Griswold St., Detroit, Michigan 48226
Sent Subsequent Tax Bill To: Surety Federal Savings & Loan Association, 1250 Griswold St., Detroit, Michigan 48226
Filed by: David G. Miles, Substant Bros. & Co., Inc., Notary Address 17515 West 9 Mile Suite 1000, Southfield, Mich. 48075

Att: Mr. Curtis Yates, Pres. Atty: Mr. Curtis Yates, Pres.
The Fiscal Department of the State of Michigan

BURTON ABSTRACT AND TITLE COMPANY HAS OPERATED CONTINUOUSLY SINCE 1868

MAKE YOUR REAL ESTATE TRANSACTIONS SAFE BY USING BURTON TITLE INSURANCE

RECORDED
INDEXED
OCT 10 1974
MICHIGAN
DEPT. OF TAXATION

355-77

018900

WARRANTY DEED FOR GENERAL PARTNERSHIP-000
(This form not intended for limited partnership use)
AVAILABLE AT DOUGLASS BROS. & CO., KALAMAZOO, MICH. 49001 (State Bar of Michigan Form)

The Grantor LAHSER VILLAGE ASSOCIATES limited partnership, whose address is 4000 Town Center, Suite 950, Southfield, Michigan conveys and warrants to H-G OFFICE BUILDING, LTD., a Michigan limited partnership, whose address is 26831 Woodward Avenue, Huntington Woods, Michigan, the following described premises situated in the City of Southfield, County of Oakland and State of Michigan:

See Exhibit "A" attached hereto,

11/16

OAKLAND COUNTY RECEIVED
82 OCT -7 -9 1:18

for the sum of One and 00/100 (\$1.00) Dollar, and other good and valuable considerations (a Real Estate Transfer Valuation Affidavit being delivered herewith)

subject to easements and building and use restrictions of record and further subject to the provisions of a judgment of the Oakland County Circuit Court, dated May 1, 1968, and recorded in Liber 5270, Page 583, as amended by order dated October 7, 1969, and recorded in Liber 5432, Page 256, Oakland County Records and further subject to a non-exclusive easement for ingress, egress and utilities over a portion of the premises as described in Exhibit "B" attached hereto.
Dated this 6th day of October, 1982

Signed in presence of:
* Cecil G. Raitt
* Ellen H. Witt

Signed:
LAHSER VILLAGE ASSOCIATES (Name of Partnership) GRANTOR
By: Edmund L. London Partner
General Partner
By: *
By: *
By: *

RECORDED RIGHT OF WAY

STATE OF MICHIGAN }
COUNTY OF ~~OAKLAND~~ Wayne } ss.

The foregoing instrument was acknowledged before me this 6th day of October, 1982, by Edmund L. London, general partner

Partnership of LAHSER VILLAGE ASSOCIATES, a partnership.

I HEREBY CERTIFY that there are no TAX LIENS or TITLES held by the state or any individual against the within description, and all TAXES on same are paid for five years previous to the date of this instrument, as appears to the records in this office except as stated.

10-7-82 [Signature] 12351
C. HUGH DONAHY, County Treasurer
Mich. L.S. Act 206, 1983 as amended

* Theresa Marie Hardick
Notary Public, Michigan
Theresa Marie Hardick, Notary Public, Wayne County, MI
My Commission Expires May 11, 1986
My commission expires:

| | | |
|---|-------------------------------|--|
| When Recorded Return To: Cecil G. Raitt, Esq. (Name) 1800 First National Building (Street Address) Detroit, Michigan 48226 (City and State) | Send Subsequent Tax Bills To: | Drafted By: Cecil G. Raitt, Esq. Business Address: 1800 First National Bldg. Detroit, MI 48226 |
|---|-------------------------------|--|

Tax Parcel # _____ Recording Fee 12.00 Transfer Tax _____

* TYPE OR PRINT NAME UNDER SIGNATURES.

EXHIBIT "B" TO WARRANTY DEED
DATED
BETWEEN LAHSER VILLAGE ASSOCIATES,
A MICHIGAN LIMITED PARTNERSHIP,
AS GRANTOR, AND H-G OFFICE BUILDING LTD.,
A MICHIGAN LIMITED PARTNERSHIP, AS GRANTEE

Reserved Easement

1. Grantor hereby reserves a perpetual non-exclusive easement across the Premises covered by this Deed for roadways for vehicular traffic and the installation, use, operation and maintenance of storm sewer, gas and water lines, which easement is described on Exhibit "B-1" attached, such easement to be for the benefit of, and to serve the premises in the City of Southfield, Oakland County, Michigan, described in Exhibit "B-2" attached hereto. If construction of improvements on the Premises covered by this Deed requires relocation of the sewer, gas and water lines, Grantee may relocate the lines and the easement; provided that such relocation shall be subject to the prior approval of the City of Southfield and shall be performed at Grantee's sole cost and expense and in a manner which will not cause or permit any unreasonable interruption in or unreasonable interference with the use or operation of the sewer, gas or water lines. Grantee shall have the right, at its sole cost and expense for its own use and benefit to install, use, operate and maintain storm sewer, gas and water lines within the easement described on Exhibit "B-1", and upon completion of such sewer, gas or water lines, Grantor shall have the right to tap into, at its own expense, said sewer, gas or water lines, subject to compliance with any requirements of the City of Southfield, and upon payment of such tap-in or other charges as may be levied by the City of Southfield, or other public authority. Grantee shall be entitled to use the surface of the land subject to the easement in a manner which does not interfere with the exercise of the rights reserved herein.

RECORDED RIGHT OF WAY NO. 35577

2. In the event in the course of exercising such rights any person for whose benefit said easement shall be reserved shall disturb the surface or subsurface of the Premises covered by this Deed or the land covered by such easement, or any improvements thereon or thereunder, such person shall, as soon as is reasonably possible, at its sole cost and expense, restore such surface, subsurface or such improvements to substantially their preexisting condition, and all such work shall be done in conformity with all applicable laws, rules and regulations of the City of Southfield, or such other governmental authority having jurisdiction thereof, and will be done in a manner which does not adversely affect, for an unreasonable period of time, Grantee's use and enjoyment of the Premises or the use and enjoyment of such easement; provided that Grantee or its successors may require any such persons for whose benefit said easement is reserved, as a condition precedent to any right of entry hereunder to name Grantee or its successor as an additional insured, during the performance of any such work, under the general liability insurance carried by any such persons.

WITNESSES:

E H WITT
E HEN H. WITT
LEOIL G. RAITT
LEOIL G. RAITT

GRANTOR:

LAHSEY VILLAGE ASSOCIATES

By: Edmund L. London
EDMUND L. LONDON

Its: general partner

GRANTEE:

H-G OFFICE BUILDING LTD.

By: Melvin A. Lester
Melvin A. Lester

RECORDED RIGHT OF WAY NO. 35577

EXHIBIT "B-1"

An easement of ingress, egress and utilities being a part of the E. ¼ of Section 16, T.1N., R.10E., City of Southfield, Oakland County, Michigan described as beginning at a point on the West line of Lahser Road (120 feet wide) distant N.01° 13' 14" E. 375.50 feet and N.88° 55' 46" W. 60.00 feet from the S. E. corner of said Section 16; thence N.88° 55' 46" W. 415.00 feet; thence N.01° 13' 14" E. 30.00 feet; thence S.88° 55' 46" E. 310.60 feet; thence N.61° 13' 14" E. 120.55 feet; to the West line of Lahser Road; thence S.01° 13' 14" W. 90.00 feet along the West line of Lahser Road to the point of beginning.

RECORDED RIGHT OF WAY NO. 35577

EXHIBIT "B-2"

Part of the E½ of the SE¼ of Section 16, Township 1 North, Range 10 East, as follows: beginning at a point on the W line of Lahser Road distant North 01 degree 13 minutes 14 seconds E, 375.50 feet and N 88 degrees 55 minutes 46 seconds W, 60.00 feet from the SE corner of said Section 16; thence N 88 degrees 55 minutes 46 seconds W, 1058.37 feet to the Easterly line of Lincolnshire Drive; thence along the Easterly line of Lincolnshire Drive 1.80 feet along the arc of a curve to the left, radius 250.00 feet, central angle 00 degrees 24 minutes 45 seconds, chord bearing N 00 degrees 24 minutes 44 seconds W, 1.80 feet and N 00 degrees 38 minutes 46 seconds W, 131.07 feet and 87.04 feet along the arc of a curve to the left, radius 250.00 feet, central angle 19 degrees 56 minutes 52 seconds, chord bearing N 10 degrees 37 minutes 13 seconds W, 86.60 feet and 13.45 feet along the arc of a curve to the right, radius 250.00 feet, central angle 03 degrees 04 minutes 50 seconds, chord bearing N 19 degrees 03 minutes 12 seconds W, 13.44 feet; EXCEPTING THEREFROM a part of the E. ¼ of S. E. ¼ of Section 16, T.1N, R.10E., City of Southfield, Oakland County, Michigan; being more particularly described as beginning at a point on the West line of Lahser Road (120 feet wide) distant N.01° 13' 14" E. 375.50 feet and N.88° 55' 46" W. 60.00 feet from the S. E. corner of said Section 16; thence N.88° 55' 46" W. 415.00 feet; thence N.01° 13' 14" E. 315.00 feet (record) 314.94 feet (as measured); thence S.88° 55' 46" E. 415.00 feet to the West line of Lahser Road; thence S.01° 13' 14" W. 315.00 (record) 314.94 feet (as measured); along with West line of Lahser Road to the point of beginning.

RECORDED RIGHT OR WAY NO. 35577

APPLICATION FOR RIGHT OF WAY
DE FORM M 80 5-74 55

PLEASE SECURE RIGHT OF WAY AS FOLLOWS.

January 21, 1985

LOCATION 27177 and 27255 Lahser Road

DATE _____

APPLICATION NO. 0-7847

CITY OR VILLAGE Southfield

DEPT ORDER NO _____

O F W NO _____

TOWNSHIP Southfield COUNTY Oakland

BUDGET ITEM NO. _____

DATE BY WHICH RIGHT OF WAY IS WANTED February 8, 1985

INQUIRY NO. _____

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

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 Recorded easement for underground extension.

PURPOSE OF RIGHT OF WAY Feed future development

RECORDED RIGHT OF WAY NO 85577

SIGNED [Signature] /Supervisor

Oakland Division Headquarters Service Planning
OFFICE DEPARTMENT

REPORT OF REAL ESTATE AND RIGHTS OF WAY DEPT

Recordable underground right-of-way secured as requested on the attached sketch.

Contacts by S. Chipman, Real Estate, Rights of Way and Claims, Oakland Div.

Ser. Pln. 2
PERMITS IN RECORD CENTER 2 R.E. & R/W DEPT. FILE _____ GRANTOR Edmund L. London
H-G Office Building Ltd.

NO. OF PERMITS 2 NO OF STRUCTURES _____ NO. OF MILES _____ PERMITS TO MBT _____

DATE 5-21-85 SIGNED [Signature]
James D. McDonald

1-21-85 WD 2-21-85