

1-10
17

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:

Part of the W. 1/2 of the N.W. 1/4 of Sec. 17, Town 1 North, range 10 East, commencing at the northwest 1/4 corner of Section 17, Th S 89°54'30" E. 417.10 ft., TH S. 00°05'30" W. 60.00 ft., TH S. 89°43'30" E. 589.07 ft. TH S. 00°05'30" W. 322.00 ft. to the point of beginning Th N 89°54'30" W. 14.00 ft., TH S. 00°05'30" W. 10 Ft. TH S. 89°54'30" E. 14.00 ft., Th N 00°05'30" E 10 ft. to the point of beginning.

Tax Item No. 24-17-102-~~014~~

032

85 JUL 29 14:24

RECORDED

Regional Office Center Associates
Limited Partnership, A Michigan
Limited Partnership
30200 Telegraph Rd., Suite 132
Birmingham, MI 48010

RECORDED RIGHT OF WAY

35728

Witness: X Steve J. Tluczek
Steve J. Tluczek

(Signed) X Leo D. Phillips
Leo D. Phillips, General Partner

X Erwin Waldman
Erwin Waldman

Prepared By:

Walter E. Touchie

30400 Telegraph Road

Birmingham, MI 48010

STATE OF MICHIGAN)
) SS.
COUNTY OF Oakland)

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

On this 23rd day of May, A.D. 1985, before the undersigned, a Notary Public in and for said County, personally appeared Leo D. Phillips General Partner of Regional Office Center Associates Limited Partnership, a Michigan Limited Partnership, on behalf of said partnership.

known to me to be the person _____ who executed the foregoing instrument and acknowledged the same to be his _____ free act and deed.

APPROVED AS TO FORM
LEGAL DEPARTMENT

X Irene Garity

Notary Public, Wayne IRENE GARTY County, Michigan
Notary Public, Wayne County, Michigan
Acting in Oakland County, Michigan
My Commission Expires Feb. 23, 1987

My Commission Expires: 2-23-1987

[Handwritten signature]

Lawyers Title Insurance Corporation

WARRANTY DEED—Statutory Form
C.L. 1946, 565.151 M.S.A. 26.571

KNOW ALL MEN BY THESE PRESENTS: That John J. Breitling, Jr. and Diane Breitling, his wife
whose address is 8010 Hickory Ridge, Holly, Michigan 48442

Convey(s) and Warrant(s) to Regional Office Center Associates Limited Partnership, a Michigan
Limited Partnership
whose address is 505 North Woodward, Bloomfield Hills, Michigan 48013

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

17/10
17/10
17/10

Part of the West 1/2 of the Northwest 1/4 of Section 17, Town 1 North, Range
10 East, City of Southfield, Oakland County, Michigan, and being more
particularly described as beginning at a point on the West line of Case Avenue
which is South 89 degrees 55 minutes 34 seconds West, 303.68 feet and South 0
degrees 3 minutes 10 seconds East, 377.85 feet from the Northeast corner of the
West 1/2 of the Northwest 1/4 of Section 17 and running thence South 0 degrees
3 minutes 10 seconds East along West line of Case Avenue 78.15 feet; thence
(leaving West line of Case Avenue) South 89 degrees 55 minutes 34 seconds West
253.67 feet; thence North 0 degrees 3 minutes 10 seconds West 78.15 feet; thence
North 89 degrees 55 minutes 34 seconds East, 253.67 feet to the point of beginning.

Tax Item No. 24-17-102-014

for the full consideration of FIFTY-SIX THOUSAND AND NO/100 (\$56,000.00) DOLLARS
subject to easements of record and restrictions of record and all acts or omissions
by persons other than the Grantors herein since November 1, 1983, the date of a
certain land contract in pursuance of which this deed is given.

Done this 1st day of NOVEMBER 19 83

Witnesses:
Handwritten signature
Handwritten signature
Ellen H Witt

Signed and Sealed:
Handwritten signature
JOHN J. BREITLING, JR.
Handwritten signature
DIANE BREITLING, his wife

RECORDED
AND
INDEXED
JUL 13 1983
12:58

STATE OF MICHIGAN
COUNTY OF Oakland (L.S.)

The foregoing instrument was acknowledged before me this 1st day of NOVEMBER 19 83
by John J. Breitling, Jr. and Diane Breitling, his wife

My commission expires 6-18-86
Notary Public Albert Feunung County, Michigan

Instrument Dated by Ellen H. Witt Business Address 505 North Woodward, Bloomfield Hills, MI. 48013

RECORDING FEE
I, Handwritten name, County Treasurer
do hereby certify that the above described premises are the same as those described in the within description, and all TAXES on same are paid for that year as appears by the records in this office except as stated.

City Treasurer's Certificate
STATE OF MICHIGAN
REAL ESTATE
TRANSFER TAX
Dept. of JUL 13 84
Taxation PR.10948
= 61.60

Recording Fee 5.00
State Transfer Tax 61.60
When recorded return to GRANTEE

Send subsequent tax bills to _____
Tax Parcel # 24-17-102-014

37550
JUL 13 1984

APPLICATION FOR RIGHT OF WAY

DE 963-0811 3-7455 (MS 80)

PLEASE SECURE RIGHT OF WAY AS FOLLOWS:

DATE May 8, 1985

LOCATION Case Rd. south of 12 Mile

APPLICATION NO. U-1-3377

CITY OR VILLAGE Southfield

DEPT. ORDER NO. _____

TOWNSHIP _____ COUNTY Oakland

O F W NO _____

DATE BY WHICH RIGHT OF WAY IS WANTED June 6, 1985

BUDGET ITEM 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 Proposed 10'x14' D.E.C.O. Easement as shown on U-1-3377 with rights of ingress and egress

PURPOSE OF RIGHT OF WAY To service Silver Triangle Office Bldg.

RECORDED RIGHT OF WAY

35728

SIGNED R. F. Burtwell / RFB
R.F. Burtwell, Supervisor
Planning & Layout OFFICE

Division Services DEPARTMENT

REPORT OF REAL ESTATE AND RIGHTS OF WAY DEPT.

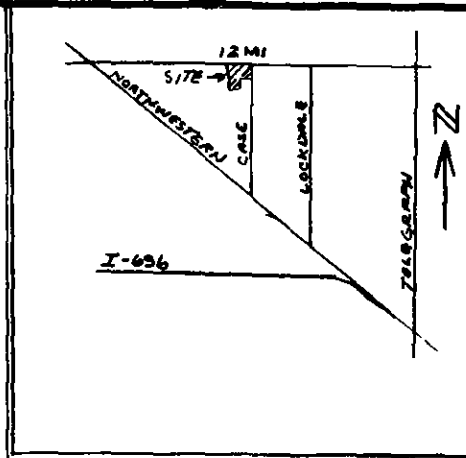
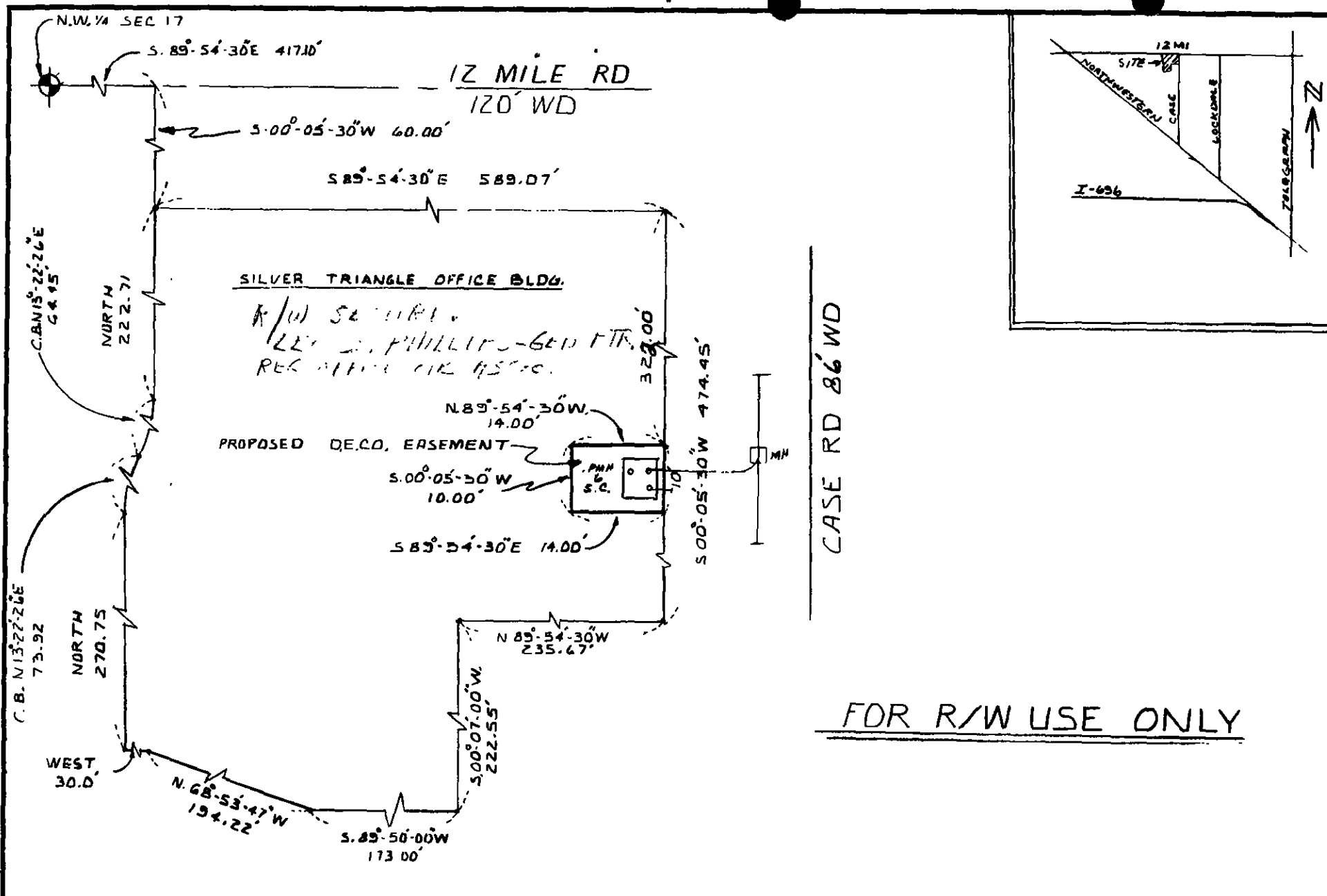
Recordable right-of-way secured as requested on the attached sketch.

Contacts by W. Touchie, Real Estate, R/W & Claims - Oakland Division.

R. Burtwell 1
PERMITS IN RECORD CENTER 1 R.E. & R/W DEPT. FILE _____ GRANTOR Leo D. Phillips, Gen. Partner Regional Off.Ctr. Assoc. A Limited Partnership
NO. OF PERMITS 1 NO OF STRUCTURES _____ NO. OF MILES _____ PERMITS TO MBT _____

DATE 7-8-85 SIGNED James D. McDonald
James D. McDonald

5-9-85WD 7-9-0



RECORDED RIGHT OF WAY

OFW 5G10B8/H11

LANCASTER SUB

JOB 85-039

REFERENCE	DRAWN	S.R.S.	S.A-85	TITLE	THE DETROIT EDISON COMPANY	
	O.K.	RAG	S.R.S.	PROPOSED 10X14 DECO. EASE.		
	APPROVED			CITY OF SOUTHFIELD OAKLAND CO	NO SCALE	NO. U1-1-3377