

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

TO E. Clark

DATE 12-6-85

TIME

Re: Underground Service - Dover Woods Condo.

Agreement and Easements obtained - OK to proceed with construction.

COPIES TO

Per Consumers Power.

SIGNED

Omer V. Racine

Omer V. Racine, Representative
Real Estate, Rights of Way & Claim
264 Oakland Division Headquarters

REPORT

RECORDED
RIGHT OF WAY

35918

DATE RETURNED

TIME

SIGNED

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

TO Records Center

DATE 12-10-85 TIME _____

Please set up R/W file for:

DOVER WOODS CONDO

Being a part of N.W. 1/4
Oakland County, Michigan

of Section 3. Village of Beverly Hills

COPIES TO
REPORT

Right of way secured by
Consumers Power.

SIGNED

Omer V. Racine
Omer V. Racine
272 Oakland Div. Hqtrs.

RECORDED
RIGHT OF
WAY NO. 35418

DATE RETURNED _____

TIME _____

SIGNED _____

SOUTHFIELD TWP

Detroit Edison

Application for U.R.D. Easements

DE 963-5145 9-73CS (R-11)

To (Supervisor, RE & R/W) JIM ROBERTSON	For RE & R/W Dept. Use	Date Received 5-23-85	DF/Bell/C.P. No.
Division OAKLAND	Date 5/14/85	Application No. OC 85-17T	

We have included the following necessary material and information

Material:

- A Proposed Subdivision
 - 1 copy of complete final proposed plat - All pages
- or
- B Other than proposed subdivision (condo apts mobile home park other)
 - 1. Property description
 - 2. Site plan
 - 3. title information (deed, title commitment, contract with title commitment, or title search)

Note: Do not submit application for URD easements until all above material has been acquired.

Information

1 Project Name DOVER Woods	County OAKLAND
City/Township/Village BEVERLY HILLS	Section No. 3
Type of Development	
<input type="checkbox"/> Proposed Subdivision	<input type="checkbox"/> Apartment Complex
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Mobile Home Park
	<input checked="" type="checkbox"/> Condominium
	<input type="checkbox"/> Other
2 Name of Owner AMEX DEVELOPMENT CORPORATION	Phone No. 646-4432
Address	

RECORDED RIGHT OF WAY NO. 35918

Owner's Representative TOM PIAZZA	Phone No. 855-0855
---	------------------------------

Date Service is Wanted
JULY 28, 1985

4. Entire Project will be developed at one time Yes No
5. Joint easements required Michigan Bell Telephone Yes No
 Consumers Power Yes No

a Name of Other Utilities If Not Michigan Bell Telephone or Consumers Power

b Other Utility Engineer Names

Phone Numbers

6 Additional Information or Comments

Note: Trenching letter attached will be submitted later

Service Planner EDWARD J CLARK	Signed (Service Planning Supervisor) <i>Edward J Clark</i>
Phone No. 645-4113	Address

EASEMENT FOR ELECTRIC, COMMUNICATION AND GAS FACILITIES

85 57-177

LIBER 9061 PAGE 799

MAY 30, 19 85

Comt

For valuable consideration, the receipt of which is hereby acknowledged, the undersigned hereby grant and convey to CONSUMERS POWER COMPANY, a Michigan corporation of 212 Michigan Avenue, Jackson, Michigan, THE DETROIT EDISON COMPANY, a corporation organized and existing concurrently under the laws of the States of Michigan and New York, of 2000 Second Avenue, Detroit, Michigan 48226 and the MICHIGAN BELL TELEPHONE COMPANY, a Michigan corporation, of 444 Michigan Avenue, Detroit, Michigan 48226 hereinafter referred to as "UTILITIES," the easement and right to erect, lay, maintain, reconstruct and replace underground facilities consisting of wires, cables, conduits, fixtures, piping, venting, gas facilities and appurtenances including the necessary aboveground equipment, connections, poles and accessories which may from time to time be required for transmitting and distributing electricity, providing communication services and gas facilities with the usual services connections and accessories in, under, upon, over and across the land located in the TOWNSHIP of SOUTHFIELD OAKLAND County, Michigan, and more particularly described on the attached Appendix "A"; with the full right to the UTILITIES of ingress and egress upon said land for the purposes of this grant, and the further right to trim, cut down or otherwise control brush and trees within the easements herein described.

1-3

Said easements shall be 12 feet in width unless otherwise indicated and their route is described as follows:

THE EXACT LOCATION OF SAID EASEMENT WILL BE AS SHOWN ON A DRAWING TO BE RECORDED 90 DAYS AFTER CONSTRUCTION.

(1) #

In order to provide for the proper maintenance and protection of UTILITIES, the undersigned covenant and agree that:

1. The easements will be graded to within four (4) inches of final grade before the UTILITIES lines are installed and this ground elevation must be maintained after installation of utilities to avoid the pooling of water in, on or around above-ground UTILITIES equipment.
2. No buildings or structures other than UTILITIES equipment are to be placed within the easements herein granted. No excavation is to be permitted within said easement without approval of UTILITIES.
3. If the lines or facilities of UTILITIES are damaged by the acts of Owners, their agents, employees or contractors, repairs shall be made by the Utility company so damaged at the cost and expense of Owners. Owners are defined as those persons owning the land at the time the damage occurred.
4. No shrubs or foliage shall be planted or grown within five (5) feet of the front door of transformers or switching cabinet enclosures. UTILITIES shall not be responsible to Owners for damages to or removal of trees or plant life planted in front of said door or within the easement causing an interference with UTILITIES maintenance of their equipment.

THIS GRANT is declared to be binding upon the heirs, successors, lessees, licenses and assigns of the parties hereto.

IN WITNESS WHEREOF, the undersigned have hereunto set their hand and seal on this date:

Witnesses:

THOMAS PIAZZA
KIM DETVER

Grantors:

AMEX DEVELOPMENT CORPORATION,
A MICHIGAN CORPORATION
BERNARD SHROTT
VICE PRESIDENT

Prepared by: DENNIS CARTER
RETURN TO: CONSUMERS POWER CO
PO Box 369
ROYAL OAK, MI 48068

Address: 6421 INKSTER RD, STE 106
BIRMINGHAM, MI 48010

RECORDED RIGHT OF WAY NO. 35918
MAY 29 1985
REC'D

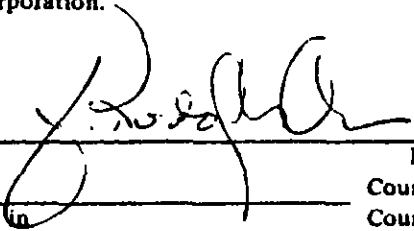
albert

(CORPORATE ACKNOWLEDGMENT)

STATE OF MICHIGAN)
) SS
COUNTY OF Oakland)

The foregoing instrument was acknowledged before me this 2nd day of July, 19 85,
by ~~Thomas L. Bozza~~ BERNARD SHROTT, VICE PRESIDENT
of Amex Development Corporation
a Michigan corporation, on behalf of the corporation.

J. RUDOLPH OLIVER
Notary Public
Oakland County - Mich.
Comm Expires 9/30/85



Notary Public
County, Michigan
Acting in _____
My Commission Expires _____

RECORDED RIGHT OF WAY NO. 35918

82
5-11-85

(INDIVIDUAL ACKNOWLEDGMENT)

STATE OF MICHIGAN)
) SS
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 19____, by _____

Notary Public
County, Michigan
Acting in _____
My Commission Expires _____

Southfield

PART OF THE NORTHWEST 1/4 OF SECTION 3, TOWN 1 NORTH, RANGE 10 EAST, VILLAGE OF BEVERLY HILLS, OAKLAND COUNTY, MICHIGAN, AND BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SECTION 3; THENCE ALONG THE WEST LINE OF SECTION 3, SOUTH 750.85 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 29 MINUTES 56 SECONDS EAST 605.53 FEET; THENCE SOUTH 3 DEGREES 00 MINUTES 17 SECONDS EAST 299.53 FEET; THENCE NORTH 89 DEGREES 30 MINUTES 55 SECONDS WEST 604.30 FEET; THENCE NORTH 3 DEGREES 14 MINUTES 15 SECONDS WEST 299.78 FEET TO THE POINT OF BEGINNING.

PARCEL ID #24-03-101-011 & #24-03-101-012

①
#

RECORDED RIGHT OF WAY NO. 35918

19-430
AFFIDAVIT FOR
RECORDING DRAWING

LIBER **9099** PAGE **741**

85 104439

STATE OF MICHIGAN)
) SS
County of OAKLAND)

DENNIS CARTER/ENGINEERING TECHNICIAN, of Consumers Power Company,
Jackson, Michigan, being duly sworn deposes and says:

THAT AMEX DEVELOPMENT CORPORATION, A MICHIGAN CORPORATION granted an easement to
Consumers Power Company DETROIT EDISON AND MICHIGAN BELL TELEPHONE
dated the 2ND day of JULY, 19 85. Said easement was recorded in the office of the
Register of Deeds of OAKLAND County, Michigan on the 2ND day of
AUGUST, 19 85 in Liber 9061 Page 799,800,801. Said land is situate in the
TOWNSHIP of SOUTHFIELD, County of OAKLAND,

and State of Michigan, to-wit:
DOVER WOODS CONDOS

PART OF THE NORTHWEST 1/4 OF SECTION 3, TOWN 1 NORTH, RANGE 10 EAST, VILLAGE OF BEVERLY
HILLS, OAKLAND COUNTY, MICHIGAN, AND BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT
THE NORTHWEST CORNER OF SECTION 3; THENCE ALONG THE WEST LINE OF SECTION 3, SOUTH 750.85
FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 29 MINUTES 56 SECONDS EAST 605.53
FEET; THENCE SOUTH 3 DEGREES 00 MINUTES 17 SECONDS EAST 299.53 FEET; THENCE NORTH 89 DEGREES
30 MINUTES 55 SECONDS WEST 604.30 FEET; THENCE NORTH 3 DEGREES 14 MINUTES 15 SECONDS WEST
299.78 FEET TO THE POINT OF BEGINNING.

PARCEL ID #24-03-101-011 & #24-03-101-012

RECORDED RIGHT OF WAY NO. 35418
OAKLAND
SEP -6 14:02

Deponent further states that on behalf of Consumers Power Company, DETROIT EDISON AND MICHIGAN BELL
TELEPHONE, the underground easement locations, as in said grant provided,
are established by a drawing dated AUGUST 15, 19 85 and attached hereto, as required in said grant.
Public Act 53 of 1974 requires anyone, prior to any power excavating, to telephone Miss Dig on 1-800-482-7171 for exact
location of underground equipment.

Further Deponent saith not.

WITNESSES:

Steven Myer
STEVEN MYER
Alfred Orocco
ALFRED OROSCO

Dennis J Carter
DENNIS J CARTER
ENGINEERING TECHNICIAN

STATE OF MICHIGAN)
) SS
County of OAKLAND)

The foregoing instrument was acknowledged before me this 15TH day of AUGUST, 19 85,
by DENNIS J CARTER, ENGINEERING TECHNICIAN

Prepared by: & RETURN TO:

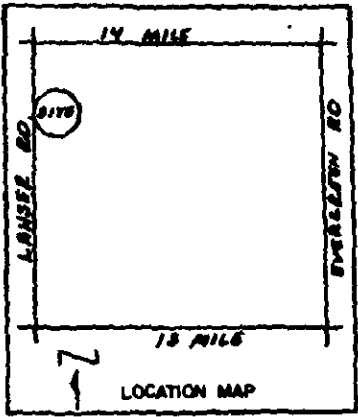
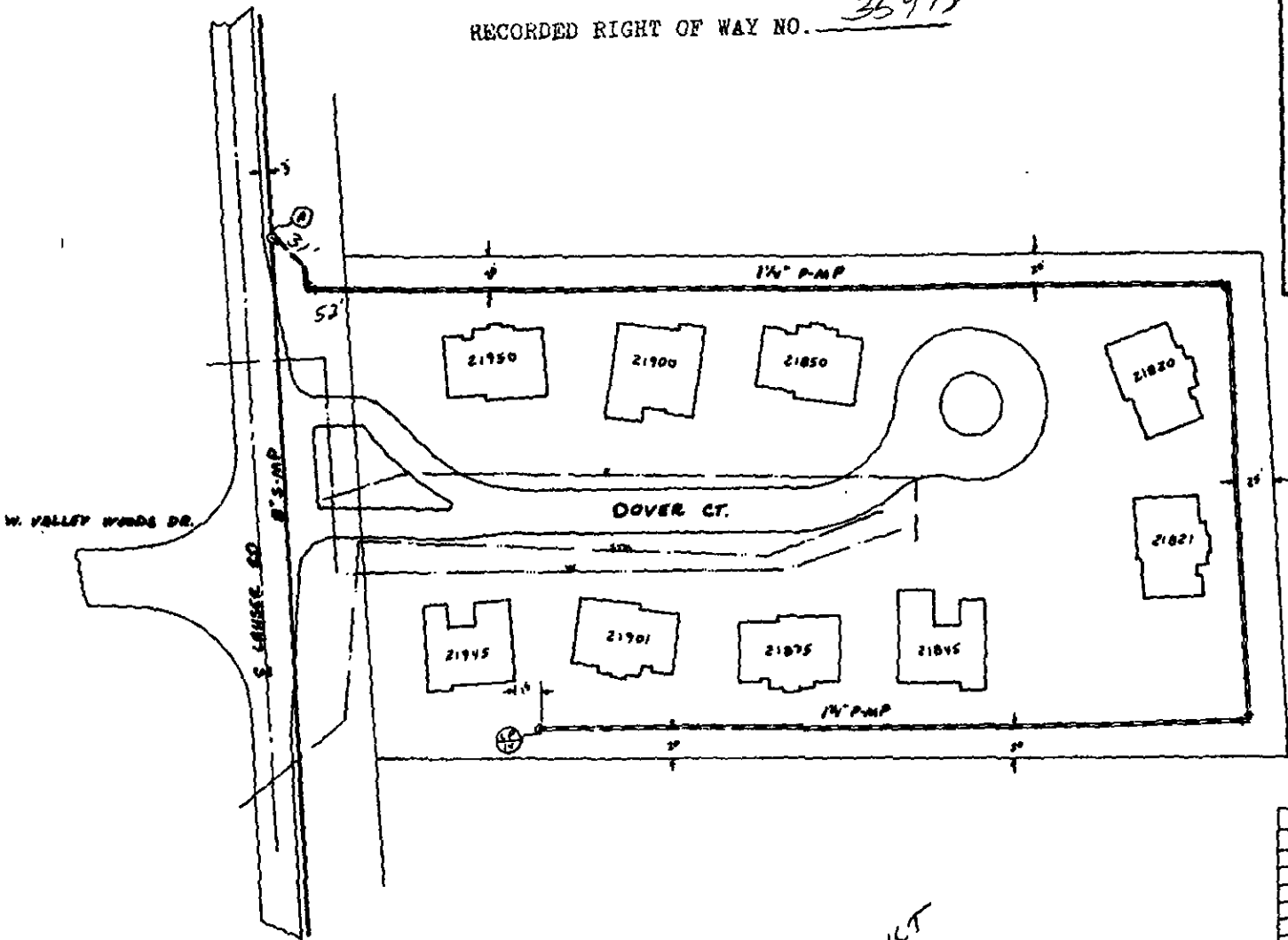
DENNIS J CARTER, ENGINEERING TECHNICIAN
CONSUMERS POWER COMPANY
PO BOX 369
ROYAL OAK, MI 48068

Robert K Heiser
Notary Public
OAKLAND County, Michigan
Acting in OAKLAND County, Michigan
My Commission Expires APRIL 6TH 1986

ROBERT K. HEISER
Notary Public, Oakland County, MI
My Commission Expires April 6, 1986

1.00
ore

RECORDED RIGHT OF WAY NO. 35418



<input checked="" type="checkbox"/> SEAL	<input checked="" type="checkbox"/> CLEAN	<input checked="" type="checkbox"/> CLEAN	<input checked="" type="checkbox"/> SLOPE	<input checked="" type="checkbox"/> GRADE
<input checked="" type="checkbox"/> 1/4\"/>				

AS-BUILT
8/15/85

JOINT TRENCH FOOTAGE		ACTUAL	LEGEND
TYPE	ESTIMATED		
C	12		
E			
OT			
SE			
TE			
OTE	1228		
TOTAL	1228		

FOOTAGE	PIPE	EST.	ACT.
1228	14\"/>		

CATHODIC PROTECTION
 Sector No. 1064 Sector Footage 6220 Bare
 Protection Type Anode Rectifier Other
 Total Road Ft. 0 Soil Resistivity Measured Yes No
 Cathodic Design Checked RA Date 4-22-85
 Posted to CORNER _____ Date _____
 Notes P/S 72 100 12\"/>

PERMITS NOTED
 CITY COUNTY STATE PRIVATE R.O.M.

CONSTRUCTION CERTIFICATION
 WORK WAS CONSTRUCTED AS ENGINEERED OR CHANGED AS INDICATED.
 ALL SALVAGEABLE MATERIAL WAS RETURNED TO STORAGE.
 SIGNED _____ IN DIRECT CHANGE OF WORK
 DATED _____ IF _____ COMPLETED _____

NO.	SIZE	DESCRIPTION	BY	DATE

MISS DIG NOTIFIED GAS NO. 000032230 SERIAL NO. 50236.5

DESIGN BY DTC DATE 5/18/85
 DRAWN BY DTC DATE 5/18/85
 CHECKED BY JAEFONG DATE 6/12/85
 SCALE 1\"/>

DOVER WOODS GARDENS
 CITY OF BEVERLY HILLS

AMEX DEVELOPMENT CORPORATION

J. RUDOLPH OLIVER
BERNARD S. SCHROTT

6421 INKSTER ROAD SUITE 106
BIRMINGHAM, MICHIGAN 48010
313 / 855-0855

Investments in:
Real Estate

*Adv Cost to CALL 4/28/84
NEED FINAL PRINTS
PROOF OF OWNERSHIP*

April 6, 1984

TO: DETROIT EDISON COMPANY

AFFIDAVIT

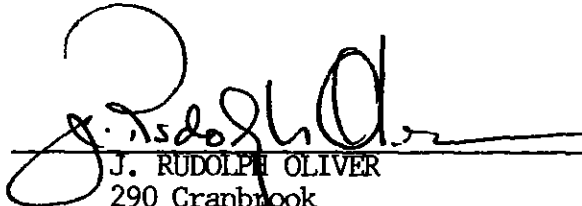
State of Michigan)
) ss.
County of Oakland)

RE: Parcel Identification No. 24-03-101-011
and No. 24-03-101-012

NOW COMES the undersigned J. RUDOLPH OLIVER and he says as follows:

1. That he is the owner of record of the property described in the parcel identification numbers above; and
2. That he hereby gives Tom Piazza the right to work with and request services from the various utility companies; and
3. That attached hereto and made a part hereof for identification purposes is the 1982 Village of Beverly Hills tax statement on this property.

Further affiant sayeth not.


J. RUDOLPH OLIVER
290 Cranbrook
Bloomfield Hills, Michigan 48013
(313) 646-4432

RECORDED RIGHT OF WAY NO. 35918

VILLAGE OF BEVERLY HILLS

TREASURER'S COPY - RETURN WITH PAY

1982
VILLAGE TAXES

18500 W. THIRTEEN MILE ROAD
BIRMINGHAM, MICHIGAN 48009

IMPORTANT

FISCAL YEAR COVERED BY THIS STATEMENT
VILLAGE GENERAL
July 1, 1982 - June 30, 1983

Make check payable to:
ROBERT J. LAKATOS, TREASURER
VILLAGE OF BEVERLY HILLS
18500 W. THIRTEEN MILE ROAD
BIRMINGHAM, MICHIGAN 48009

IF A RECEIPTED STATEMENT REQUIRED, PLEASE RETURN 3 COPIES WITH A STAMPED, S ADDRESSED ENVELOPE.

PARCEL IDENTIFICATION

DESCRIPTION OF PROPERTY

TH 24-03-101-011
030-BIRM

J R OLIVER

290 CRANBROOK
BLOOMFIELD HILLS MI 48013

T1N, R10E, SEC 3
PART OF NW 1/4
BEG AT PT DIST
S 03-14-15 E 750.85 FT
FROM NW SEC COR,
TH S 03-14-15 E 150 FT,
TH S 89-24-00 E 605.05 FT,
TH N 02-57-15 W 149.95 FT,
TH N 89-24-00 W 605.79 FT
TO BEG 2.08 A

SPECIAL ASSESSMENTS

VILLAGE OF BEVERLY HILLS

TREASURER'S COPY - RETURN WITH PAY

1982
VILLAGE TAXES

18500 W. THIRTEEN MILE ROAD
BIRMINGHAM, MICHIGAN 48009

IMPORTANT

FISCAL YEAR COVERED BY THIS STATEMENT
VILLAGE GENERAL
July 1, 1982 - June 30, 1983

Make check payable to:
ROBERT J. LAKATOS, TREASURER
VILLAGE OF BEVERLY HILLS
18500 W. THIRTEEN MILE ROAD
BIRMINGHAM, MICHIGAN 48009

IF A RECEIPTED STATEMENT REQUIRED, PLEASE RETURN 3 COPIES WITH A STAMPED, S ADDRESSED ENVELOPE.

PARCEL IDENTIFICATION

DESCRIPTION OF PROPERTY

TH 24-03-101-012
030-BIRM

J R OLIVER

290 CRANBROOK
BLOOMFIELD HILLS MI 48013

T1N, R10E, SEC 3
PART OF NW FRC 1/4
BEG AT PT DIST
S 03-14-15 E 900.85 FT
FROM NW SEC COR,
TH S 03-14-15 E 150 FT,
TH S 89-24-00 E 604.31 FT,
TH N 02-57-15 W 149.95 FT,
TH N 89-24-00 W 605.05 FT
TO BEG 2.08 A

RIGHT OF WAY NO. 35918

SPECIAL ASSESSMENTS

PAGE NUMBER	STATE EQUALIZED VALUE	COMBINED COUNTY TAXES	VILLAGE TAXES C.V.T. COMBINED	COMBINED SCHOOL TAXES	COMMUNITY COLLEGE	DRAINS	SPECIAL ASSESSMENTS	COLLECTION FEE 1%	TOTAL
324	TAX RATE	.	7.3500	.	.	.	.	.	.
324	17596	.	12993	.	.	.	.	.	129

PENALTY

TOTAL PAID

BALANCE

PAYABLE JULY 1st THRU AUGUST 31st WITHOUT PENALTY
4% PENALTY ON AND AFTER SEPTEMBER 1, 1982.

AMEX
DEVELOPMENT CORPORATION

J. RUDOLPH OLIVER
BERNARD S. SCHROTT

6421 INKSTER ROAD SUITE 106
BIRMINGHAM, MICHIGAN 48010
313 / 855-0855

Investments in:
Real Estate

May 2, 1985

Mr. Ed Clark
Detroit Edison
30400 Telegraph
Southfield, Michigan 48010

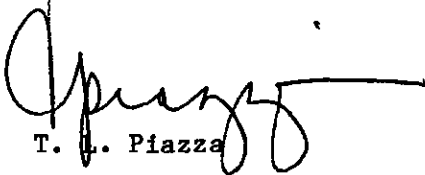
Re: Dover Woods Sub.
Beverly Hills, Michigan

Dear Mr. Clark:

Attached please find reduced site plan to required 1" = 50',
and proof of ownership.

If you require additional information, please do not hesi-
tate to call.

Sincerely,



T. L. Piazza

TLP/jp

Encl.

RECORDED RIGHT OF WAY NO. 35918

Effective Date of Commitment:	
April 18, 1985 at 8:00 AM.	
Commitment No.	Rev. #1
25188-02	

STEWART TITLE
GUARANTY COMPANY

Stewart Title Co. of Michigan
19675 W. 10 Mile Rd., Ste. 300
Southfield, Michigan 48075
1-(313)-356-6622

Policy or Policies to be issued:

(a) ALTA Owners Policy \$ To be furnished later

Proposed Insured: To be furnished later

(b) ALTA Loan Policy \$ _____

Proposed Insured:

DESCRIPTION OF REAL ESTATE

Situated in Village of Beverly Hills, Oakland County, Michigan

part of the Northwest 1/4 of Section 3, Town 1 North, Range 10 East, Village of Beverly Hills, Oakland County, Michigan, and being more particularly described as commencing at the Northwest corner of Section 3; thence along the West line of Section 3, South 750.85 feet to the point of beginning; thence South 89 degrees 29 minutes 56 seconds East 605.53 feet; thence South 3 degrees 00 minutes 17 seconds East 299.53 feet; thence North 89 degrees 30 minutes 55 seconds East 604.30 feet; thence North 3 degrees 14 minutes 15 seconds West 299.78 feet to the point of beginning.

1. OWNER: Amex Development Corporation, a Michigan Corporation.

2. REQUIREMENTS FOR ISSUANCE OF POLICY OR POLICIES:

- a. Record deed from above owner to the party to be insured.
- b. Record discharge of mortgage in the amount of \$96,000.00, executed by J. Rudolph Oliver and Marlene Oliver, his wife, to Victor A. Almas dated October 27, 1977 and recorded November 14, 1977 in Liber 7065, on Page 820, Oakland County Records.

3. EXCEPTIONS FROM COVERAGE TO BE SHOWN ON SCHEDULE "B" OF POLICIES:

- a. Mortgage executed by Amex Development Corporation, a Michigan Corporation, to Kenneth R. Almas, as Personal Representative of the Estate of Victor A. Almas, deceased, dated January 10, 1985 and recorded January 11, 1985 in Liber 8881, on Page 588, Oakland County Records, as to that portion of subject property described therein.
- b. Mortgage executed by Amex Development Corporation, a Michigan Corporation, to Kenneth R. Almas, as Personal Representative of the Estate of Victor A. Almas, deceased dated March 4, 1985 and recorded March 6, 1985 in Liber 8922, on Page 365, Oakland County Records.
- c. Easement granted to Michigan Bell Telephone Company, a Michigan Corporation for its transmission lines over the Easterly 27 feet of the Westerly 60 feet of subject property as set forth in instruments recorded in Liber 7763, on Page 816, and in Liber 7763, on Page 817, Oakland County Records.
- d. Agreement-Easement-Restrictions in favor of the Detroit Edison Company and Michigan Bell Telephone Company pertaining to underground installation and maintenance of utilities as more fully set forth in instrument recorded in Liber 6475, on Page 508, Oakland County Records.

RECORDED RIGHT OF WAY NO.

35918

KNOW ALL MEN BY THESE PRESENTS: That KENNETH R. ALMAS, as personal representative of the Estate of Victor A. Almas, deceased whose address is 6628 W. Fort Street, Detroit, MI

Quit Claim(s) to AMEX DEVELOPMENT CORPORATION, a Michigan Corporation,

whose address is 6421 Inkster Road, Suite 106, Birmingham, MI 48010

the following described premises situated in the Village of Beverly Hills
County of Oakland and State of Michigan, to-wit:

See Exhibit A attached hereto and made a part hereof

1/3
#

05 11 1

for the full consideration of One Hundred Thirty-One Thousand Three Hundred Twenty (\$131,320.00) Dollars
Dated this 10 day of January 1985 m.d. m.c.

Witnesses:

Signed and Sealed:

Michael D. McCulloch
Michael D. McCulloch
Arlene Carol Zimmerman
Arlene Carol Zimmerman

Kenneth R. Almas (L.S.)
KENNETH R. ALMAS, as personal representative of the Estate of Victor A. Almas, deceased. (L.S.)
STATE OF MICHIGAN REAL ESTATE TRANSFER TAX (L.S.)

STATE OF MICHIGAN

COUNTY OF OAKLAND

The foregoing instrument was acknowledged before me this

10th day of January 1985 m.d. m.c.

by KENNETH R. ALMAS, as personal representative of the Estate of Victor A. Almas, deceased.

Arlene Carol Zimmerman
Arlene Carol Zimmerman
Notary Public Oakland County, Michigan

My commission expires 12/29/85.

Instrument Michael D. McCulloch
Drafted by BUBENSTEIN, ISAACS, LAX and BORDMAN, P.C.

Business Address 17220 W. Twelve Mile Road Southfield, MI 48076

Recording Fee 5162.00

When recorded return to Draftor

State Transfer Tax

Send subsequent tax bills

to Grantee

Tax Parcel #

RECORDED RIGHT OF WAY NO.

35918

win
Kecm ex

7.00
144.65

File