

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

TO Records Center

DATE 12-3-85 TIME _____

Please set up P/W file for: REGENCY OFFICE CENTER

Being a part of Southwest 1/4 of Section 17, City of Southfield
Oakland County, Michigan

COPIES TO _____

SIGNED

Omer V. Racine

Omer V. Racine
272 Oakland Div. Hqts. Ps.

REPORT _____

RECORDED
RIGHT OF
WAY
NO.

35919

DATE RETURNED _____

TIME _____

SIGNED _____

MEMORANDUM ORDER
FOR GENERAL USE
OR FORM 953-0808 (MS-77) 12-83

TO John Bann DATE 10-31-85 TIME _____

Re: Underground Service - REGENCY OFFICE CENTER

Agreement and Easements obtained - OK to proceed with construction.

COPIES TO: _____

AMER V. RACING

SIGNED

James McDonald

James McDonald, Representative
Real Estate, Rights of Way & Gains
272 Oakland Division Headquarters

REPORT _____

RECORDED
RIGHT OF WAY
35419

DATE RETURNED _____

TIME _____

SIGNED _____

October 31, 19 85

For valuable consideration, the receipt of which is hereby acknowledged, the undersigned hereby grant and convey to 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 hereinafter referred to as "EDISON", the easements and right to erect, lay, maintain, reconstruct and replace underground facilities consisting of wires, cables, conduits, fixtures and appurtenances including the necessary above ground equipment, connections, poles and accessories which may from time to time be required in, under, upon, over and across the land located in the City of Southfield, Oakland County, Michigan, and more particularly described on the attached Appendix "A", with the full right to EDISON 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.

Said easements shall be ten (10) feet in width unless otherwise indicated and the route is described as follows:

As shown on attached drawing 85A-64766

1-10
17
OH

RECORDED RIGHT OF WAY NO. 35919
RECORDED
OAKLAND COUNTY MICHIGAN
REGISTRY OF DEEDS
85 NOV 12 15:22
D. J. ROBINSON
CLERK

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

1. The easements will be graded to within four (4) inches of final grade before EDISON 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 EDISON equipment.
2. No buildings or structures other than EDISONS' equipment are to be placed within the easements herein granted. No excavation is to be permitted within said easements without approval of EDISON.
3. No shrubs or foliage shall be planted or grown within five (5) feet of the front door of transformers or switching cabinet enclosures. EDISON 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 EDISONS' maintenance of their equipment.
4. If the lines of facilities of EDISON are damaged by the acts of Owners, their agents, employees or contractors, repairs shall be made by EDISON at the cost and expense of Owners. Owners are defined as those persons owning the land at the time the damage occurred.

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

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

Witnesses:

Grantors:

Lee Walter
LEE WALTER
Omer V. Racine
OMER V. RACINE

Regency Associates
A Michigan Co-Partnership
Robert M Rosin
Robert M Rosin, Partner

Prepared By: Omer V. Racine
The Detroit Edison Company
30400 Telegraph Rd., Suite 264
Birmingham, MI 48010

Address: 28250 Frankin Rd.
Southfield, MI 48034

STATE OF MICHIGAN)
COUNTY OF Oakland) SS:

On this 31st day of October 1985, before me, a notary public in and for said county, personally appeared ROBERT M. ROSEN, partner, doing business as REGENCY ASSOCIATES, A Michigan Co-Partnership, to me known to be the person who executed the foregoing instrument, and acknowledged that he executed the foregoing instrument as such Co-Partnership and the free act and deed of said Co-Partnership, by its authority.

Betty Rae Sherman
Notary Public, _____ County, Michigan
BETTY RAE SHERMAN
Notary Public, Oakland County, Michigan
My Commission Expires April 23, 1986

My Commission Expires: _____

APPENDIX "A"

A part of the Southwest 1/4 of Section 17, Town 1 North, Range 10 East, City of Southfield, Oakland County, Michigan, described as follows: Commencing at the south 1/4 corner of Section 17, Town 1 North, Range 10 East, City of Southfield, Oakland County, Michigan and proceeding thence South 87°51'00" West 355.00 ft. along the south line of said Section 17 and North 43°02'00" West 1518.00 ft. along the center-line of Franklin Road and North 02°11'00" West 91.73 ft. to the point of beginning and proceeding thence North 43°02'00" West 589.38 ft.; thence North 46°58'00" East 111.91 ft.; thence North 02°11'00" West 421.95 ft.; thence North 89°08'32" East 300.97 ft.; thence South 02°11'00" East 934.01 ft. to the point of beginning. All of the above subject to easements, restrictions and right of ways of record.

RECORDED RIGHT OF WAY NO. 35919

① #

Parcel # 24-17-326-016

Dec 02
RETURN TO
J. D. McDONALD
THE DETROIT EDISON COMPANY
30400 TELEGRAPH ROAD, 264 OAKDH
BIRMINGHAM, MICHIGAN 48010

To (Supervisor, RE & R/W) <u>J. Mc DONALD</u>	For HL & R/W Dept Use	Date Received	DL/Bell-C.P. No
Division <u>OAKLAND</u>	Date <u>10-7-'85</u>	Application No	

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 <u>REGENCY OFFICE CENTER</u>	County <u>OAKLAND</u>
City/Township/Village <u>SOUTHFIELD</u>	Section No <u>17</u>
Type of Development <input type="checkbox"/> Proposed Subdivision <input type="checkbox"/> Subdivision <input type="checkbox"/> Apartment Complex <input type="checkbox"/> Mobile Home Park <input checked="" type="checkbox"/> Other	Phone No <u>353-9650</u>
2 Name of Owner <u>ROBERT M. ROSIN</u>	Phone No <u>353-9650</u>
Address <u>28250 FRANKLIN</u>	Phone No <u>353-9650</u>
Owner's Representative <u>LEE WALTERS - SOUTHFIELD - 48034</u>	Phone No <u>353-9650</u>
Date Service is Wanted <u>11-1-'85</u>	

- 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

Addresses

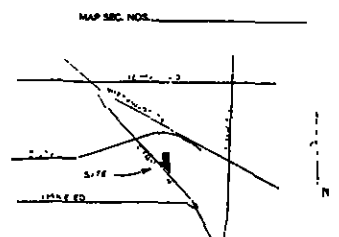
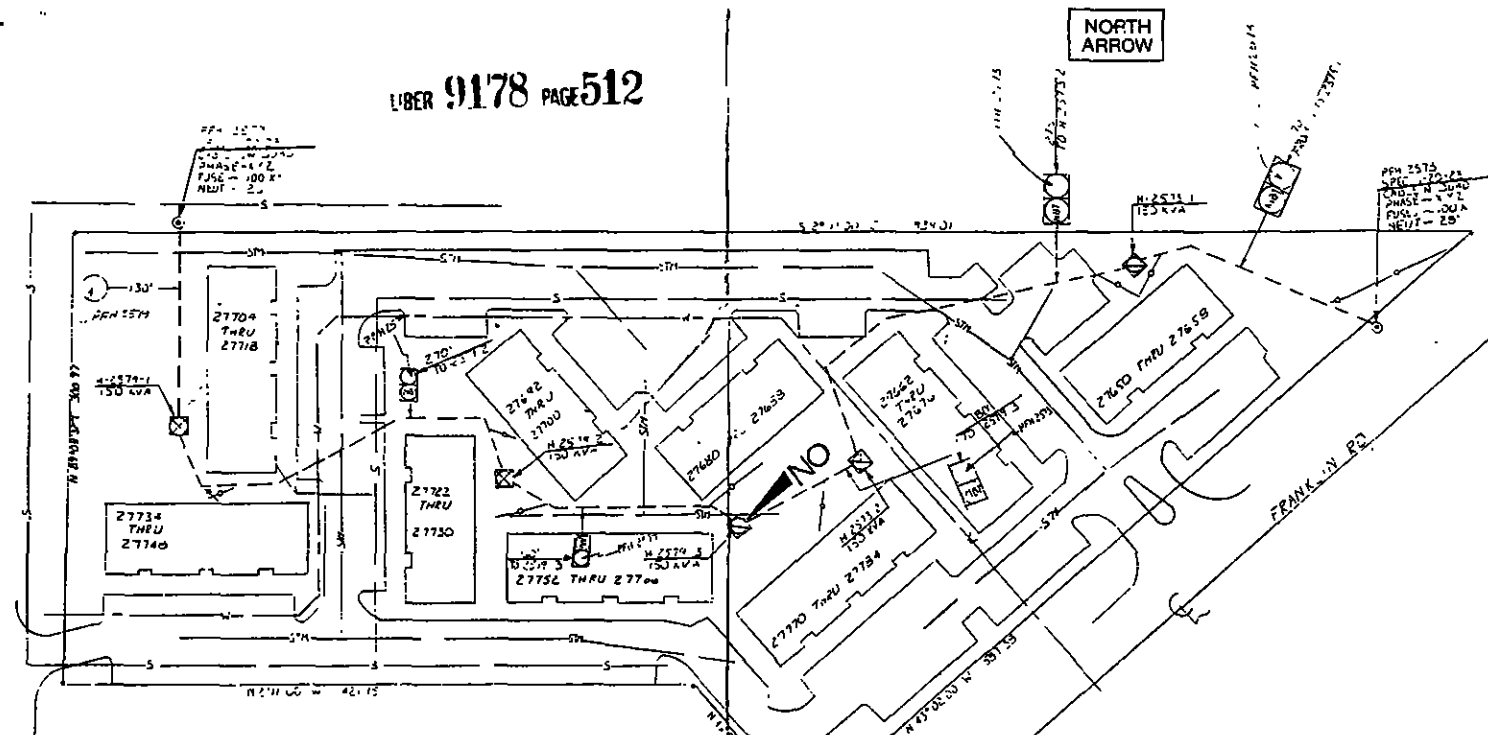
6 Additional Information or Comments

Note: Trenching letter attached will be submitted later

Service Planner J. F. Bowen Signed (Service Planning Supervisor) James W. Steacy

Phone No 645-4112 Address 240 OD Ho.

RECORDED RIGHT OF WAY NO. 35919



TRANSFORMER DATA

UNIT NO	SIZE	SEC. STR. NO
2573	150 KVA	PG 1-17 224
2574	150 KVA	CONN 18
2575	150 KVA	
2576	50 KVA	

TRANSFORMER SPEC: 11-7-272
 PEDESTAL SPEC:
 NO OF PEDESTALS:
 NO OF TEMPORARY CABLE MARKERS:
 TEMPORARY CABLE MARKER SPEC:
 SECONDARY CONNECTION BOX SPEC:

- CODE —**
- ⊙ TEMPORARY SECONDARY PEDESTAL/TEMPORARY CABLE MARKER
 - ⊠ DFT DEAD FRONT TYPE
 - ⊡ LFT BUSHING/ONION—LIVE FRONT TYPE
 - ⊞ LFT SWITCHING—LIVE FRONT TYPE
 - ⊞ DIRECTION OF TRANSFORMER DOOR OPENING
 - ⊞ SECONDARY PEDESTAL
 - ⊞ SECONDARY CONNECTION BOX
 - ⊞ CABLE POLE
 - ⊞ PRIMARY SWITCH CABINET
 - ⊞ BURIED PRIMARY CABLE—ALL VOLTAGES
 - ⊞ BURIED SECONDARY CABLE
 - ⊞ BURIED SECONDARY SERVICE CABLE
 - ⊞ DETROIT EDISON TRENCH ONLY
 - ⊞ TELEPHONE TRENCH ONLY
 - ⊞ SEWER
 - ⊞ WATER
 - ⊞ GAS
 - ⊞ PROPOSED CONDUIT
 - ⊞ SER COHN CABINET

CABLE SUMMARY

ITEM #	QUANTITY	DESCRIPTION	UNIT	AMOUNT
1	713308	AP2-30M 13.2 KV		
2	713053	AP2-30M 1-40 800 V		
3	713018	AP2 20 x 1-01 800 V		

TRENCH SUMMARY

JOINT USE	D.E. ONLY	TEL ONLY	GAS ONLY	OTHERS	TOTAL

SITE Supt. FRANK PHONE NO. 352-2522

THE DETROIT EDISON COMPANY
 30400 TELEGRAPH ROAD 254 OAKDALE
 BIRMINGHAM, MICHIGAN 48010

THE DETROIT EDISON COMPANY
 30400 TELEGRAPH ROAD 254 OAKDALE
 BIRMINGHAM, MICHIGAN 48010

NOTE: CUST. TO PROVIDE CONDUIT
 PADS & SEC CABLE

— GENERAL NOTES —

TRENCHING TO BE DONE BY CUST

TRENCH AND CABLE LENGTHS ARE APPROXIMATE.

SEE SECTION 58 UG LINE CONSTRUCTION STANDARDS FOR TRANS. MAT. DETAILS.

SEE PAGE 32-11 (S1M) DETAIL " " FOR ENTRANCE POINT DETAILS (APTS. ONLY).

SEE SECTION 43 UG LINE CONSTRUCTION STANDARDS FOR PLACEMENT OF CABLES.

TRANSFORMERS AND PEDESTALS (SUBS) ONLY

D.E. SERVICE PLANNER: JOHN BAILEY - 482-2112

TEL. CO. 352-2522

GAS CO. 352-2522

OTHERS:

CONTACT "MISS DIG" (800-487-7777) BEFORE DOING ANY EXCAVATION.

EASEMENTS INDICATED BY OUR CENTERLINE ARE IN WIDTH UNLESS OTHERWISE NOTED.

PERMITS REQUIRED

CITY OF BIRMINGHAM COUNTY NOTIFICATION ONLY

STATE YES NO

D REVISION			C REVISION			B REVISION			A REVISION			REFERENCE	DATE	JOB TITLE	THE DETROIT EDISON COMPANY SERVICE PLANNING SCALE: 1" = 50' NUMBER OF UNITS: 9 HIGH ORDER NUMBER: 307E43809 DISTRIBUTION CIRCUIT: 100009.A.B.000000 SHEET: 85A-14766 OF 14767

QUIT CLAIM DEED FOR PARTNERSHIP

85107856

The Grantor, REGENCY OFFICE CENTRE, a Michigan partnership, whose address is 28250 Franklin Road, Southfield, Michigan 48034, quit-claims to REGENCY ASSOCIATES, a Michigan partnership, whose address is 28250 Franklin Road, Southfield, Michigan 48034, the following described premises situated in the City of Southfield, County of Oakland, and State of Michign:

AS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO.

for the sum of: Exempt under MCL 207.505 Sec. 5(a)

Dated this 23rd day of August, 1985.

Signed in the presence of:

Signed:

REGENCY OFFICE CENTRE, a Michigan partnership, Grantor

By: Robert M. Rosin

Its Partner

Cheryl Scott
CHERYL SCOTT
Lori A. Reading
LORI A. READING

RECORDED RIGHT OF WAY NO. 35919
SEP 13 11:54

STATE OF MICHIGAN)
) ss
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 23rd day of August, 1985, by Robert M. Rosin, Partner, on behalf of Regency Office Centre, a Michigan partnership.

Lori A. Reading, Wayne Co. Acting in
Notary Public, OAKLAND County
Michigan
My Commission Expires: 9/31/87

When Recorded Send Subsequent Drafted By:
Return To: Tax Bills To: Cheryl K. Scott
Cheryl K. Scott Grantee 24567 Northwestern
24567 Northwestern Southfield, MI 48075
Southfield, MI 48075

Tax Parcel # _____ Recording Fee 9.00 Transfer Tax 0

DISK 74
REGNCYQT/CLM

1-10
17

(2)
#

about
300

A parcel of land being a part of the Southwest ¼ of Section 17, Town 1 North, Range 10 East, City of Southfield, Oakland County, Michigan, described as:

Commencing at the South ¼ corner of Section 17, Town 1 North, Range 10 East, City of Southfield, Oakland County, Michigan, and proceeding thence South 87 degrees 51 minutes 00 seconds West 355.00 feet along the South line of said Section 17 and North 43 degrees 02 minutes 00 seconds West 1518.00 feet along the centerline of Franklin Road and North 02 degrees 11 minutes 00 seconds West 91.73 feet to the point of beginning and proceeding thence North 43 degrees 02 minutes 00 seconds West 589.38 feet; thence North 46 degrees 58 minutes 00 seconds East 111.91 feet; thence North 02 degrees 11 minutes 00 seconds West 421.95 feet; thence North 89 degrees 08 minutes 32 seconds East 300.97 feet; thence South 02 degrees 11 minutes 00 seconds East 934.01 feet to the point of beginning.

24-17-326-016 ✓

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, subject to easements and building and use restrictions of record.

PROVIDED, that the Grantee, by acceptance of this conveyance, hereby covenants and agrees that no building, addition to or alteration of building, and no structure or sign of any kind, shall or will be constructed or erected upon the land herein conveyed which exceeds a maximum of one hundred fifty (150) feet in height. It is further agreed that this restriction shall run with the land and shall bind Grantee, its successors, assigns, heirs or administrators, and any claiming title to the subject property through the Grantee. This restriction is hereby declared to be for the benefit of an adjoining parcel of land more particularly described as:

RECORDED RIGHT OF WAY NO.

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A parcel of land being a part of the Southwest ¼ of Section 17, Town 1 North, Range 10 East, City of Southfield, Oakland County, Michigan, described as follows:

Commencing at the South ¼ corner of Section 17, Town 1 North, Range 10 East, City of Southfield, Oakland County, Michigan and proceeding thence South 87 degrees 51 minutes 00 seconds West, 355.00 feet along the South line of said Section 17 and North 43 degrees 02 minutes 00 seconds West, 2176.77 feet along the centerline of Franklin Road to the point of beginning; continuing thence along said centerline North 43 degrees 02 minutes 00 seconds West, 669.13 feet; thence North 47 degrees 03 minutes 51 seconds East, 50.00 feet; thence North 42 degrees 56 minutes 09 seconds West, 10.59 feet; thence North 89 degrees 08 minutes 32 seconds East, 536.95 feet; thence South 02 degrees 11 minutes 00 seconds East, 421.95 feet; thence South 46 degrees 58 minutes 00 seconds West, 171.91 feet to the point of beginning.

24-17-326-016 ✓

Except that part of the above parcel described as:

A parcel of land in the Southwest $\frac{1}{4}$ of Section 17, Town 1 North, Range 10 East, City of Southfield, Oakland County, Michigan being further described as:

Beginning at a point on the center line of Franklin Road said point being South 87 degrees 51 minutes 00 seconds West, 355.00 feet and North 43 degrees 02 minutes 00 seconds West 2176.77 feet from the South $\frac{1}{4}$ corner of said Section 17; thence North 46 degrees 58 minutes 00 seconds East 60.00 feet; thence North 43 degrees 02 minutes 00 seconds West 670.68 feet; thence South 89 degrees 08 minutes 32 seconds West 13.49 feet; thence South 42 degrees 56 minutes 09 seconds East 10.59 feet; thence South 47 degrees 03 minutes 51 seconds West 50.00 feet to the center line of Franklin Road; thence along said center line 669.13 feet to the point of beginning containing .92 acres of land more or less.

RECORDED RIGHT OF WAY NO.

35919

MIKE

COMMITMENT FOR TITLE INSURANCE NUMBER 63-615984
CHICAGO TITLE INSURANCE COMPANY
CHICAGO, ILLINOIS 60602

THE PHILIP F. GRECO TITLE COMPANY

64 W. LAWRENCE • PONTIAC, MICHIGAN 48058 • (313) 858-2593

CHICAGO TITLE INSURANCE COMPANY, a Missouri Corporation, hereby agrees to issue a policy of title insurance as hereinafter set forth upon satisfactory compliance with the requirements herein set forth and upon payment of the prescribed premium. If any requirement is not satisfied, the title policy will be issued subject to the exception which would otherwise be eliminated by compliance with such requirement. The policy will also contain exceptions as to matters affecting the title to subject property which may arise after the date hereof and which have not been eliminated to our satisfaction. All policies are subject to the printed conditions contained in the policy form. Owners' and Loan Policies With Exceptions will be issued with general exceptions as shown on the reverse side hereof.

FORM OF POLICY TO BE ISSUED

ALTA OWNER'S POLICY
FORM 8-1970 (AMENDED 10-17-70)
\$

ALTA LOAN POLICY
FORM 8-1970 (AMENDED 10-17-70)
WITHOUT EXCEPTIONS
\$ 3,280,000.00

ALTA LOAN POLICY
FORM 8-1970 (AMENDED 10-17-70)
WITH EXCEPTIONS
\$

PARTY TO BE INSURED

MANUFACTURERS NATIONAL BANK OF DETROIT

DESCRIPTION OF REAL ESTATE

Situated in City of Southfield, Oakland County, Michigan

(SEE ATTACHED RIDER FOR FULL LEGAL DESCRIPTION OF REAL ESTATE)

Parcel Identification No. 24-17-326-016

OWNER, ENCUMBRANCES, EXCEPTIONS TO TITLE, UNPAID TAXES AND REQUIREMENTS
FOR ISSUANCE OF POLICY

1. Owner: Southfield Public Schools, Oakland County, Michigan
RECORD DEED FROM ABOVE OWNER TO REGENCY ASSOCIATES, A MICHIGAN CO-PARTNERSHIP.
2. RECORD MORTGAGE TO BE INSURED.
3. 1984 County Taxes: Exempt, as to Parcel No. 24-17-326-003.
1984 County Taxes: Paid, \$9,614.59, as to Parcel No. 24-17-326-002.
1985 City Taxes: Exempt.

CHICAGO TITLE INSURANCE COMPANY

Countersigned: Robert S. Powell
Authorized Signatory

Dated at Pontiac Michigan,
August 9, 1985 at 8:00 A.M.
UPDATED NO. 1 P.M.

This Commitment is valid and binding for a period of 90 days from the date hereof.



By: *Alvin W. Long*
President.

ATTEST: *Chester C. McCullough*
Secretary.

RECORDED RIGHT OF WAY NO.

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nh

REQUIREMENTS FOR ISSUANCE OF LOAN POLICIES:

FOR ALL LOAN POLICIES:

Requirement: Estoppel certificate on form provided by this company signed by or on behalf of all mortgagors acknowledging receipt of the mortgage consideration and making representations as to the ages of individual mortgagors and such other matters as are therein set forth.

FOR ALTA LOAN POLICIES WITHOUT EXCEPTIONS:

Requirement: Proper sworn statements and waivers showing payment or release of all lien rights covering improvements made on subject land in the last 90 days or satisfactory proof that no improvements have been made within the last 90 days.

Requirement: Satisfactory survey by an approved surveyor showing no variation in location or dimensions, encroachments, or adverse rights, and such evidence of possession as may be required.

PROVISIONS APPLICABLE TO ALL COMMITMENTS:

This Commitment is delivered and accepted upon the understanding that the party to be insured has no personal knowledge or intimation of any defect, objection, lien or encumbrance affecting subject property other than those set forth herein and in the title insurance application. Failure to disclose such information shall render this Commitment and any policy issued pursuant thereto, null and void as to such defect, objection, lien or encumbrance.

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company: defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.

GENERAL EXCEPTIONS WHICH APPEAR UNDER SCHEDULE B ON:

Owners' Policies:

- (1) Rights or claims of parties in possession not shown by the public record.
- (2) Encroachments, overlaps, boundary line disputes, and any other matters which would be discovered by an accurate survey and inspection of the premises.
- (3) Easements or claims of easements not shown by the public records and existing water, mineral, oil and exploitation rights.
- (4) Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished imposed by law and not shown by the public records.
- (5) Taxes or special assessments which are not shown as existing liens by the public records.
- (6) Restrictions upon the use of the premises not appearing in the chain of title.

Loan Policies With Exceptions:

- (1) Rights or claims of parties in possession not shown by the public records.
- (2) Encroachments, overlaps, boundary line disputes, and any other matters which would be discovered by an accurate survey and inspection of the premises.
- (3) Any lien, or right to a lien for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

RECORDED RIGHT OF WAY NO.

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RIDER

A part of the Southwest $\frac{1}{4}$ of Section 17, Town 1 North, Range 10 East, City of Southfield, Oakland County, Michigan, described as follows: Commencing at the South $\frac{1}{4}$ corner of Section 17, Town 1 North, Range 10 East, City of Southfield, Oakland County, Michigan, and proceeding thence South 87 degrees 51 minutes 00 seconds West 355.00 feet along the South line of said Section 17 and North 43 degrees 02 minutes 00 seconds West 1518.00 feet along the centerline of Franklin Road and North 02 degrees 11 minutes 00 seconds West 91.73 feet to the point of beginning and proceeding thence North 43 degrees 02 minutes 00 seconds West 589.38 feet; thence North 46 degrees 58 minutes 00 seconds East 111.91 feet; thence North 02 degrees 11 minutes 00 seconds West 421.95 feet; thence North 89 degrees 08 minutes 32 seconds East 300.97 feet; thence South 02 degrees 11 minutes 00 seconds East 934.01 feet to the point of beginning. All of the above being subject to easements, restrictions and right of ways of record.

ACCURSED RIGHT OF WAY NO. 35919

This rider attached to and forming a part of Commitment No. 63-615984.

PHILIP F. GRECOTITLE COMPANY

BY: _____ nh
Robert S. Powell