

**Detroit
Edison**

Oakland Division
30400 Telegraph Road
Birmingham, Michigan 48010
(313) 645-4000

Phone 645-4388

December 17, 1986

Margulies Investment Co.
Mr. Morris Margulies
24800 Lahser Road
Southfield, MI 48034-3237

Gentlemen:

Re: Margulies Office Building

Enclosed is the original and one copy of the Right of Way Agreement for the above described project. Please have the original executed and returned to us. The copy should be retained by you for your records.

In order to comply with the recording statutes of the State of Michigan, please have two separate witnesses. The notary can be one of the witnesses. Also, print or type the names of all parties signing the documents, including witnesses, and notary.

Your attention is called to Paragraph No. 4 of this agreement, whereby you would be responsible for any damages which might occur to the Company's underground lines after installation. It is, therefore, extremely important that not only you, but any contractors working for you, exercise due care to avoid any damage.

Prompt return of this instrument, fully completed, will assist in prompt scheduling of our work to be completed in your project. Please return all documents addressed to: The Detroit Edison Company, 30400 Telegraph Road, Birmingham, Michigan, 48010. Attn: Omer V. Racine, Room 264.

Sincerely,



Omer V. Racine, Representative
Real Estate, Rights of Way & Claims

OVR/kw
Enclosures

RECORDED
RIGHTS
WAY NO. 37078

Detroit Edison

Right of Way Agreement

87 46265

R/WAY

January 21, 1987

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 their route is described as follows:

Underground lines are to be located in accordance with attached drawing which is made a part hereof.

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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, employes 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:

Reva E. Spicer
Reva E. Spicer

Morris Margulies
Morris Margulies Partner
Genesis Properties, A Mich.
Co-Partnership

Susan J. McKinnon
Susan J. McKinnon

RECORDED RIGHT OF WAY NO. 37678

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

Address: 24800 LAHSER RD
SOUTH FIELD MICH 48034
3554500

ORR

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

TO Records Center

DATE 5-2-87 TIME _____

Please set up R/W file for: MARGULIES OFFICE BLDG

Being a part of S 1/2 of Section 7, CITY OF SOUTHFIELD
Oakland County, Michigan

COPIES TO _____

SIGNED

Omer Racine

Omer V. Racine
264 Oakland Div. Hqtrs.

REPORT _____

RECORDED
RIGHT OF WAY
NO.

37078

DATE RETURNED _____

TIME _____

SIGNED _____

MEMORANDUM ORDER

OR GENERAL USE

U.S. FORM 653-7408 (11-8-77) 12-53

TO

John Baum

DATE

2-12-87

TIME

Re: Underground Service

MARGALLIES OFFICE Bldg.

Agreement and Easements obtained - OK to proceed with construction.

COPIES TO

SIGNED

Omer V. Racine

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

REPORT

DATE RETURNED

TIME

SIGNED

WITNESSES:

Genesis Properties, a Michigan
Co-Partnership
24800 Lahser Road
Southfield, MI 48034-3237

Reva E. Spicer
Reva E. Spicer

x Susan J. McKinnon
Susan J. McKinnon

MORRIS MARGULIES, Partner
MORRIS MARGULIES, Partner

State of Michigan)
County of OAKLAND) SS:

On this 21st day of January, 1986, before me a Notary Public in and for said county, personally appeared MORRIS MARGULIES, partner of the above named 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-partner as the free act and deed of said co-partnership, by its authority.

My Commission Expires: April 28, 1990

Reva E. Spicer
REVA E. SPICER
Notary Public, Wayne County, Michigan
Acting in OAKLAND

WITNESSES:

~~_____

_____~~

~~Margaret H. Demant, Individually as to an undivided 72-20% Interest, and Margaret H. Demant and Ellen D. Kahn, Successor Trustees of the Walter Herz Revocable Living Trust, Agreement under agreement dated September 6, 1976 as to an undivided 27-80% Interest.~~

~~MARGARET H. DEMANT, Individually, and as Successor Trustee~~

~~ELLEN D. KAHN, Successor Trustee~~

State of Michigan)
County of Oakland) SS:

Personally came before me this _____ day of _____, 1986, MARGARET H. DEMANT, Individually and as Successor Trustee and ELLEN D. KAHN, Successor Trustee of the above named trust, to me known to be the persons who executed the foregoing instrument, and to me acknowledged that they executed the foregoing instrument as their free act and deed.

My Commission Expires: _____

~~_____
Notary Public _____ County, Michigan~~

RECORDED RIGHT OF WAY NO. 37078

WITNESSES:

Reva E. Spicer
Reva E. Spicer

Susan J. McKinnon
Susan J. McKinnon

Leo Y. Goldman
LEO Y. GOLDMAN, Trustee
Under Leo Y. Goldman Trust Agreement
Dated August 7, 1975,
14131 Victoria Avenue
Oak Park, Michigan 48237

State of Michigan)
)SS:
County of OAKLAND)

Personally came before me this 21st day of January, 1987,
LEO Y. GOLDMAN, Trustee of the above named trust, to me known to be the person
who executed the foregoing instrument, and to me known to be the trustee of said
trust, and acknowledged that he executed the foregoing instrument as trustee as
the free act and deed of said trust.

My Commission Expires: April 28, 1990

Rexa E. Spicer
REXA E. SPICER
Notary Public, Wayne County, Michigan
Acting in Oakland

APPENDIX "A"

52050

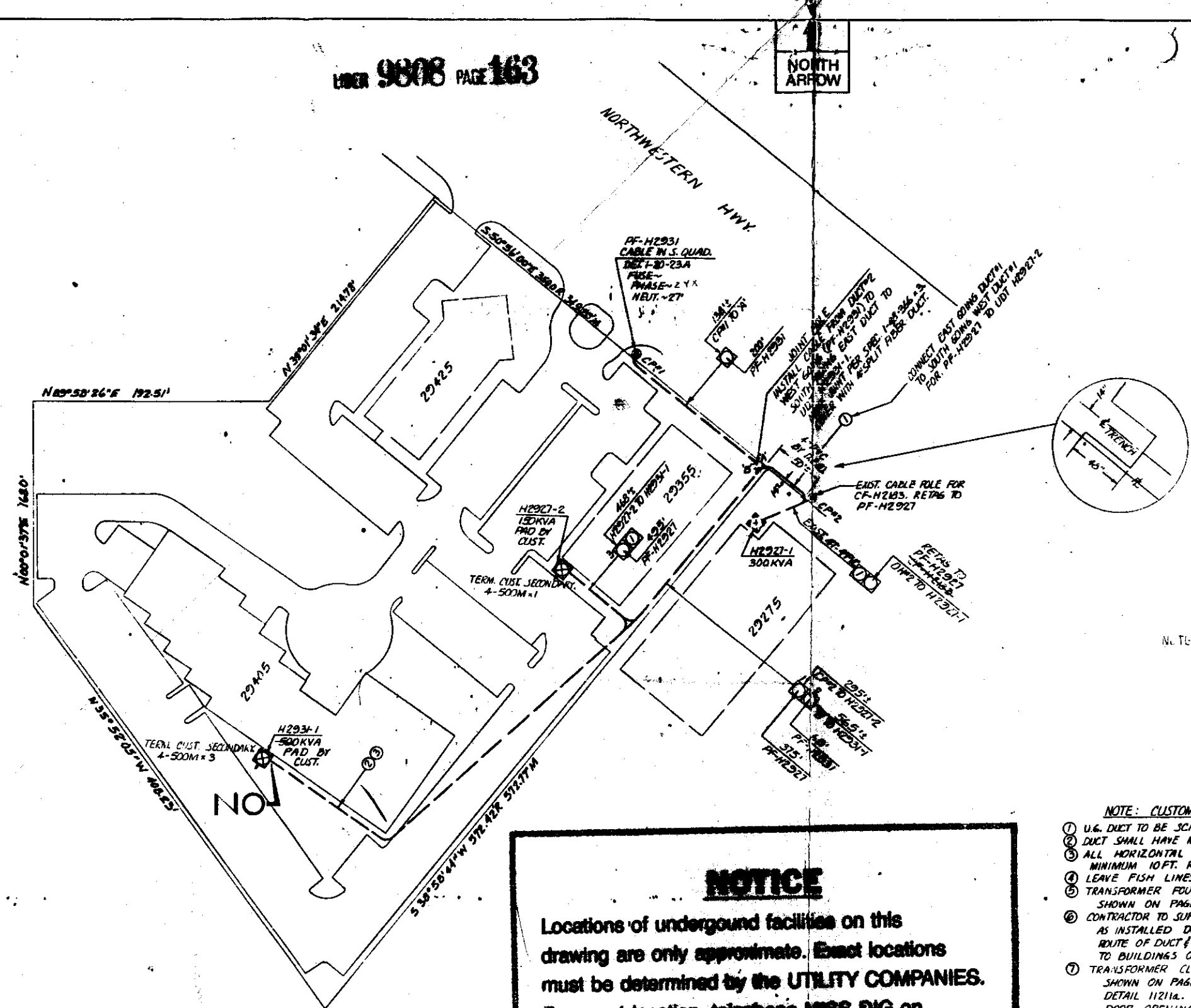
All of Lot 16 and part of Lot 17 of "Supervisor's Plat No. 2", City of Southfield,
Oakland County, Michigan as recorded in Liber 52 of Plats, Pages 50 and 50-A also
the northerly part of Lot 19 and part of Lot 18 of "Supervisor's Plat No. 25 of
Buckland Estates", City of Southfield, Oakland county, Michigan as recorded in
Liber 59 of Plats, Page 50, being further described as follows: Beginning at the
N.E. corner of Lot 16, "Supervisor's Plat No. 2" and proceeding thence S. 38 Deg.
44 Sec. W. 572.77 feet along the line common to Lots 15 and 16 to the southerly
corner of said lots; thence N. 35 Deg. 52 Min. 05 Sec. W. 408.23 feet across Lot
19 of "Supervisor's Plat No. 25 of Buckland Estates" to the easterly corner common
to Lots 24 & 25 of said subdivision; thence N. 00 Deg. 01 Min. 37 Sec. E. 168.00
feet along the line common to Lots 19 & 25 of said subdivision to the N.W. corner
of Lot 19; thence N. 89 Deg. 58 Min. 26 Sec. E. 192.51 feet along the line common
to Lots 18 and 19 of said subdivision; thence N. 39 Deg. 01 Min. 34 Sec. E. 214.78
feet; thence S. 50 Deg. 56 Min. 00 Sec. E. 349.88 feet along the northerly line
of Lots 16 and 17 to the point of beginning containing 4.73 acres more or less
subject to easements of record.

59050
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SIDWELL No. ^{Pt} 24-07-351-(011) 108
 -(012)

(H)

RECORDED RIGHT OF WAY NO. 37078



TRANSFORMER DATA

U.D.T. NO.	SIZE	ED. STK. NO.
H2927-2	150 KVA	661-0601
H2931-1	500 KVA	661-0608

TRANSFORMER SPECS. 1-17-270
PEDESTAL SPEC.
NO. OF PEDESTALS 2
NO. OF TEMPORARY CABLE MARKERS
TEMPORARY CABLE MARKER SPEC.
SECONDARY CONNECTION BOX SPEC.

- CODE —**
- ⊙ TEMPORARY SECONDARY PEDESTAL/TEMPORARY CABLE MARKER
 - ⊠ DFT (DEAD FRONT TYPE)
 - LDT (NON-SWITCHING—LIVE FRONT TYPE)
 - ⊡ LDT (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
 - SEP CONN CABINET

CABLE SUMMARY

ITEM #	DESCRIPTION	QUANTITY	UNIT
1	AP2-350M & 1-40 800 V.	713-0537	
2	AP2-20 & 1-41 800 V.	713-0814	

TRENCH SUMMARY

JOINT USE	DEPTH
D.E. ONLY	50'
TBL. ONLY	
GAS ONLY	
OTHERS	
TOTAL	50'

NOTE: SHUTDOWN REQ. AT HOURS TO INSTALL BURIED WIRE ADAPTERS. CONTACT J. BAUM 445-4112 TO ARRANGE

NOTICE

Locations of underground facilities on this drawing are only approximate. Exact locations must be determined by the UTILITY COMPANIES. For exact location, telephone MISS DIG on 482-7171 as required by Public Act 53 of 1974 before doing any power excavating.

- NOTE: CUSTOMER CONTRACTOR**
- U.G. DUCT TO BE SCHED. 40 OR 80 PVC
 - DUCT SHALL HAVE MINIMUM 30" COVER.
 - ALL HORIZONTAL BENDS TO HAVE A MINIMUM 10FT. RADIUS.
 - LEAVE FISH LINES IN ALL DUCTS.
 - TRANSFORMER FOUNDATIONS TO BE AS SHOWN ON PAGE 3-6-3 E.S.I.G.
 - CONTRACTOR TO SUPPLY D.E. CO. WITH AN AS INSTALLED DRAWING SHOWING ROUTE OF DUCT & LENGTH, WITH MEASUREMENTS TO BUILDINGS OR PROPERTY LINES.
 - TRANSFORMER CLEARANCES TO BE AS SHOWN ON PAGE 3-7-11 E.S.I.G. SEE DETAIL 1121a. ARROWS INDICATE DOOR OPENING.

— GENERAL NOTES —

TRENCHING TO BE DONE BY D.E. CO. & CUSTOMER

TRENCH AND CABLE LENGTHS ARE APPROXIMATE.

SEE SECTION 56 UG LINE CONSTRUCTION STANDARDS FOR TRANS. MAT. DETAILS.

SEE PAGE 3-2-11 S.I.M. 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 BAUM - 645-4112

TBL. CO.: _____

GAS CO.: _____

OTHERS: _____

CONTACT "MISS DIG" (800-482-7171) BEFORE DOING ANY EXCAVATION.

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

PERMITS REQUIRED

D	C	B	A	REFERENCE
REVISION	REVISION	REVISION	REVISION	

NAME	DATE	JOB TITLE
DRAWN BY: D. STOKS	11-19-86	
CHECKED BY: J. BAUM	11-19-86	
APPROVED BY:		

MARGULIES OFFICE BUILDING
S. 1/2 SEC. 7
N.E. 1/4 SEC. 10

THE DETROIT EDISON COMPANY
SERVICE PLANNING

SCALE: 1" = 50'	NUMBER OF UNITS: _____	WORK ORDER NUMBER: 367B4J667
LATEST REVISION: _____	DISTRIBUTION CIRCUIT: 8886 SDFLD	VOLTAGE: 13.2 KV
DEPT. ORDER NUMBER: 86A-64216	SHEET _____ OF _____ SHEETS	

START DATE: 12-15-86

CITY OF SOUTHFIELD OAKLAND CO.