



Detroit Edison (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,

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

OVR/kw Enclosures MARGULIES OFFICE BUILDING





Right of Way Agreement

January 21 ____. 19⁸⁷____.

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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, _____Dakland______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 ____Ien_(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.

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 hereing 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 on switching cabinet enclosures. EDISON shall not be responsible to Owners for damages to or removal of trees on 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 of 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: white Susan J. Mckfinnon

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

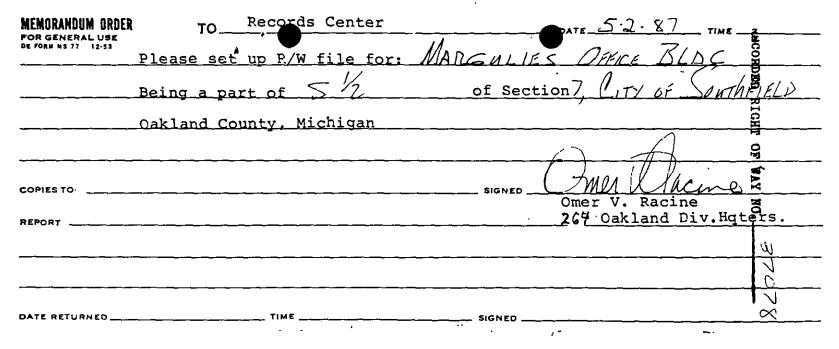
Grantors: Morris Margulieş Partner

Genesis Properties, A Mich. Co-Partnership

Address: 24800 LAHSERRD SOUTHFIELDMICH 355-1500

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SAUM _____ 7-12 - 87 TIME_____ SMORANDEM DRDER OR GENERAL USE 1.2 PG TENE #63-1408 (MIS-71) 12-53 Re: Underground Service MAACULIES OFFICE BE Agreement and Easements obtained - OK to proceed with construction. COPIES TO SIGNED Omer V. Racine, Representative Real Estate, Rights of Way & Claims REPORT ____ 264 Oakland Division Headquarters

LIBER 9808 PAGE 160 Genesis Properties, a Michigan WITNESSES: Co-Partnership 24800 Lahser Road Southfield, MI 48034-3237 ~1A Spice Ε. ow MORRIS MARGULIES, Partner Susan J. Mckinnon State of Michigan SS: County of ()AKLAND) On this 215^+ day of 5 Anuary, 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-partpership, by its authority. My Commission Expires: 1-1pril 28, 1990 DICEN REVA E. SPICER Notary Public, Wayne County, Michigan Acting in OAKland 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. WITNESSES: MARGARET H. DEMANT Individually, and as Successor rustee (LAND BIGHT OF TAX NO KAHN LLEN Successor Trustee State of Mchigan))SS: Oak and County of 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. W My Commission Expires: Notary Public, Mi/chigan County, WITNESSES: LEO Y. GOLDMAN, Trustee Under Leo Y. Goldman Trust Agreement Reva Έ. Spicer Dated August 7, 1975, 14131 Victoria Avenue Oak Park, Michigan 48237 Susan J. McKinnon

LIBER 9808 PADE 161

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RECORDED RIGHT OF TAY NO.

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State of Michigan) SS: County of OAKIANd)

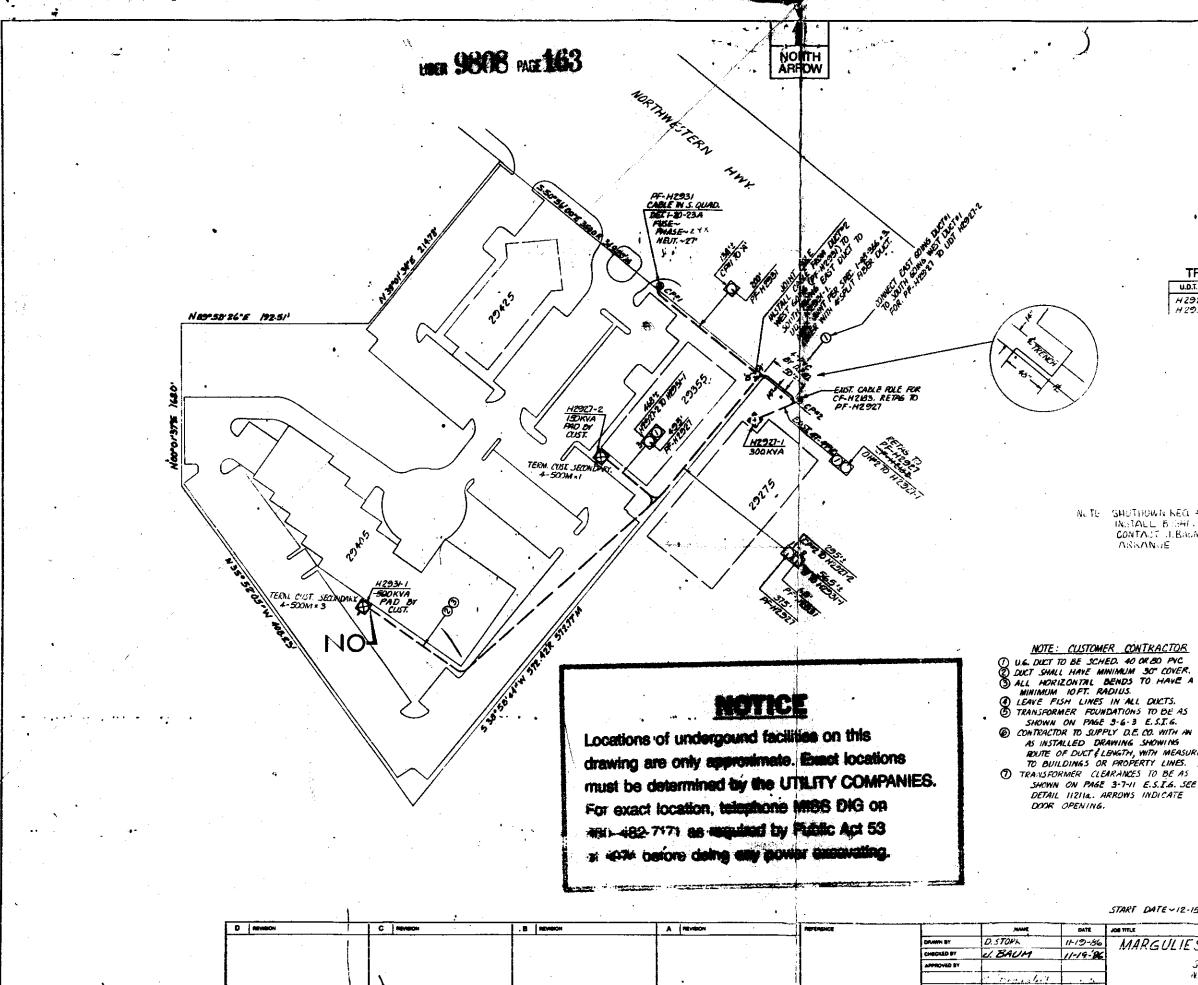
Personally came before me this $2/5^{+}$ day of $\underline{\Box_{ADUARY}}$, 1987, LEO Y. GOLDMAN, Trustee of the above named trust, to me known to be the person who executed the foregoing instrument, and to me known to be the trustee of said trust, and acknowledged that he executed the foregoing instrument as trustee as the free act and deed of said trust.

My Commission Expires: April. 28, 1990 evalo. SICRA REVA E. SPICER Notary Public, Wayne County, Michigan Acting in Oakland

APPENDIX "A"

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

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