

October 5, 19 87

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 located in accordance with attached drawing which is made a part hereof.

A#36 REG/DEEDS PAID
0001 OCT.20 '87 02:43PM
3327 MISC 11.00

RECORDED RIGHT OF WAY NO. 37615

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:

Maureen E. Burskey
Maureen E. Burskey

Maria A. Traxler
Maria A. Traxler

by Arnold Cohen, General Partner
ARNOLD COHEN, General Partner
MCDONNELL III LIMITED HOUSING ASSOCIATION
LIMITED PARTNERSHIP, A Michigan Limited
Partnership

Prepared By: Omer V. Racine Address: _____
30400 Telegraph Road, Suite 264 DDHQ
Birmingham, MI 48010

WITNESSES:

McDonnell III Limited Housing Association Limited Partnership
A Michigan Limited Partnership
25200 Telegraph Road, Suite 410
Southfield, MI 48034

Maureen E. Burskey
Maureen E. Burskey

Maria A. Traxler
Maria A. Traxler

By: Arnold Cohen
Arnold Cohen
Its General Partner

State of Michigan)
) SS:
County of Oakland)

Personally came before me this 5th day of October, 1987,
Arnold Cohen, General Partner of the above named Limited Partnership*to me known
to be the person who executed the foregoing instrument and to me known to be
such General Partner and acknowledged that he executed the foregoing instrument
as such General Partner, as the free act and deed of said McDonnell III Limited
Housing Association Limited Partnership.

*McDonnell III Limited Housing Association Limited Partnership

My Commission Expires: May 2, 1989

Maureen E. Burskey
Maureen E. Burskey
Notary Public Oakland
County, Michigan

APPENDIX "A"

Lots 27, 28, 29 and 30 of "Supervisor's Plat No. 1", as recorded in Liber 52
of Plats, Page 42, Oakland County Records, Part of the East 1/2 of Section 20,
T1N, R10E, City of Southfield, Oakland County, Michigan, excepting the N. 27
ft. of Lots 27, 28, 29 and 30, also excepting the E. 10 ft. of Lot 29 further
described as commencing at the S.E. corner of Lot 29 and proceeding thence S.
88°49'39" W. 10.00 ft. to the point of beginning; thence S. 88°49'39" W. 460.23
ft., thence N. 03°45'32" W. 137.06 ft., thence S. 89°23'47" W. 112.85 ft., thence
N. 00°47'23" W. 213.41 ft., thence S. 88°17'00" W., 192.53 ft., thence N. 01°38'24"
W. 154.50 ft., thence N. 88°33'00" E., 764.80 ft., thence S. 01°56'08" E. 507.86
ft. to the point of beginning, containing 7.003 Acres and being subject to all
easements of record.

SIDWELL No. 24-20-426-015
-014
-013
-010
-009
-008
-007
-004

now -029- Descr. is
lots 27-30

52042

RECORDED RIGHT OF WAY NO. 37615

87 136810

The Grantor P.R.A. COMPANY,
a Michigan corporation, whose address is
20793 Farmington Road, Farmington, MI 48024
conveys and warrants to McDONNELL III LIMITED DIVIDEND HOUSING
ASSOCIATION LIMITED PARTNERSHIP, a Michigan limited partnership,
whose address is 25200 Telegraph Road, Suite 410, Southfield,
MI 48034
the following described premises situated in the City
of Southfield, County of Oakland
and State of Michigan:

INDEXED
0001
5940
REC'D DEEDS UNIT
JUL 22 1987 03:17 PM
RECORDS 7.00

See Exhibit "A" attached hereto and made a part hereof,
for the sum of: \$1.00 and other valuable considerations.
See attached Real Estate Transfer Valuation Affidavit,

subject to easements, rights of way and restrictions of record, further subject to the
terms and conditions of a Consent Judgment recorded in Liber 8292, Page 636, Oakland
County Records, further subject to the rights of the public, any governmental unit, and
riparian rights existing with respect to a creek which meanders over the premises, and
any part of the premises now or formerly lying under the waters or in the bed thereof,
further subject to such other encumbrances as have accrued or attached since July 11,
1986, the date of a certain land contract between the parties, through the acts or
omissions of persons other than Grantor.

8

Dated this 11th day of July 1986

Signed in presence of:

Signed:

*Sol M. Friedman

P.R.A. COMPANY, a Michigan corporation
(Name of Corporation) GRANTOR

*Lewis B. Daniels

By: *Donald G. Van Every
Its Secretary/Treasurer

STATE OF MICHIGAN, }
COUNTY OF OAKLAND } SS.

The foregoing instrument was acknowledged before me this 11th day of July 1986, by Donald G. Van Every and

the Secretary/Treasurer and of P.R.A. COMPANY, (Name of Corporation)

a Michigan corporation, on behalf of the corporation.
(State of Incorporation)

MARCIA A. PAIJS
Notary Public, Wayne County, Michigan
Acting In Oakland County
My Commission Expires November 21, 1989

*Marcia A. Pajis
* MARCIA A PAIJS
Notary Public, Oakland County, Michigan
My commission expires: 11-21-89

County Treasurer's Certificate

City Treasurer's Certificate

When Recorded Return To:
Michael B. Perlman, Esq.

Send Subsequent Tax Bills To:

Drafted By:
Sol M. Friedman

(Name)
P.O. Box 2589
(Street Address)
Southfield, MI 48037-2589
(City and State)

GRANTEE

Business Address:
3000 Town Center
Suite 1700
Southfield, MI 48075

Tax Parcel #

Recording Fee

Transfer Tax to be a Fixed
at REC-Recording

* TYPE OR PRINT NAMES UNDER SIGNATURES.

RECORDED - FILED - WAY NO.

37615

EXHIBIT "A"LEGAL DESCRIPTION

Lots 27, 28, 29, and 30 of "Supervisor's Plat No. 1", as recorded in Liber 52 of Plats, Pages 42 and 42A, of Oakland County Records. More particularly described as follows: Beginning at the Northeast corner of said Lot 29; thence along the East line of said Lot 29 South $01^{\circ} 56' 04''$ East 288.68 feet to the Southeast corner of Lot 29; thence along the South line of said Lot 29 South $88^{\circ} 49' 25''$ West 470.08 feet; thence North $03^{\circ} 53' 14''$ West 137.04 feet along the West line of said Lot 29 to the Southeast corner of said Lot 28; thence South $89^{\circ} 23' 06''$ West 112.98 feet to the Southwest corner of said Lot 28; thence North $00^{\circ} 37' 49''$ West 213.52 feet to a point on the South line of said Lot 27; thence South $88^{\circ} 18' 16''$ West 192.53 feet to the Southwest corner of said Lot 27; thence North $01^{\circ} 42' 18''$ West 181.42 feet to the Northwest corner of said Lot 27; thence North $88^{\circ} 33' 00''$ East 622.72 feet to the Northeast corner of said Lot 30; thence South $01^{\circ} 48' 31''$ East 244.54 feet to a point on the North line of said Lot 29; thence along said North line North $89^{\circ} 10' 57''$ East 152.47 feet to the point of beginning. Containing 6.7 acres of land.

50042

Parcel Identification Nos.

24-20-426-006 - (01) 1
 24-20-426-007 - (01) 1
 24-20-426-008 - (01) 2
 24-20-426-009 - 21
 24-20-426-010 - 30
 24-20-426-013 - 29
 24-20-426-014 - 29
 24-20-426-015 - 21

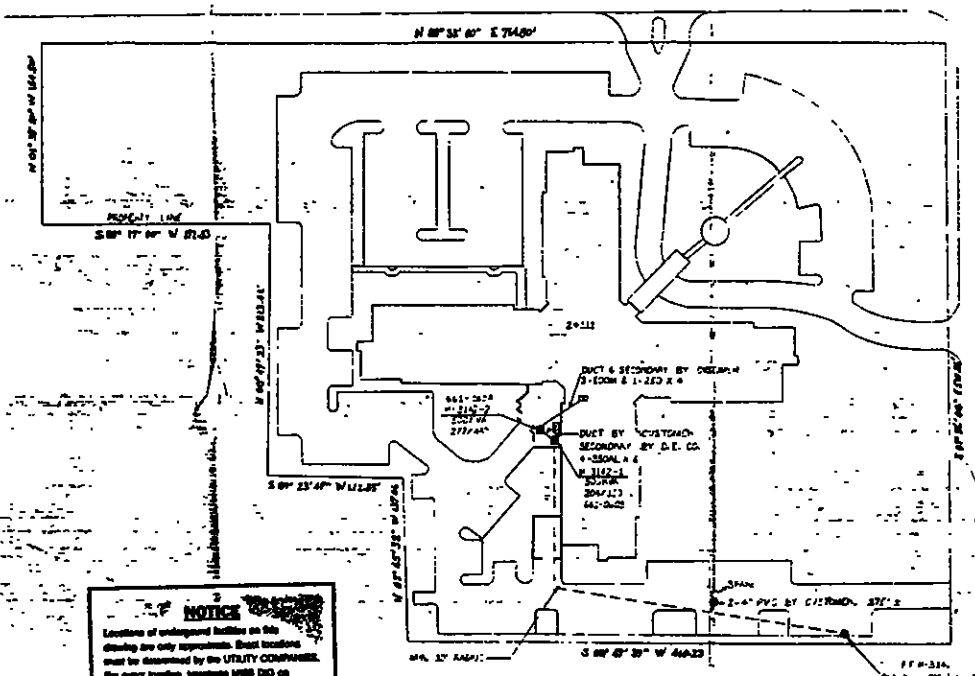
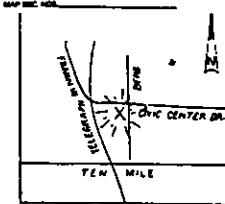
RECORDED RIGHT OF WAY NO.

37615



CIVIC CENTER DRIVE

LOCATION SKETCH



NOTICE
Locations of underground facilities on this drawing are only approximate. Exact locations must be determined by the UTILITY COMPANIES. For exact location, telephone NRSB DIO at (800-480-7171) or request by Photo Air 85 of NRSB before using any power excavating.

TRANSFORMER DATA

U.D.I. NO.	SIZE	SD STR. NO.
11-214-1	575 AVA	172-46 P1414
11-214-2	500 AAV	172746 20114

TRANSFORMER SPEC: 1-12-72D
FEDERAL SPEC: _____
NO. OF FEDERAL: _____
NO. OF TEMPORARY CABLE MARKER: _____
TEMPORARY CABLE MARKER SPEC: _____
SECONDARY CONNECTION BOX SPEC: _____

- CODE**
- TEMPORARY SECONDARY FEDERAL/TRANSFORMER CABLE MARKER
 - SPY MARK FROM THIS
 - NEW HOISTING/SHAKE FROM THIS
 - NEW SWITCHING-LIFE FROM THIS
 - DIRECTION OF TRANSFORMER BOOK OPENING
 - SECONDARY FEDERAL
 - SECONDARY CONNECTION BOX
 - CABLE PALE
 - FRONT SWITCH CABINET
 - GROUPED PRIMARY CABLE-ALL VOLTAGES
 - GROUPED SECONDARY CABLE
 - GROUPED SECONDARY SERVICE CABLE
 - GROUPED SECONDARY SERVICE CABLE
 - TELEPHONE TRENCH ONLY

CABLE SUMMARY

TYPE	LENGTH	TYPE	LENGTH
11-214-1	112.0	11-214-2	112.0
11-214-2	112.0	11-214-1	112.0

TRENCH SUMMARY

TYPE	LENGTH
11-214-1	112.0
11-214-2	112.0

NOTE:
PADS BY CUSTOMER TO D.E. CO. SPEC. E.S.I.S. PAGE 3-5-3. PAD GROUNDING BY CUSTOMER TO D.E. CO. SPEC. PAGE 3-6-9. PAD SUPPORT POST TO D.E. CO. SPEC. PAGE 3-6-10. PAD CLEARANCES PER D.E. CO. SPEC. PAGE 3-7-11. G-M-G POSTS BY CUSTOMER AS REQUIRED.

GENERAL NOTES
TRENCH AND CABLE LENGTHS AND SPACINGS
SEE PAGE 3-6-11 (SEE DETAIL) FOR ENTRANCE POINT DETAILS (APPL. ONLY)
SEE SECTION 4-6-10 LINE CONSTRUCTION STANDARDS FOR PLACEMENT OF CABLES, TRANSFORMERS AND FEDERAL MARKERS OR ONLY
SEE SERVICE PLANNING, 8175 A-B BROOKS, 8175 A-B BROOKS, 8175 A-B BROOKS
THE CITY OF SOUTHFIELD
CITY ENGINEER

PERMITS REQUIRED
CITY OF SOUTHFIELD
COUNTY WORKING ONLY, AL.

START DATE: 11-1-87

D	C	B	A

DATE	BY	APP. BY
11-25-87	CRANE MEZNER	

THE TROWBRIDGE
S.E. 1/4 SEC 20. T 1N. R 10 E
CITY OF SOUTHFIELD OAKLAND COUNTY

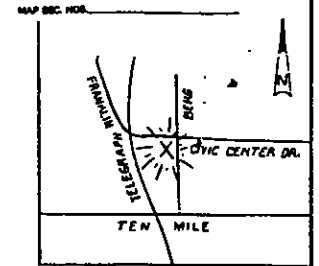
THE TROWBRIDGE COMPANY
SERVICE PLANNING

SCALE	DATE OF DRAWING	JOB NUMBER
1" = 50'	506	367E4J

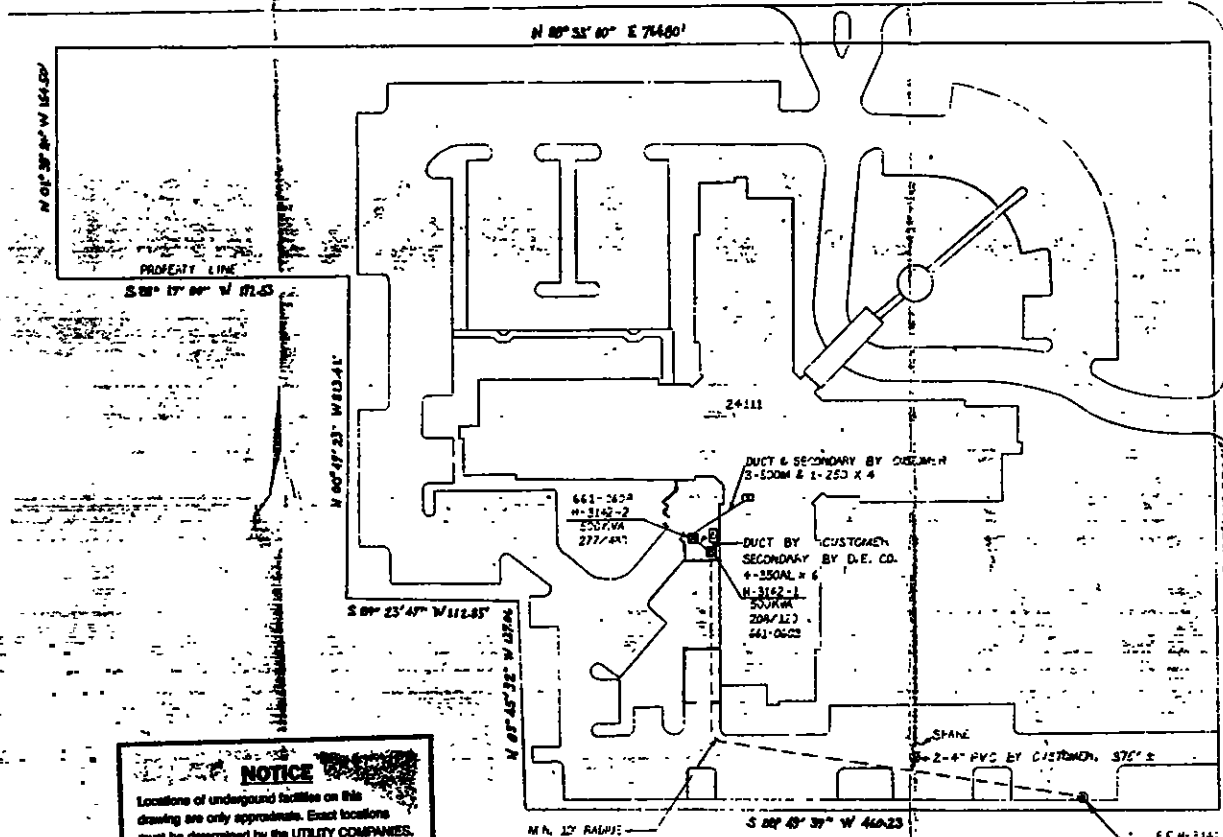
8175 A-B BROOKS
87A-64850



LOCATION SKETCH



CIVIC CENTER DRIVE



TRANSFORMER DATA

U.D.T. NO.	SIZE	ED STK. NO.
H-2142-1	500 KVA	172148 C79-17
H-2142-2	500 KVA	172148 C79-15

TRANSFORMER SPEC. 1-17-270
 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
- NOT SWITCHING—LIVE FRONT TYPE
- NOT SWITCHING—LIVE FRONT TYPE
- DIRECTION OF TRANSFORMER DOOR OPENING
- SECONDARY PEDESTAL
- SECONDARY CONNECTION BOX
- CABLE POLE
- PRIMARY SWITCH CABINET
- SURGED PRIMARY CABLE—ALL VOLTAGES
- SURGED SECONDARY CABLE
- SURGED SECONDARY SERVICE CABLE
- DETROIT EDISON TRENCH ONLY
- TELEPHONE TRENCH ONLY
- SEWER
- WATER
- GAS
- PROPOSED CONDUIT
- SEI CONN. CABINET

CABLE SUMMARY

ITEM #	DESCRIPTION	QUANTITY	UNIT
1	AP-300 S-141 600 V	7132814	FT

TRENCH SUMMARY

JOINT USE	
D.E. ONLY	CUSTOMERS DUCT
T.E. ONLY	
GAS ONLY	
OTHERS	
TOTAL	
SITE SUPT. GEORGE TROVBRIDGE	PHONE NO. 317-7723

— GENERAL NOTES —

TRENCHING TO BE DONE BY CUSTOMER CONDUIT 630
 TRENCH AND CABLE LENGTHS ARE APPROXIMATE.
 SEE SECTION 35 UG LINE CONSTRUCTION STANDARDS FOR TRANS. MOUNT. DETAILS.
 SEE SECTION 35-11 (S.M.) DETAIL, " " FOR ENTRANCE POINT DETAILS (APPL. ONLY).
 SEE SECTION 45 UG LINE CONSTRUCTION STANDARDS FOR PLACEMENT OF CABLES.
 TRANSFORMERS AND PEDESTALS (BUS DS ONLY)
 D.E. SERVICE PLANNER BY MARCH 615-6115
 TEL. CO. RETTY KUTYMAN 540-3204
 GAS CO. _____
 OTHERS _____
 CONTACT "MSS DIG" 800-80-7178 BEFORE DOING ANY EXCAVATION.
 DIMENSIONS INDICATED BY OUR CENTERLINE ARE
 IN WIDTH UNLESS OTHERWISE NOTED.

PERMITS REQUIRED

CITY OF SOUTHFIELD COUNTY NOTIFICATION ONLY, NO
 STATE YES NO

NOTE:
 PADS BY CUSTOMER TO D.E. CO. SPEC. E.S.I.3. PAGE 3-2-3. PAD GROUNDING BY CUSTOMER TO D.E. CO. SPEC. PAGE 3-6-9. PAD SUPPORT POST TO D.E. CO. SPEC. PAGE 3-6-10. PAD CLEARANCES PER D.E. CO. SPEC. PAGE 3-7-11. GUARD POSTS BY CUSTOMER AS REQUIRED.

NOTICE
 Locations of underground facilities on this drawing are only approximate. Exact locations must be determined by the UTILITY COMPANIES. For exact location, telephone MSS DIG on 800-482-7171 as required by Public Act 63 of 1976 before doing any power excavation.

START DATE 11-1-87

D	C	B	A	REFERENCE	NAME	DATE	JOB TITLE	THE DETROIT EDISON COMPANY SERVICE PLANNING
					ERNE METZNER	9-25-87		SCALE 1" = 50'
								PROJECT NO. 306 36784J
								CITY OF SOUTHFIELD 8175 A-B BROOKS
								DEPT. ORDER NUMBER 87A-64850

MEMORANDUM ORDER

FOR GENERAL USE
DE FORM NS 77 12-53

TO Records Center

DATE 10-29-87 TIME _____

Please set up R/W file for: "TH? TROWBRIDGE" APTS.

Being a part of East 1/4 of Section 20, City of Southfield

Oakland County, Michigan

COPIES TO _____

SIGNED _____

Omer V. Racine
Omer V. Racine
264 Oakland Div. Hqter.

REPORT _____

Southfield Twp
SEC. 20, E 1/2 OF

DATE RETURNED _____

TIME _____

SIGNED _____

RECORDED
RIGHT OF WAY
NO.

37015

Detroit Edison

Application for U.R.D. Easements

DE 463 (1-87)

Applicant Name JAMES McDONALD	Date 9-18-87	Case No. OE 87-23C
Division OAKLAND	Date 9-17-87	

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

Project Name "THE TROWBRIDGE" - McDONNELL TOWERS III	County OAKLAND
City/Township/Village SOUTHFIELD	

Type of Development

<input type="checkbox"/> Proposed Subdivision	<input checked="" type="checkbox"/> Apartment Complex BUILDING	<input type="checkbox"/> Condominium
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Mobile Home Park	<input type="checkbox"/> Other

2 Name of Owner
McDONNELL III LIMITED DIVIDEND HOUSING ASSOCIATION Phone No. **353-7981**

Address
25200 TELEGRAPH ROAD SUITE 410 SOUTHFIELD MI. 48034

Owner Representative
ARNOLD COHEN - GENERAL PARTNER Phone No. **353-7981**

Date Service is Wanted
11-1-87

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 BOB HAACK	Signed (Service Planning Supervisor) <i>[Signature]</i>
Phone No. 645-4115	Address 240 O.D. Hg.

RECORDED RIGHT OF WAY NO. 37615

**Detroit
Edison**

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

Phone 645-4388

September 29, 1987

Mr. Arnold Cohen
25200 Telegraph Road, Suite 410
Southfield, MI 48034

Gentlemen:

Re: The Trowbridge

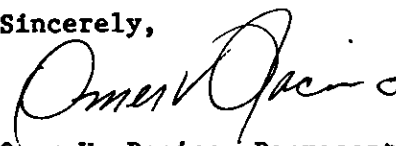
Enclosed is the original and one copy of the Right of Way Agreement for the above described project. Please have the original executed and returned to us. The copy should be retained by you for your records.

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/vkc
Enclosures

RECORDED RIGHT OF WAY NO. 37615