

Date June 28th 1948

IN CONSIDERATION of the sum of One (\$1.00) Dollar and other valuable considerations, receipt of which is hereby acknowledged, LAWSON ESTATES, INC. (hereinafter referred to as "LAWSON") hereby grants to THE DETROIT EDISON COMPANY (hereinafter referred to as "EDISON"), its successors and assigns, the right to construct, operate and maintain its overhead lines for the transmission and distribution of electricity and Edison communication facilities, including two (2) towers each having a base of approximately twenty (20) feet square to be erected in the locations shown on the attached drawing, fixtures, wires and equipment, and including also the right to trim or cut down any trees along said lines, which could fall into the lines or interfere in any way with their operation upon, over and across that portion of the below-described property as per drawing attached hereto and made a part hereof, located in the City of Royal Oak, County of Oakland, State of Michigan, and described as follows:

Lot 3 of Assessor's Plat #26 of part of the west half of the west half of section 22, town 1 north, range 11 east, according to the plat thereof recorded in Liber 54 of Plats, page 16, Oakland County Records, excepting from said Lot 3 the North 108 feet of the East 10 feet.

The route of the overhead lines shall be as follows:

In a Northerly and Southerly direction across the East part of above-described property.

Edison, its successors and assigns, covenants and agrees that it will reimburse Lawson for all damage caused by its agents, servants and employes, teams, trucks and other vehicles and equipment in entering said property for the purposes set forth herein.

Edison, its successors and assigns, covenants and agrees to save and keep Lawson, its successors and assigns, harmless from and indemnify it against any penalty, damage or charges imposed for any violation of any laws or ordinances, and at all times to protect, indemnify and save Lawson harmless of and from any loss, cost, damage or expense,

COPY OF WAY FILE NO. 12461

11/22/48 21838

Liber 2433 Page 465

3-105

including attorneys' fees, arising out of or from any accident or other occurrence on or about the premises above described, causing injury to any person or property whomsoever or whatsoever, arising by reason of the construction, operation and maintenance of said towers, fixtures, wires and equipment on the premises described above. Edison further covenants and agrees to protect, indemnify and save Lawson harmless of and from any and all claims, and against and from any and all loss, cost, damage or expense, including attorneys' fees, arising out of any failure of Edison in any respect to comply with and perform all of the terms and provisions contained herein.

Edison, for itself, its successors and assigns, covenants and agrees to relocate its towers, fixtures, wires and equipment upon a six months' notice from Lawson, its successors or assigns, so to do, should the future use of the property by Lawson, its successors or assigns, be such as to require relocation. Upon termination of the rights herein granted by expiration of the five (5) year period here stipulated, or in the event Edison abandons or discontinues the use of said overhead lines for the purposes stated above within said period, it shall, at its own cost and expense, remove said towers, bases, fixtures, wires and equipment, and restore the premises to the same condition as they were on the date hereof.

Notwithstanding anything to the contrary herein stated, it is agreed that the rights herein granted to the Edison shall terminate in five (5) years from the date hereof. Any extension of time at the end of said period shall be at the option of Lawson and shall be subject to negotiation in the light of conditions then existing.

In addition to the above consideration, Edison, or its successors and assigns, shall pay Lawson the sum of One Hundred (\$100.00) Dollars for the above right-of-way on the premises described above before the towers are erected.

RIGHT OF WAY FILE NO. 2244

IN WITNESS WHEREOF, the parties hereto have executed this agreement, the day and year first above written.

Witness:

Signed: LAWSON ESTATES, INC.

Fred A. Weber
Fred A Weber
Fred A. Weber
Fred A Weber
Lyman G. Hedden
Lyman G Hedden

Clyde L. Lawson
Clyde L Lawson
Arthur L. Lawson
Arthur L Lawson

Accepted: THE DETROIT EDISON COMPANY

By Richard H. Taylor
Richard H Taylor Right-of-Way Agent

RIGHT OF WAY FILE NO. 12461

STATE OF MICHIGAN
SS
County of Oakland

On this 28th day of June A.D. 1948, before me appeared Clyde L. Lawson and Arthur L. Lawson, to me personally known, who being by me severally duly sworn, did say that they are Secretary respectively President and Secretary of LAWSON ESTATES, INC. a corporation created and existing under the laws of STATE OF MICHIGAN, and that the seal affixed to the foregoing instrument is the corporate seal of the said corporation, and that the said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and the said Clyde L. Lawson and Arthur L. Lawson acknowledged the said instrument to be the free act and deed of the said Corporation.

Lyman G Hedden
Lyman G Hedden
Notary Public Wayne Michigan County.

My commission expires: 12/8/50

(Acting in Oakland County)

REGISTER OF DEEDS }
Oakland County, Mich. } JUL 6 1948
Received for record at 11:30 o'clock A M. and recorded in
Liber 2422 Page 465-8 of Oakland
County Register of Deeds Records.

Orrin M. Quaid
ORRIN M. QUARD, Register of Deeds

THE DETROIT EDISON COMPANY

INTERDEPARTMENT CORRESPONDENCE

RIGHT OF WAY DEPARTMENT

1949 JUL 20 PM 2 05

mr

TREASURER'S OFFICE

July 19, 1949

MEMORANDUM TO:

Mr. A. S. Albright, Treasurer
1010 General Offices

Re: Tower line right-of-way - City of Royal Oak

Attached, for the General Files, is a fully executed copy of a recorded tower line permit covering a right of way on property owned by Lawson Estates, Inc., in the City of Royal Oak, Oakland County, Michigan.

The permit is dated June 28, 1948, and runs for a period of five (5) years.

Would you, therefore, please refer this agreement to the Right-of-Way Department April 1, 1953?

*Tickler made July 22, 1949
E.L.*

Richard H. Taylor
Right-of-Way Agent

Richard H. Taylor/mb

Enclosure

RIGHT OF WAY FILE No. 12461

REFERRED TO
<i>ALF</i>
<i>CB</i>
<i>MMS AD</i>
<i>CW</i>
<i>H. WOK</i>

GENERAL FILE
RECEIVED JUL 22 1949
CLASSIFICATION:

TROY

PROPERTY OF THE DETROIT EDISON COMPANY

LINCOLN AVE

LANSON
LUMBER
AND
CO.

PROPOSED
TOWER 17 FT.
SQUARE

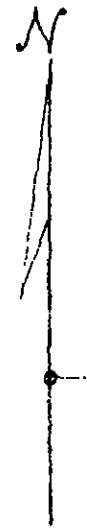
CONDUCTORS
MIN. CLEARANCE
AS PER CODES

575

TOWER NOT TO BE
TOWER SQUARE
AT 60 FT.

AS PER CODES
20' WIDE

HILSON AVE



RIGHT OF WAY FILE NO. 12461

THE DETROIT EDISON COMPANY
ENGINEERING DIVISION

SKETCH SHOWING
NEAR THE LINCOLN 120 KV
TRANSMISSION LINE ON PROPERTY
OF LANSON LUMBER & CO. INC.
ROYAL J. ...

APPROVED BY <i>W.S.P.</i>	LAYOUT BY <i>D.E.</i>	DATE 6-25-49
APPROVED BY <i>G.</i>	DRAWN BY	DWG NO.
APPROVED BY	SCALE 1" = 100'	ED 1253

Detroit
Edison

REAL ESTATE AND RIGHTS OF WAY DEPARTMENT

Date: September 8, 1983

To: Elaine Ryan
Records Center
130 G.O.

From: R. A. Gloger *RAS*
RE & R/W
448 G.O.

Subject: Lease to the Company from Luje Land Company for a
Towerline R/W in the City of Royal Oak, Oakland
County

Attached is a new agreement to be added to the Records Center files for the above captioned lease.

The agreement, dated August 30, 1983 supercedes the previous agreement dated June 6, 1978.

The term of the lease is from June 28, 1983 through June 27, 1988.

The consideration for this lease is a one time payment of \$2500 which has been paid out of Work Order 350A.

Please incorporate this agreement in the appropriate Records Center file and return the file to the RE & R/W Department on March 1, 1988.

RAG: saw

Attachments

cc: D. Barkley
J. A. Blagdurn
T. E. Blondell
R. W. Burk
J. P. Cooper
C. L. DeFauw (doc. att.)
J. A. Ewald
G. W. Flowerday

J. A. Robertson
E. D. Henschell
J. Howe
J. A. Kubani
R. M. Susan
J. Szidik
G. Williams (doc. att.)

RECORDED RIGHT OF WAY NO. 12461
RECORDED RIGHT OF WAY NO. 21461
See Also

RECORDS CENTER MEMO

DE 963-06513 0005 GF 1

TO B. Winters DATE 3-01-83

THE ACCOMPANYING FILE HAS BEEN SENT TO YOU BY THE RECORDS CENTER FOR THE REASON CHECKED BELOW

FOR YOUR INFORMATION- NEW MATERIAL HAS BEEN ADDED TO FILE
PLEASE NOTE AND RETURN IT TO RECORDS CENTER AS SOON AS POSSIBLE

AT YOUR REQUEST lease - *no date given*
INDICATE BELOW IF AND WHEN IT SHOULD BE REFERRED TO YOU AGAIN

REFER TO _____ ON 3-1-88 DATE

OR INDICATE DISPOSITION OF AGREEMENT (PLEASE CHECK)

RENEWED EXTENDED TERMINATED

SIGNED _____

RECORDS CENTER MEMO

DE 963-06513 0005 GF 1

TO Barbara Fulton DATE 3-1-88

THE ACCOMPANYING FILE HAS BEEN SENT TO YOU BY THE RECORDS CENTER FOR THE REASON CHECKED BELOW

FOR YOUR INFORMATION- NEW MATERIAL HAS BEEN ADDED TO FILE
PLEASE NOTE AND RETURN IT TO RECORDS CENTER AS SOON AS POSSIBLE

AT YOUR REQUEST Is this lease still in effect?
INDICATE BELOW IF AND WHEN IT SHOULD BE REFERRED TO YOU AGAIN

REFER TO _____ ON J. Pappas DATE

OR INDICATE DISPOSITION OF AGREEMENT (PLEASE CHECK)

RENEWED EXTENDED TERMINATED

SIGNED _____

11/2

58
44759

THIS AGREEMENT, made this 21st day of July, A.D. 1958, by and between LAWSON ESTATES, INC., hereinafter referred to as "LAWSON," and THE DETROIT EDISON COMPANY, a New York corporation, hereinafter referred to as "EDISON,"

WHEREAS, LAWSON did on June 28, 1948 execute a written instrument granting to EDISON the right to construct, operate and maintain its overhead lines for the transmission and distribution of electricity and EDISON communication facilities upon, over and across the following described property located in the City of Royal Oak, County of Oakland and State of Michigan, to wit:

Lot 3 of Assessor's Plat #26 of part of the west half of the west half of Section 22, Town 1 North, Range 11 East, according to the plat thereof recorded in Liber 54 of Plats, page 16, Oakland County Records, excepting from said Lot 3 the North 108 feet of the East 10 feet; and

WHEREAS, said instrument was recorded in the office of the Register of Deeds for Oakland County, Michigan on July 8, 1949 in Liber 2433, page 465-8 of Oakland County Register of Deeds records, and

WHEREAS, in accordance with the provisions contained therein said grant was extended for an additional five (5) years from June 28, 1953, which instrument was recorded in the office of the Register of Deeds for Oakland County, Michigan, on July 22, 1953 in Liber 3027, page 235-236, of Oakland County Register of Deeds Records, and

WHEREAS, on June 27, 1958, said grant as extended terminated, and

WHEREAS, notwithstanding the fact that said grant as extended has terminated the parties hereto are mutually willing and agreeable to extend said right for an additional five (5) years from June 28, 1958.

NOW, THEREFORE, in consideration of the payment of the sum of One Dollar (\$1.00) and other valuable considerations by EDISON to LAWSON, receipt of which is hereby acknowledged by LAWSON, LAWSON does by these presents extend the time for the termination of the aforementioned grant for an additional period of five (5) years from and after June 28, 1958.

1958 AUG 22 PM 51
RECORDED
OAKLAND COUNTY
REGISTER OF DEEDS
MICHIGAN

RETURN TO
RICHARD H. TAYLOR
The Detroit Edison Company
2000 SECOND AVENUE
DETROIT 26, MICHIGAN

RECORDED RIGHT OF WAY NO. 12461

AGREEMENT

THIS AGREEMENT, made this *30th* day of *August, 1983*, by and between THE LUJE LAND COMPANY, a Michigan partnership, whose address is 1616 S. Main Street, Royal Oak, Michigan, hereinafter referred to as "LUJE", and THE DETROIT EDISON COMPANY, a corporation organized and existing under the laws of the State of Michigan, whose address is 2000 Second Avenue, Detroit, Michigan 48226, hereinafter referred to as "EDISON".

W I T N E S S E T H :

WHEREAS, LUJE, through one of its predecessors in title, the Lawson Lumber & Builder Supplies, Inc., did, on June 28, 1948, execute a written instrument granting to EDISON the right to construct, operate and maintain its overhead lines for the transmission and distribution of electricity and EDISON communication facilities upon, over and across the following described property located in the City of Royal Oak, County of Oakland, and State of Michigan, to-wit:

Lot 3 of Assessor's Plat No. 26 of part of the West Half of the West Half of Section 22, Town 1 North, Range 11 East, according to the plat thereof recorded in Liber 54 of Plats, page 16, Oakland County Records, excepting from said Lot 3 the North 108 ft. of the East 10 ft.; and

WHEREAS, said instrument was recorded in the office of the Register of Deeds for Oakland County, Michigan, on July 8, 1949, in Liber 2433, pages 465-8 of Oakland County Register of Deeds records, and

WHEREAS, in accordance with the provisions contained therein, said grant was extended for an additional five (5) years from June 28, 1953, which instrument was recorded in the office of the Register of Deeds for Oakland County, Michigan, on July 22, 1953 in Liber 3027, pages 235-236, of Oakland County Register of Deeds records, and

WHEREAS, said grant was again extended for an additional five (5) years from June 28, 1958 through June 27, 1963, which instrument was recorded in the office of the Register of Deeds for Oakland County, Michigan, on August 22, 1958 in Liber 3864, page 433, Oakland County Register of Deeds records, and

12464

partnership, and W. Hargreaves acknowledged said instrument to be the free act and deed of said corporation.

Cassandra Ocker
Notary Public, Oakland County, MI
My Commission expires: _____

CASSANDRA OCKER
Notary Public, Oakland County, MI
My Commission Expires: _____, 1986

STATE OF MICHIGAN)
) SS
COUNTY OF WAYNE)

On this 6th day of September, 1983, before me the subscriber, a Notary Public in and for said County, personally appeared R. R. Tewksbury and Irene C. Kata, who by me duly sworn, did say ~~that~~ ^{they are} the Director, Real Estate & ^{Rights of} ~~Way Dept.~~ of THE DETROIT EDISON COMPANY, a Michigan corporation, and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed in behalf of said corporation, by authority of its Board of Directors, and Asst. Secretary R. R. Tewksbury and Irene C. Kata acknowledged said instrument to be the free act and deed of said corporation.

BETTY M. HANSEN
Notary Public, Oakland County, Michigan
Acting in Wayne County
My Commission Expires April 27, 1986

Betty M. Hansen
Notary Public, ~~Wayne~~ Oakland County, MI
My Commission expires: _____

PREPARED BY: Laura Reyes Kopack
2000 Second Avenue
Detroit, Michigan 48226

RECORDED FRONT OF WAY NO. 12461

Detroit
Edison

REAL ESTATE AND RIGHTS OF WAY DEPARTMENT

Date: June 9, 1978

To: Elaine Ryan
Records Center
130 G.O.

From: L. G. Sundstrom
RE & R/W Coordinator
630 W.C.B.

Subject: Additional Papers for Records Center File
Right of Way File No. 12461

Attached is a lease agreement between Luje Land Company and The Detroit Edison Company to be added to Records Center file.

The terms contained in this agreement require the extension of an existing lease agreement for a period of five (5) years (June 28, 1978 to June 28, 1983) for the lump sum of \$2,000.00.

Please refer this Right of Way file to this department on March 1, 1983.

FAM
BAM:mak

Attachment

cc: J. J. Daskaloff
W. Edwards
J. A. Kubani
J. S. Wenger

RECORDED
12461

A G R E E M E N T

THIS AGREEMENT, made this 6th day of June, 1978, by and between LUJE LAND COMPANY, a Michigan Corporation, whose address is 1616 S. Main Street, Royal Oak, Michigan, hereinafter referred to as "LUJE", and THE DETROIT EDISON COMPANY, a corporation organized and existing concurrently under the laws of the states of Michigan and New York, whose address is 2000 Second Avenue, Detroit, Michigan 48226, hereinafter referred to as "EDISON".

W I T N E S S E T H :

WHEREAS, LUJE, through one of its predecessors in title, the Lawson Lumber & Builder Supplies, Inc., did, on June 28, 1948, execute a written instrument granting to EDISON the right to construct, operate and maintain its overhead lines for the transmission and distribution of electricity and EDISON communication facilities upon, over and across the following described property located in the City of Royal Oak, County of Oakland, and State of Michigan, to-wit:

Lot 3 of Assessor's Plat #26 of part of the West Half of the West Half of Section 22, Town 1 North, Range 11 East, according to the plat thereof recorded in Liber 54 of Plats, page 16, Oakland County Records, excepting from said Lot 3 the North 108 ft. of the East 10 ft.; and

WHEREAS, said instrument was recorded in the office of the Register of Deeds for Oakland County, Michigan, on July 8, 1949 in Liber 2433, pages 465-8 of Oakland County Register of Deeds records, and

WHEREAS, in accordance with the provisions contained therein said grant was extended for an additional five (5) years from June 28, 1953, which instrument was recorded in the office of the Register of Deeds for Oakland County, Michigan, on July 22, 1953 in Liber 3027, pages 235-236, of Oakland County Register of Deeds Records, and

WHEREAS, said grant was again extended for an additional five (5) years from June 28, 1958 through June 27, 1963, which instrument was recorded in the office of the Register of Deeds for Oakland County, Michigan, on August 22, 1958 in Liber 3864, page 433, Oakland County Register of Deeds Records, and

WHEREAS, said grant was again extended for an additional five (5) years from June 28, 1963 through June 27, 1968, and

WHEREAS, on June 27, 1968, said grant as extended terminated, and

RECORDED IN LIBER 13461

WHEREAS, said grant was extended for an additional five (5) years from June 28, 1973 through June 28, 1978, and

WHEREAS, notwithstanding the fact that said grant as extended is about to terminate the parties hereto are mutually willing and agreeable to extend said right for an additional five (5) years from June 28, 1978.

NOW, THEREFORE, in consideration of the payment of the sum of Two Thousand and No/100 (\$2,000.00) Dollars by EDISON to LUJE, receipt of which is hereby acknowledged by LUJE, LUJE does by these presents extend the time for the termination of the aforementioned grant for an additional period of five (5) years from and after June 28, 1978.

In all other respects, said grant dated June 28, 1978, and recorded in Liber 2433, pages 465-8 of Oakland County Register of Deeds Records, shall remain the same as when written.

In the Presence of:

C. M. Nason
C. M. Nason
Paul E. Lagrou
Paul E. Lagrou

THE LUJE COMPANY,
a Michigan Corporation

BY: W. R. Allen Asst Secy
W. R. Allen, Asst. Secy.

BY: _____

(ACCEPTED)

In the Presence of:

Barbara A. Mention
BARBARA A. MENTION

THE DETROIT EDISON COMPANY
a Michigan and New York Corp.

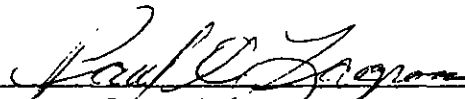
BY: Robert R. Tewksbury
ROBERT R. TEWKSBURY, DIRECTOR
Real Estate and Rights of Way Dept.

BY: _____

STATE OF MICHIGAN)
) SS.
COUNTY OF Oakland)

On this 6th day of June, 1978, before me the subscriber, a Notary Public in and for said County, personally appeared W. R. Allen, to me known, who, being by me duly sworn did say he is the Assistant Secretary of THE LUJE COMPANY, a Michigan Corporation, and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed in behalf of said corporation, by authority of its Board of Directors, and

W. R. Allen acknowledged said instrument to be the free act and deed of said corporation.



Paul E. Lagrou
Notary Public, Oakland County, Mich.

My Commission expires: 6-16-81

PREPARED BY: James J. Daskaloff
2000 Second Avenue
Detroit, Michigan 48226

RECORDED
12461

Detroit
Edison

Date: March 13, 1975
To: Miss Elaine M. Ryan
From: Mr. R. G. DuPont
Districts Coordination
Real Estate and Rights of Way
Subject: Additional Papers for Records Center File

Attached is a lease agreement to be added to Records Center File. The terms contained in this agreement require the extension of an existing lease agreement for a period of five (5) years (June 28, 1973 to June 28, 1978) for the lump sum of \$1,500.00.

Please add the papers to Records Center File No. 12461.

Please return this file to the Real Estate and Rights of Way Department on March 1, 1978.

RGD:mam

Attachments

cc: J. Daskaloff /
J. A. Kubani
J. Jones

RECORDS CENTER
RECEIVED
TICKLER MADE 3-1-76
CLASSIFIED
Recorded Right of Way 12461

RECORDED RIGHT OF WAY NO. 12461

A G R E E M E N T

THIS AGREEMENT, made this 28TH day of NOVEMBER, 1973, by and between ERESBO, INC., a Delaware Corporation, the Survivor of a Merger between Eresbo, Inc. and Lawson Lumber & Builder Supplies, Inc., a Michigan Corporation, whose address is P.O. Box 439, Birmingham, Michigan, hereinafter referred to as "ERESBO", and LUJE LAND COMPANY, a Michigan Corporation, a successor company of the Harmat Company, whose address is 1616 S. Main Street, Royal Oak, Michigan, hereinafter referred to as "LUJE", and THE DETROIT EDISON COMPANY, a corporation organized and existing concurrently under the laws of the States of Michigan and New York, whose address is 2000 Second Avenue, Detroit, Michigan 48226, hereinafter referred to as "EDISON".

W I T N E S S E T H

WHEREAS, LAWSON did, on June 28, 1948, execute a written instrument granting to EDISON the right to construct, operate and maintain its overhead lines for the transmission and distribution of electricity and EDISON communication facilities upon, over and across the following described property located in the City of Royal Oak, County of Oakland, and State of Michigan, to-wit:

Lot 3 of Assessor's Plat #26 of part of the West Half of the West Half of Section 22, Town 1 North, Range 11 East, according to the plat thereof recorded in Liber 54 of Plats, page 16, Oakland County Records, excepting from said Lot 3 the North 108 feet of the East 10 feet; and

WHEREAS, said instrument was recorded in the office of the Register of Deeds for Oakland County, Michigan, on July 8, 1949 in Liber 2433, pages 465-8 of Oakland County Register of Deeds records, and

WHEREAS, in accordance with the provisions contained therein said grant was extended for an additional five (5) years from June 28, 1953, which instrument was recorded in the office of the Register of Deeds for Oakland County, Michigan, on July 22, 1953 in Liber 3027, pages 235-236, of Oakland County Register of Deeds Records, and

WHEREAS, said grant was again extended for an additional five (5) years from June 28, 1958 through June 27, 1963, which instrument was recorded in the office of the Register of Deeds for Oakland County, Michigan, on August 22, 1958 in Liber 3864, page 433, Oakland County Register of Deeds Records, and

RECORDED RIGHT OF WAY NO. 1-23461

WHEREAS, said grant was again extended for an additional five (5) years from June 28, 1963 through June 27, 1968, and

WHEREAS, on June 27, 1968, said grant as extended terminated, and

WHEREAS, notwithstanding the fact that said grant as extended has terminated the parties hereto are mutually willing and agreeable to extend said right for an additional five (5) years from June 28, 1973.

NOW, THEREFORE, in consideration of the payment of the sum of One Thousand Five Hundred and no/100 (\$1,500.00) Dollars by EDISON to ERESBO and LUJE, receipt of which is hereby acknowledged by ERESBO and LUJE, ERESBO and LUJE do by these presents extend the time for the termination of the aforementioned grant for an additional period of five (5) years from and after June 28, 1973.

In all other respects, said grant dated June 28, 1948, and recorded in Liber 2433, pages 465-8 of Oakland County Register of Deeds Records, shall remain the same as when written.

In the Presence of:

ERB LUMBER COMPANY
(formerly known as),
ERESBO, INC.,
a Delaware Corporation

Richard D. Arddy
RICHARD D. ARDDY

BY: George L. Erb
GEORGE L. ERB
TREASURER

Jaqueline L. Chovance
Jaqueline L. Chovance

BY: _____

THE LUJE COMPANY,
a Michigan Corporation

Ima Sue Smith
Ima Sue Smith

BY: W. R. Allen Asst Sec'y
W. R. Allen ASST. SECY.

John N. Waterloo
John N. Waterloo

BY: _____

(ACCEPTED)

THE DETROIT EDISON COMPANY
a Michigan and New York Corp.

Diane Drumme
DIANE DRUMMEY

BY: W. C. Arnold
W. C. Arnold, Director, Real Estate and Rights of Way Dept.

Raymond G. Dupont
RAYMOND G. DUPONT

BY: _____

RECORDED RIGHT OF WAY NO. 13461

Name or Subject

Tickler date

R/W 12461

1/1/73
R/W 2 6-30-73

Re:

Date of letter

RWR

Permit runs for a period of five years, refer to R/W
Dept. as requested.

Taken by

R D -

Date taken

Remington Rand
Rogers

R. Jewksbury - 1-13-73
Signed *Jayton W Gamble* Dept.

(Jewksbury using - 6-24-68)
Remington Rand Inc.

REQUISITION OR TICKLER

Library Bureau Cat. No. 30-5900. -A

R/W # 12461

INTERDEPARTMENT CORRESPONDENCE

Real Estate and Rights of Way Department

January 4, 1972

MEMORANDUM TO:


MR. HARRIS R. SYMES
Secretary
510 General Offices

Re: Five-year tower ~~line~~ lease renewal from Lawson Lumber and
Builders Supplies, Inc., City of Royal Oak

Attached for the Records Center are all papers related to the
above captioned lease renewal.

The commencement of the five-year term is June 28, 1968, the
date on which the previous term expired. The lease rental
payment was made when the lease was signed on October 13, 1971.

Please refer this file to the Real Estate and Rights of Way
Department on January 1, 1973.


Robert R. Cunningham
Supervisor of Real Estate

RRT/mld

Attachments

cc: R. Q. Duke
G. R. Keast
J. S. Wenger

RECORDS CENTER
RECEIVED JAN 13 1972
TOWER MADE 1-1-73
CLASSIFIED
RECORDED R/W 12461

RECORDED RIGHT OF WAY NO. 12461

REQUEST FOR CHECK

OE FORM 1R 3 3-69

THE DETROIT EDISON COMPANY

INVOICE NO **N^o 27772**

PAY TO (NAME AND ADDRESS INCL ZIP CODE) LAWSON LUMBER AND BUILDERS SUPPLIES, INC. 605 South Main Street Royal Oak, Michigan	DATE OF REQUEST October 12, 1971
	REQUESTED CHECK DATE October 13, 1971 A.M.
	CONTRACT NO

STATE WHAT PAYMENT IS FOR (ATTACH COPY IF REQUIRED BY PAYEE)
Payment for five year lease of tower line rights in the City of Royal Oak, Michigan

VENDOR CODE	
TAX CODE	USE/SALES TAX OR F/A
DISC CODE	CASH DISCOUNT AMT
FREIGHT	ADD'L CHG
ADDITIONAL CHARGE AMT	AUDITED

ACCOUNT NAME	ITEM	WORK ORDER	AMOUNT
	01	350 A 1	\$1,200.00
	02		
	03		
	04		
		TOTAL AMOUNT	\$1,200.00

PREPARED BY Robert R. Tewksbury/mld	APPROVED <i>[Signature]</i>
APPROVED FOR PAYMENT <i>[Signature]</i>	AUDITED

CHECK TO BE MAILED SEND CHECK TO **Robert R. Cunningham - 302 General Offices**

MEMORANDUM:

This is a five-year renewal of a tower line lease which expired June 28, 1968. The term will expire on June 27, 1973. The property is being sold. We will try again in 1973 to negotiate a permanent easement from the new owner. The rental rate is the same as for the last five-year lease.

RECORDED RIGHT OF WAY NO. 12461

AGREEMENT

THIS AGREEMENT, made this 12th day of October, 1971, by and between LAWSON LUMBER AND BUILDER SUPPLIES, INC., a Michigan corporation of 605 South Main Street, Royal Oak, Michigan, hereinafter referred to as "LAWSON", and THE DETROIT EDISON COMPANY, a corporation organized and existing concurrently under the laws of Michigan and New York, of 2000 Second Avenue, Detroit, Michigan 48226, hereinafter referred to as "EDISON."

W I T N E S S E T H

WHEREAS, LAWSON did, on June 28, 1948, execute a written instrument granting to EDISON the right to construct, operate and maintain its overhead lines for the transmission and distribution of electricity and EDISON communication facilities upon, over and across the following described property located in the City of Royal Oak, County of Oakland, and State of Michigan, to-wit:

Lot 3 of Assessor's Plat #26 of part of the west half of the west half of Section 22, Town 1 North, Range 11 East, according to the plat thereof recorded in Liber 54 of Plats, page 16, Oakland County Records, excepting from said Lot 3 the North 108 feet of the East 10 feet; and

WHEREAS, said instrument was recorded in the office of the Register of Deeds for Oakland County, Michigan, on July 8, 1949 in Liber 2433, pages 465-8 of Oakland County Register of Deeds records, and

WHEREAS, in accordance with the provisions contained therein said grant was extended for an additional five (5) years from June 28, 1953, which instrument was recorded in the office of the Register of Deeds for Oakland County, Michigan, on July 22, 1953 in Liber 3027, pages 235-236, of Oakland County Register of Deeds Records, and

WHEREAS, said grant was again extended for an additional five (5) years from June 28, 1958 through June 27, 1963, which instrument was recorded in the office of the Register of Deeds for Oakland County, Michigan, on August 22, 1958 in Liber 3864, page 433, Oakland County Register of Deeds Records, and

WHEREAS, said grant was again extended for an additional five (5) years from June 28, 1963 through June 27, 1968, and

RECORDED RIGHT OF WAY NO. 12461

WHEREAS, on June 27, 1968, said grant as extended terminated, and
WHEREAS, notwithstanding the fact that said grant as extended has
terminated the parties hereto are mutually willing and agreeable to extend said
right for an additional five (5) years from June 28, 1968.

NOW, THEREFORE, in consideration of the payment of the sum of One
Dollar (\$1.00) by EDISON to LAWSON, receipt of which is hereby acknowledged by
LAWSON, LAWSON does by these presents extend the time for the termination of the
aforementioned grant for an additional period of five (5) years from and after
June 28, 1968.

In all other respects, said grant dated June 28, 1948, and recorded
in Liber 2433, pages 465-8 of Oakland County Register of Deeds Records, shall
remain the same as when written.

In the Presence of:

Patricia A. Purdo
Patricia A. Purdo
Ernest L. Gryka
Ernest L. Gryka

LAWSON LUMBER AND BUILDER SUPPLIES, INC.
A Michigan corporation
By *Arthur T. Laurie*
Arthur T. Laurie, Pres.
By *George L. Erb*
George L. Erb, Treas.

(ACCEPTED)

Thomas H. Beagan
THOMAS H. BEAGAN
Katherine Hayes
T. KATHERINE HAYES

THE DETROIT EDISON COMPANY
By *R. W. Lundgren*
R. W. LUNDGREN
VICE PRESIDENT
By *Lillian J. H. Carroll*
LILLIAN J. H. CARROLL ASST. SECRETARY

This instrument is exempted from the Michigan State Transfer Tax
pursuant to P.A. 1966, No. 134, MCL 207.505 under exemptions Sec. 5(f)

RECORDED RIGHT OF WAY NO. 12491

STATE OF MICHIGAN)
) SS.
COUNTY OF OAKLAND)

On this 12th day of October, 1971, before me the subscriber, a Notary Public in and for said County, personally appeared Arthur T. Laurie and George L. Erb, to me known, who, being by me duly sworn did say they are the President and Treasurer of LAWSON LUMBER AND BUILDING SUPPLIES, INC., a Michigan corporation, and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed in behalf of said corporation, by authority of its Board of Directors, and Arthur T. Laurie and George L. Erb acknowledged said instrument to be the free act and deed of said corporation.

Patricia A. Purdo
Patricia A. Purdo
Notary Public, Oakland County, Michigan

My Commission Expires April 30, 1972

PREPARED BY: James J. Daskaloff
2000 Second Avenue
Detroit, Michigan 48226

RECORDED RIGHT OF WAY NO. 12491

Lawyers Title Insurance Corporation

Record Search furnished to:

Detroit Edison Company
2000 Second Avenue Room 30
Detroit, Michigan 48226
Attn: Mr. Tewksbury

Order No. PS-918841
Reference No. _____
Pontiac, Michigan

1. Beginning Date: October 1, 1968 at 8 A.M.

Covering land described as:

Lot 3, except the Easterly 10 feet of the Northerly 108 feet of "Assessor's Plat No. 26" part of West 1/2 of West 1/2 of Section 22, Town 1 North, Range 11 East, City of Royal Oak, Oakland County, Michigan, according to the plat thereof as recorded in Liber 54 of Plats Page 16, Oakland County Records.

2. We have searched the records in the office of the Register of Deeds for Oakland County, Michigan and find no conveyances, liens, lis pendens, levies or attachments describing the said land in said office from said beginning date to September 30, 1971 at 8:00 A.M. except the following:

Warranty Deed, consideration \$80,000.00, dated September 26, 1968, recorded October 1, 1968, Liber 5259 Page 854 from Lawson Estates, Incorporated, a Michigan Corporation, 605 South Main Street, Royal Oak, Michigan to Lawson Lumber and Builder Supplies, Inc., a Michigan Corporation, 605 South Main Street, Royal Oak, Michigan.

We find no United States Internal Revenue Liens recorded in the office of the Register of Deeds of Oakland County, Michigan, against Lawson Lumber and Builder Supplies, Inc., a Michigan Corporation.

NO SEARCH has been made for any instrument, however designated, which has been filed as a financing statement pursuant to the Uniform Commercial Code.

NO SEARCH of the records of the Circuit, Probate or other Courts, or of any records other than those in the office of the Register of Deeds, has been made.

NO SEARCH of tax records has been made. Except as follows: See Over

Under this form of search, this Company is not an insurer of above title nor does it guarantee the title or any evidence of title thereto.

NOTE: In consideration of the fact that the above information is to be used for reference purposes only and not relied upon as evidence of title, it is furnished at a reduced rate and this Company's liability is limited to the amount paid for this information.

Lawyers Title Insurance Corporation

By Max Allen Isaac
Authorized Signature

PS-918841-2

TAXES

State and County

1966 to 1970 inclusive - Paid.

City of Royal Oak

1966 and 1971 inclusive - Paid.

Special Assessments - None.

Examined to October 4, 1971 at 8 A.M.

Lawyers Title Insurance Corporation

Mr. Neil Isaac
Authorized Agent

RECORDED RIGHT OF WAY NO. 12491.

Lawyers Title Insurance Corporation

RECORDS CENTER MEMO

DE FORM GF 1 3 53

TO R. H Taylor DATE May 1, 1963

THE ACCOMPANYING FILE HAS BEEN SENT TO YOU BY THE RECORDS CENTER FOR THE REASON CHECKED BELOW

FOR YOUR INFORMATION - NEW MATERIAL HAS BEEN ADDED TO FILE
PLEASE NOTE AND RETURN IT TO RECORDS CENTER AS SOON AS POSSIBLE

AT YOUR REQUEST

INDICATE BELOW IF AND WHEN IT SHOULD BE REFERRED TO YOU AGAIN

REFER TO Properties + R/W ON 3-1-68 DATE

OR INDICATE DISPOSITION OF AGREEMENT (PLEASE CHECK)

RENEWED EXTENDED TERMINATED

SIGNED R. R. Jewsbury/gd

--

INTERDEPARTMENT CORRESPONDENCE

Properties and Rights of Way Department

July 17, 1963

MEMORANDUM TO:

MR. ELDRED H. SCOTT
Vice President and Controller
520 General Offices

Re: Five (5) year tower line lease renewal on Lawson Estates, Inc.
property in the City of Royal Oak.

Attached for the Records Center is the original of the above captioned agreement dated July 6, 1963.

The five-year term begins June 28, 1963, at a rental of \$1,200.00 for the term. This amount was paid when the lease was executed.

Please refer file to this office on March 1, 1968.

Lamar R. Smith
Lamar R. Smith
Supervisor of Real Estate

RRT/gd
Attach.

cc. A. L. Kasameyer
J. T. Liddle
S. Wenger

REFERRED TO
OK <i>Heu</i>
JUL 30 1963 GJS

GEN'L ACCTG. DEPT. ENTERED - ORIGINAL
CONTRACT BOOK NO. 12461
DATE 7-26-63
BY <i>Pauline M. Mende</i>
CHECKED BY <i>B. M. W.</i>

RECORDS CENTER
RECEIVED JUL 24 1963
TICKLER MADE 3-1-68
CLASSIFIED

KYO-68

RECORDED RIGHT OF WAY NO. 12461

July 5, 1963

Mr. Clyde L. Lawson
Lawson Estates Incorporated
605 S. Main Street
Royal Oak, Michigan

Dear Mr. Lawson:

Enclosed is a Detroit Edison Company check No. 6957
in the amount of \$1,200.00 in payment of the five year lease
renewal on your property at Lincoln Avenue in the City of
Royal Oak.

Thank you for your cooperation in this matter.

Respectfully,



Robert R. Tewksbury
Real Estate Representative
Properties and Rights of Way Dept.

RRT/gd
Encl.

RECORDED RIGHT OF WAY NO. 12461

REQUEST FOR CHECK

DE FORM TR 3 2-54

THE DETROIT EDISON COMPANY

PAY TO (NAME AND ADDRESS) LAWSON ESTATES INCORPORATED 605 S. Main Street Royal Oak, Michigan	DATE REQUESTED June 27, 1963
	DATE DUE July 2, 1963
	AMOUNT \$1,200.00

STATE WHAT PAYMENT IS FOR **Payment for five-year lease of tower line rights in the City of Royal Oak, Oakland County, Michigan.**

RECORDED RIGHT

DISTRIBUTION

ACCOUNT NAME	ACCOUNT NO OR WORK ORDER	AMOUNT	PREPARED BY
	350 A 1	\$1,200.00	<i>Robert R. Tewksbury</i> Robert R. Tewksbury
			APPROVED <i>Anna A. Smith</i>
			APPROVED FOR PAYMENT <i>W. H. Taylor</i>
			RECORDED
			AUDITED

OR WAXED 12461

CHECK TO BE MAILED

SEND CHECK TO **R. H. Taylor, 300 G.O.**

THIS AGREEMENT, made this 10 day of July, A.D. 1963, by and between LAWSON ESTATES, INC., hereinafter referred to as "LAWSON", and THE DETROIT EDISON COMPANY, a New York corporation, hereinafter referred to as "EDISON".

WHEREAS, LAWSON did on June 28, 1948 execute a written instrument granting to EDISON the right to construct, operate and maintain its overhead lines for the transmission and distribution of electricity and EDISON communication facilities upon, over and across the following described property located in the City of Royal Oak, County of Oakland, and State of Michigan, to-wit:

Lot 3 of Assessor's Plat #26 of part of the west half of the west half of Section 22, Town 1 North, Range 11 East, according to the plat thereof recorded in Liber 54 of Plats, page 16, Oakland County Records, excepting from said Lot 3 the North 108 feet of the East 10 feet; and

WHEREAS, said instrument was recorded in the office of the Register of Deeds for Oakland County, Michigan, on July 8, 1949 in Liber 2433, page 465-8 of Oakland County Register of Deeds records, and

WHEREAS, in accordance with the provisions contained therein said grant was extended for an additional five (5) years from June 28, 1953, which instrument was recorded in the office of the Register of Deeds for Oakland County, Michigan, on July 22, 1953 in Liber 3027, page 235-236, of Oakland County Register of Deeds Records, and

WHEREAS, said grant was again extended for an additional five (5) years from June 28, 1958 through June 27, 1963, which instrument was recorded in the office of the Register of Deeds for Oakland County, Michigan, on August 22, 1958 in Liber 3864, page 433, Oakland County Register of Deeds Records, and

WHEREAS, on June 27, 1963, said grant as extended terminated, and

WHEREAS, notwithstanding the fact that said grant as extended has terminated the parties hereto are mutually willing and agreeable to extend said right for an additional five (5) years from June 28, 1963.

NOW, THEREFORE, in consideration of the payment of the sum of One Dollar (\$1.00) and other valuable consideration by EDISON to LAWSON, receipt of which is hereby acknowledged by LAWSON, LAWSON does by these presents extend the time for the termination of the aforementioned grant for an additional period of five (5) years from and after June 28, 1963.

In all other respects, said grant dated June 28, 1948, and recorded in Liber 2433, page 465-8 of Oakland County Register of Deeds Records, shall remain the same as when written.

RECORDED RIGHT OF WAY NO. 1241

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first above written.

In the Presence of:

LAWSON ESTATES, INC.

Arthur T. Laurie
Arthur T. Laurie
Robert R. Tewksbury
Robert R. Tewksbury

By: Clyde L. Lawson
Clyde L. Lawson, Pres.
By: A. L. Lawson
A. L. Lawson, Treas.

ACCEPTED:

THE DETROIT EDISON COMPANY

Robert R. Tewksbury
Robert R. Tewksbury
Lamar R. Smith
Lamar R. Smith

By: Richard H. Taylor
Richard H. Taylor, Director
Real Estate and Rights of Way

STATE OF MICHIGAN)
COUNTY OF OAKLAND) SS.

On this 6TH day of JULY, A.D. 1963, before me appeared
CLYDE L. LAWSON AND A. L. LAWSON
to me personally known, who being by me severally duly sworn, did say that they are
respectively PRESIDENT and TREASURER of
LAWSON ESTATES, INC. a corporation created and existing under the laws of the State of
Michigan, and that the seal affixed to the foregoing instrument is the corporate seal of
the said corporation, and that said instrument was signed and sealed in behalf of said
corporation by authority of its Board of Directors; and the said CLYDE L.
LAWSON and A. L. LAWSON acknowledged
the said instrument to be the free act and deed of the said corporation.

Robert R. Tewksbury
Robert R. Tewksbury
Notary Public, OAKLAND County, Michigan

My Commission Expires: SEPT 20, 1964

RECORDING RIGHTS OF WAY NO. 12461

APPROVED	DATE
LEGAL C. M. James	6/21/63
EQUITY AND PRINCIPALS Lamar R. Smith	6-24-63
CEN ENG John S. Hargreaves	6-24-63

INTERDEPARTMENT CORRESPONDENCE

Real Estate and Rights of Way Department

September 19, 1958

hrs
9-19-58

MEMORANDUM TO:

Mr. Eldred H. Scott
Vice President and Controller
520 General Offices

Attached for the General Files is a fully executed and recorded Agreement covering right of way across property owned by Lawson Estates, Inc. in the City of Royal Oak, Oakland County, Michigan.

This Agreement is a five year extension of a previous Agreement. Will you please incorporate this in General File No. 12461 and return this file to us on May 1, 1963.

I. W. Gamble
I. W. Gamble
Supervisor of Rights of Way
Real Estate and Rights of Way Dept.

BFW:clj
Attached.

REFERRED TO
<i>AS</i>

GENERAL FILES
RECEIVED SEP 22 1958
CLASSIFICATION: Rec. R/W 12461

RECORDED RIGHT OF WAY NO. 12461

THE DETROIT EDISON COMPANY

INTERDEPARTMENT CORRESPONDENCE

Rights of Way Department

August 13, 1953 ^{WR} 91453

MEMORANDUM TO:

Mr. Eldred H. Scott, Controller
520 General Offices

Attached is a renewal agreement covering our right of way on property of the Lawson Estates, Incorporated, in the City of Royal Oak, Oakland County, Michigan.

The agreement is to be made a part of existing Right of Way No. 12461.

Ivan W. Gamble

Ivan W. Gamble
Assistant Supervisor
Rights of Way Procurement

IWG:mk
encl.

RIGHT OF WAY FILE NO. 12461

GENERAL FILES
RECEIVED AUG 17 1953
CLASSIFICATION:

REFERRED TO:
<i>[Handwritten initials]</i>
<i>[Handwritten initials]</i>
<i>[Handwritten initials]</i>
<i>[Handwritten initials]</i>
<i>[Handwritten initials]</i>

THIS AGREEMENT, made this 16th day of June, A.D. 1953, by and between LAWSON ESTATES, INC., hereinafter referred to as "LAWSON," and THE DETROIT EDISON COMPANY, a New York corporation, hereinafter referred to as "EDISON,"

WHEREAS, LAWSON did on June 28, 1948 execute a written instrument granting to EDISON the right to construct, operate and maintain its overhead lines for the transmission and distribution of electricity and EDISON communication facilities upon, over and across the following described property located in the City of Royal Oak, County of Oakland and State of Michigan, to-wit:

Lot 3 of Assessor's Plat #26 of part of the west half of the west half of Section 22, Town 1 North, Range 11 East, according to the plat thereof recorded in Liber 54 of Plats, page 16, Oakland County Records, excepting from said Lot 3 the North 108 feet of the East 10 feet; and

WHEREAS, said instrument was recorded in the Office of the Register of Deeds for Oakland County, Michigan on July 8, 1949 in Liber 2433, page 465-8 of Oakland County Register of Deeds records, and

WHEREAS, said grant, in accordance with the provisions contained therein, shall terminate five (5) years from June 28, 1948, and

WHEREAS, the parties hereto are willing and agreeable to extending said right for an additional five (5) years from June 28, 1953.

NOW, THEREFORE, in consideration of the payment of the sum of One Dollar (\$1.00) and other valuable considerations by EDISON to LAWSON, receipt of which is hereby acknowledged by LAWSON, LAWSON does by these presents extend the time for the termination of the aforementioned grant for an additional period of five (5) years from and after June 28, 1953.

In all other respects, said grant dated June 28, 1948 and recorded in Liber 2433, page 465-8 of Oakland County Register of Deeds Records, shall remain the same as when written.

IN WITNESS WHEREOF, the parties hereto have executed this agreement the 16th day and year first above written.

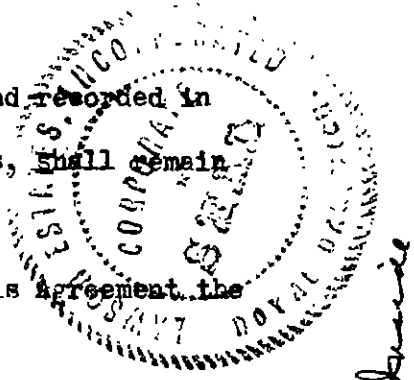
In the Presence of:
Fred A. Weber
Fred A. Weber
B. F. Wagner
B. F. Wagner

L. G. Hedden
L. G. Hedden

LAWSON ESTATES, INC.
By Clyde L. Lawson Pres.
Clyde L. Lawson
By Arthur L. Lawson Sec.
Arthur L. Lawson

ACCEPTED: THE DETROIT EDISON COMPANY
By Richard H. Taylor
Richard H. Taylor
Director
Rights-of-Way Department

RIGHT OF WAY FILE NO. 12461



33800

W 1/2 OF W 1/2 OF SEC. 22

0451

STATE OF MICHIGAN)
) SS.
 COUNTY OF OAKLAND)

On this 16th day of June, A.D. 1953, before me appeared CLYDE L. LAWSON and ARTHUR L. LAWSON to me personally known, who being by me severally duly sworn, did say that they are respectively PRESIDENT and SECRETARY of LAWSON ESTATES, INC., a corporation created and existing under the laws of the State of Michigan, and that the seal affixed to the foregoing instrument is the corporate seal of the said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors; and the said CLYDE L. LAWSON and ARTHUR L. LAWSON acknowledged the said instrument to be the free act and deed of the said corporation.

B. F. Wagner
 B. F. Wagner
 Notary Public, ~~Oakland~~ Wayne County, Michigan
 ACTING IN OAKLAND COUNTY

My commission expires: Jan. 15, 1953

REGISTER OF DEEDS } JUL 22 1953
 Oakland County, Mich. }
 Received for record at 4 o'clock P. M. and recorded in
 Liber 3027 Page 235-36 of Oakland
 County Register of Deeds Records.

	APPROVED	DATE
REAL ESTATE AGENT		
RIGHT OF WAY	<u>J. S. Hadden</u>	<u>6-16-53</u>
PROFESSIONAL ENGINEER		
SALIC ATTORNEY	<u>W. H. Hadden</u>	<u>6/12/53</u>

Orrin McQuaid
 ORRIN McQUAID, Register of Deeds

RIGHT OF WAY FILE NO. 12461

RETURN TO
 RICHARD H. TAYLOR
 The Detroit Edison Company
 2000 SECOND AVENUE
 DETROIT 26, MICHIGAN