

THE DETROIT EDISON COMPANY

INTERDEPARTMENT CORRESPONDENCE

Real Estate and Rights of Way Department

December 11, 1972

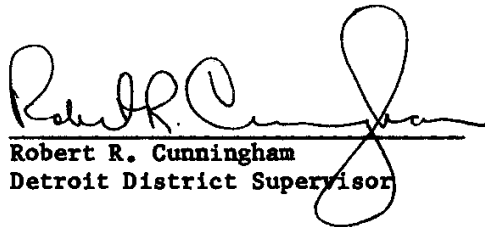
MEMORANDUM TO:

MR. HARRIS R. SYMES  
Secretary  
510 General Offices

Re: Wixom-Sunset Transmission Line Condemnation  
Oakland County Court Case No. 104,722

Herewith, for the Records Center is all the material on the Wixom-Sunset Condemnation.

Please make these a part of the Real Estate file on the Wixom-Sunset Corridor.

  
Robert R. Cunningham  
Detroit District Supervisor

LGS/mld

cc: R. Q. Duke  
G. R. Keast  
J. B. Oliver  
R. L. Schulz  
J. Siergiej  
J. S. Wenger  
J. C. Wetzell  
F. Warmbier

SEARCHED
INDEXED
<i>H Johnson</i>
<i>RLS</i>
<i>W. R. ...</i>
<i>[Signature]</i>

RECORDS CENTER
JAN 25 73

RECORDED RIGHT OF WAY NO. *24875* 205

May 23, 1972

Mr. Ralph H. Houghton, Jr.  
Fischer, Franklin & Ford  
1700 Guardian Building  
Detroit, Michigan 48226

Dear Mr. Houghton:

Re: Wixom-Sunset Condemnation

As per your recent request, we are enclosing  
appraiser checks for Gerald L. Anderson and Roger Blackwood.

Very truly yours,



L. G. Sundstrom  
Real Estate Coordinator  
Real Estate and Rights of Way  
Department

LGS/mld

Enclosures

RECORDED RIGHT OF WAY NO. 21875-76

GM

0 14-72

MARCH 10

\$18,400.00

INVOICE NUMBER 54901

RE: PAYMENT OF AWARD IN THE WIXOM-SUNSET TRANSMISSION LINE  
CONDEMNATION, OAKLAND COUNTY PROBATE COURT.

FOR CHECK DELIVERY


SEND CHECK TO \_\_\_\_\_

ADDRESS \_\_\_\_\_

CALL EXTENSION **4325** \_\_\_\_\_

REMITTANCE FROM THE DETROIT EDISON CO.  PLEASE DETACH CHECK BEFORE DEPOSITING  
 HOLD FOR VENDOR PICK-UP

TIME

257435	<b>THE DETROIT EDISON COMPANY</b> 2000 SECOND AVENUE DETROIT, MICHIGAN 48226 GENERAL ACCOUNT	9-9 720
THE DETROIT BANK AND TRUST COMPANY DETROIT, MICHIGAN	DATE <b>MAR 13 1972</b>	CHECK NUMBER <b>D 363</b>
<del>257435</del> <b>\$18,400 and 00/100ths</b>		<b>\$18,400.00</b>
PAY TO THE ORDER OF	HOLTZMAN AND SILVERMAN, A MICHIGAN CO-PARTNERSHIP; TRAVIS, WARREN, NAYER AND BURGOYNE, ITS ATTORNEYS	 AUTHORIZED SIGNATURE AUTHORIZED COUNTER SIGNATURE
⑆0720⑉0009⑆ 0001⑉00483⑉⑆⑆		

RECORDED RIGHT OF WAY NO. **21875** 205

**REQUEST FOR CHECK**

DE FORM TR 3 3-69

**THE DETROIT EDISON COMPANY**

INVOICE NO **Nº 54901**

PAY TO (NAME AND ADDRESS INCL ZIP CODE)  <b>HOLTZMAN AND SILVERMAN, A MICHIGAN CO-PARTNERSHIP;                  TRAVIS, WARREN, MAYER AND BURGOWNE, ITS ATTORNEYS</b>	DATE OF REQUEST <b>March 10, 1972</b>
	REQUESTED CHECK DATE <b>March 14, 1972</b>
	CONTRACT NO

STATE WHAT PAYMENT IS FOR (ATTACH COPY IF REQUIRED BY PAYEE)

**Re: Payment of award in the Wixom-Sunset Transmission Line Condemnation,  
 Oakland County Probate Court**

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	RECORDED RIGHT OF WAY NO
	01	<b>350 A 447</b>	<b>\$18,400.00</b>	27845
	02			
	03			
	04			
		<b>TOTAL AMOUNT</b>	<b>\$18,400.00</b>	

PREPARED BY *L. G. Sundstrom*  
**L. G. Sundstrom/mls**

APPROVED *W. C. Arnold*  
**W. C. Arnold**

AUDITED *Robert R. Cunningham*  
**Robert R. Cunningham**

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

HARVEY A. FISCHER  
LEO I. FRANKLIN  
RICHARD FORD  
JOHN R. MANN  
GEORGE HOGG, JR.  
LEON R. JONES  
DAVID G. BARNETT  
EDWARD B. HARRISON  
GERALD C. SIMON  
GEORGE H. MEYER  
RALPH H. HOUGHTON, JR.  
FRANCIS E. BENTLEY  
MICHAEL D. UMPHREY  
PAT D. CONNER  
THOMAS F. SWEENEY  
PAUL L. TRIEMSTRA  
BRIAN J. KOTT

**FISCHER, FRANKLIN & FORD**  
Attorneys and Counsellors

1700 GUARDIAN BUILDING/DETROIT, MICHIGAN 48226  
TELEPHONE (313) 962-5210

MILES H. KNOWLES  
HAROLD W. HANLON  
OF COUNSEL

BLOOMFIELD HILLS OFFICE  
74 W. LONG LAKE ROAD  
SWANSON BUILDING  
BLOOMFIELD HILLS, MICH. 48013  
TELEPHONE (313) 642-0210

March 9, 1972

*FILED*  
*3-9-72*  
*Mail*  
*3-9-72*  
*RHH*

Mr. William C. Arnold  
The Detroit Edison Company  
315 General Offices  
2000 Second Avenue  
Detroit, Michigan 48226

Re: Detroit Edison Condemnation (Wixom-Sunset  
Transmission Line) Oakland County Probate  
Court Case No. 104,722

Dear Mr. Arnold:

Enclosed herewith for your records please find a certified copy of the Order of Confirmation entered in the above matter on March 6, 1972. As soon as that document has been recorded, I will advise you as to the recording information to complete your records.

In accordance with the terms of this Order, it is necessary that we deposit in Court an award check with respect to Parcel 5. I should have this check in my hands no later than March 17, 1972. The award check should be made payable as follows:

Holtzman and Silverman, a Michigan Co-Partnership; Travis, Warren, Nayer and Burgoyne, its attorneys	\$18,400.00
--	-------------

As you may recall, the other three parcels in this case (McIlmurray, Shell Oil Company and Stafac, Inc.) have all been settled. The Holtzman-Silverman parcel was the only parcel in condemnation.

If you have any questions, please let me know.

Very truly yours,

*Ralph H. Houghton, Jr.*  
Ralph H. Houghton, Jr.

RHH:cmd  
Enclosure

RECORDED RIGHT ON WAY NO. 21875-45

1-3-72  
JAG.

HARVEY A. FISCHER  
LEO I. FRANKLIN  
RICHARD FORD  
JOHN R. MANN  
GEORGE HOGG, JR.  
LEON F. JONES  
JUSTIN C. WEAVER  
DAVID G. BARNETT  
EDWARD B. HARRISON  
GERALD C. SIMON  
GEORGE H. MEYER  
RALPH H. HOUGHTON, JR.  
FRANCIS E. BENTLEY  
MICHAEL D. UNPHREY  
PAT D. CONNER  
THOMAS F. SWEENEY  
PAUL L. TRIEMSTRA  
BRIAN J. KOTT

**FISCHER, FRANKLIN & FORD**  
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1700 GUARDIAN BUILDING/DETROIT, MICHIGAN 48226  
TELEPHONE (313) 962-5210

MILES H. KNOWLES  
HAROLD W. HANLON  
OF COUNSEL

BLOOMFIELD HILLS OFFICE  
74 W. LONG LAKE ROAD  
SWANSON BUILDING  
BLOOMFIELD HILLS, MICH. 48013  
TELEPHONE (313) 642-0210

December 28, 1971

Noted  
1-3-72  
RAC

Mr. James Rodgers  
25805 Harper Avenue  
St. Clair Shores, Michigan 48081

Re: Detroit Edison Condemnation (Wixom-Sunset  
Transmission Line); Case No. 104,722;  
(Holtzman-Silverman Parcel)

Dear Jim:

Please be advised that the court has now set the  
damage trial date for the above matter on January 17,  
1971 at 9:00 A.M.

I will keep you advised as to any changes in this  
date and will also give you a telephone call a week or so  
before the trial to arrange a time at which we can sit  
down and review the matter.

Best wishes for a happy and prosperous New Year.

Very truly yours,

*Ralph H. Houghton, Jr.*  
Ralph H. Houghton, Jr.  
Bloomfield Hills Office

RHHJr:gf  
cc: Mr. Thomas Beagan ✓

RECORDED HIGHWAY NO. 21815-25

HARVEY A. FISCHER  
LEO I. FRANKLIN  
RICHARD FORD  
JOHN R. MANN  
GEORGE HOGG, JR.  
LEON R. JONES  
JUSTIN C. WEAVER  
DAVID G. BARNETT  
EDWARD B. HARRISON  
GERALD C. SIMON  
GEORGE H. MEYER  
RALPH H. HOUGHTON, JR.  
FRANCIS E. BENTLEY  
MICHAEL D. UMPHREY  
PAT D. CONNER  
THOMAS F. SWEENEY

**FISCHER, FRANKLIN & FORD**  
Attorneys and Counsellors

1700 GUARDIAN BUILDING/DETROIT, MICHIGAN 48226  
TELEPHONE (313) 962-5210

MILES H. KNOWLES  
HAROLD W. HANLON  
OF COUNSEL

BLOOMFIELD HILLS OFFICE  
74 W. LONG LAKE ROAD  
SWANSON BUILDING  
BLOOMFIELD HILLS, MICH. 48013  
TELEPHONE (313) 642-0710

December 6, 1971

*Noted  
12-13-71  
RHH*

Mr. Frederick Steinhardt  
2966 Penobscot Building  
Detroit, Michigan 48226

C  
O  
P  
Y

Re: Detroit Edison Condemnation (Wixom-Sunset  
Transmission Line) Holtzman-Silverman Parcel

Dear Mr. Steinhardt:

Please be advised that I have notified the court that the trial date of December 21, 1971 at 9:00 a.m. is agreeable with the parties and that the court is setting that date for the trial and is also advising the Commissioners of the time and date.

I have reviewed your appraiser's analysis of the damages on this parcel with the Company and have indicated to them that there would be a settlement possibility in the neighborhood of \$27,000.

Their response was that the highest offer we had made was \$20,000 and that that offer involved a different taking than the one now in condemnation. Accordingly, at this time, it is their feeling the settlement proposal is out of line.

If I hear anything to change the above picture, I will let you know. Otherwise, we should plan on trying this matter on the 21st. Thank you for your cooperation in this regard.

Very truly yours,  
*RHH*  
Ralph H. Houghton, Jr.  
Bloomfield Hills Office

RHH:cmd

cc: Mr. Thomas Beagan ✓  
Mr. James Rodgers

RECORDED RIGHT OF WAY NO. 21875-05

HARVEY A. FISCHER  
LEO I. FRANKLIN  
RICHARD FORD  
JOHN R. MANN  
GEORGE HOGG, JR.  
LEON R. JONES  
JUSTIN C. WEAVER  
DAVID G. BARNETT  
EDWARD B. HARRISON  
GERALD C. SIMON  
GEORGE H. MEYER  
RALPH H. HOUGHTON, JR.  
FRANCIS E. BENTLEY  
MICHAEL D. UMPHREY  
PAT D. CONNER  
THOMAS F. SWEENEY

**FISCHER, FRANKLIN & FORD**  
Attorneys and Counsellors

1700 GUARDIAN BUILDING/DETROIT, MICHIGAN 48226  
TELEPHONE (313) 962-5210

MILES H. KNOWLES  
HAROLD W. HANLON  
OF COUNSEL

BLOOMFIELD HILLS OFFICE  
74 W. LONG LAKE ROAD  
SWANSON BUILDING  
BLOOMFIELD HILLS, MICH. 48013  
TELEPHONE (313) 642-0210

November 16, 1971

*Rec'd  
11-17-71  
RHH  
HFB*

Mr. Robert Cunningham  
The Detroit Edison Company  
310 General Offices  
2000 Second Avenue  
Detroit, Michigan 48226

Re: Detroit Edison Condemnation (Wixom-Sunset  
Transmission Line) Oakland County Probate  
Court Case No. 104,722

Dear Bob:

Regarding the Holtzman-Silverman property which is the only parcel remaining in condemnation, the respondents' lawyer is inquiring as to whether or not the matter might be settled.

In that regard, I am enclosing herewith a copy of Gerald Anderson's proposed appraisal report which will be submitted in court on behalf of the property owners. As you will recall, Mr. Rodgers is our appraiser and has set the damage figure at \$7,600.

Apparently we could settle the parcel for \$27,000, which the respondents claim was our last offer. On checking with Mr. Beagan, he tells me that he only offered \$20,000.

It is my opinion that we will probably incur damages in excess of Mr. Rodgers appraisal figure, but I would not expect those damages to exceed \$27,000 and accordingly, would not recommend the settlement at this time. I did want to pass this information on to you, however.

Please review this appraisal report as well as our last offer and let me know if you have any questions.

Very truly yours,

*Ralph H. Houghton, Jr.*  
Ralph H. Houghton, Jr.  
Bloomfield Hills Office

RHH:cmd  
Enclosure

RECORDED RIGHT OF WAY NO. 27895 75



ANDERSON APPRAISAL SERVICES, INC.

Real Estate Appraisers and Consultants

2891 Dixie Highway/Pontiac, Michigan 48055

Telephone (313) 674-2257

Gerald L. Anderson  
James M. Fuller

November 8, 1971

Travis, Warren, Nayer and Burgoyne  
Attorneys at Law  
2966 Penobscot Building  
Detroit, Michigan

Attention: Mr. Frederick D. Steinhardt

Re: Detroit Edison Company - Holtzman and Silverman

Gentlemen:

Pursuant to your request, I have examined the property in Section 14 of the City of Novi, owned by Holtzman and Silverman, across which an easement is sought by Detroit Edison Company for erection and maintenance of two high voltage transmission lines.

This land, consisting of 60 acres, more or less, is an "L" shaped tract fronting on Twelve Mile Road and extending Southerly for approximately one-half mile to the Northern boundary of I-96 Freeway. The land is the site of a former peat mining operation. The operation has been completed and the land is now in the process of being restored for development purposes. A lake has been created by the mining program and an area exists where the peat has been excavated and a second lake can be created. This second area is not now under water as the waters are being held out of the low ground by an earthen dam constructed as a part of the existing lake area. The mining operation has left the land with two primary areas considered buildable after restoration for reuse. These areas are as follows:

1. The Northeasterly section of the land bordering Twelve Mile Road, approximating 15 acres, extending Easterly of the land; and
2. The extreme Southwesterly corner, approximating 12 acres, which lies Westerly of the second low area.

RECORDED RIGHT OF WAY NO. 24875 105

ANDERSON APPRAISAL SERVICES, INC.

November 8, 1971  
Page 2

It is possible that some additional areas may be reclaimed for building sites, along the edge of the lake areas, however, it is doubtful that more than 30 acres of the site can be considered buildable.

The zoning on the land was changed in 1968 by Holtzman and Silverman for multiple family residential use. The preliminary site plan submitted to the City of Novi indicated a total of 600 dwelling units or a gross density of 10 units per acre, in a mix of 450 two bedroom apartments and 150 one bedroom apartments. This overall density is within the limits allowable under the City of Novi zoning ordinance.

The preliminary site plan also showed the development of the two lake areas within the land, and the units to be constructed by clustering on the two sections of high ground, previously described.

This plan in general represents, in my opinion, the best use of the overall site before the taking.

It should be recognized, however, that several factors must be solved prior to development of the land in this manner.

First, the lake areas will require clean-up and some method of access to the Southwesterly section of the site provided across the narrow neck of land between the two lake areas. The solution to this problem does not appear difficult, as the earthen dam could be maintained for the two fold purpose of a dam and the road bed.

Second, no public sewer is available to the land. The existing sanitary trunk sewers and lateral service lines are more than one mile distant from the site. The soil conditions will not allow use of septic systems for development to this density, hence, before this development can be accomplished the sanitary sewer line must be extended to serve the area. At present, Novi does not project a general extension of the sanitary sewer laterals into this area within the next few years. The sanitary sewer extension must, therefore, be generated by land development in the area and probably will be financed by private development. The extension of these utilities now becomes more economically practical due to the proposal to develop the land immediately West of the subject

RECORDED RIGHT OF WAY NO.

31875 15

ANDERSON APPRAISAL SERVICES, INC.

November 8, 1971  
Page 3

site. This adjacent land is under the control of affiliated corporation of Dayton-Hudson Corporation (Hudson's Department Stores) and is planned for a regional shopping facility. The cost of sewer extension to the immediate area may well be provided by either the municipality, by the developers of this adjacent project, or by mutual sharing of the cost between the subject developers and the developers of the adjacent land.

It should be further noted that while a demand presently exists for multiple family projects in the Novi area, the development of the land adjacent will have a substantial effect on the marketability of the apartments on the subject parcel.

The proposed easement from the subject property, sought by Detroit Edison, contains 2.24 acres, more or less, plus the rights to remove trees from a strip of land 30 feet wide, containing 0.76 acres, more or less. The total area encumbered by these easements is, therefore, 3.0 acres, more or less.

The easement encumbers a triangular section of land in the extreme Southerly end of the land. The base of the triangular parcel lies in the extreme Southwesterly corner of the property, in the area which represents one of the areas useable for building purposes.

The effect of this proposed easement will be noted primarily in the loss of approximately 10 percent of the buildable area of the total site. As mentioned previously, of the total 60 acres, it is doubtful that more than 30 acres can be considered buildable, and it is more probable that a ground survey would indicate that the buildable area would be between 20 and 25 acres, before this taking. Construction of 500 to 600 units, on this area of buildable ground becomes physically difficult even though the overall density lies between 8 and 10 units per acre. Hence, reduction of the buildable area of the site by 10 percent becomes critical and could be enough of a reduction in overall density to eliminate the economic feasibility of completing the lake development, and utility construction for the total proposed project. The economic effect of this reduction in buildable area on the whole project, could only be measured accurately after extensive studies were completed relative to the costs of the utility extension, the completion of the lake construction and engineering relative to the on-site road building.

RECORDED RIGHT OF WAY NO. 217875-105

ANDERSON APPRAISAL SERVICES, INC.

November 8, 1971  
Page 4

Absent these studies, it can only be assumed that the amount of compensation for the easement can be measured by the value of that portion actually acquired, without reduction in value to the remaining lands.

As a guideline to the probable range of valuation, it is known that multiple land in the Novi area is marketable at rates approximating \$1,000.00 per dwelling unit when all utilities are present. Using this rate as a base and recognizing that the subject site is not quite ready for development due to the absence of sanitary sewers, a lesser rate, say \$500.00 to \$700.00 per unit, appears more realistic for the subject land at this time.

Hence, the valuation range before the taking can be estimated as follows using a conservative view of the potential density.

500 units @ \$500.00 = \$250,000.00  
500 units @ \$700.00 = \$350,000.00

After the taking, the total number of units will be decreased proportionate to the amount of buildable land being encumbered by the easement, say ten percent, and the land value can then be estimated with a range as follows:

450 units @ \$500.00 = \$225,000.00  
450 units @ \$700.00 = \$315,000.00

It, then, follows that the measure of just compensation can be estimated at between \$25,000.00 and \$35,000.00, depending on which value per unit is considered applicable.

It should be pointed out that this does not include any measure of potential economic effect on the overall parcel, but merely represents the contributing value of that part which is to be encumbered by the easement.

One other important factor should be recognized in that the effect of the tree cutting both within the utility easement and the tree cutting strip will be detrimental to the total project. The total land is best suited for multiple family development, partially because the large trees along the South end of the land presently tend to screen the objectionable view of the freeway and the industrial lands to the South. Removal of this screening could render the project less desirable, therefore, more difficult to market.

RECORDED RIGHT OF WAY NO. 27875 205

**REQUEST FOR CHECK**  
DE FORM TR 3 3-69

THE DETROIT EDISON COMPANY "File Copy" INVOICE NO **NO 55012**

PAY TO (NAME AND ADDRESS INCL ZIP CODE)  <b>2 checks - SEE BELOW</b>	DATE OF REQUEST <b>May 23, 1972</b>
	REQUESTED CHECK DATE <b>May 23, 1972</b>
	CONTRACT NO

STATE WHAT PAYMENT IS FOR (ATTACH COPY IF REQUIRED BY PAYEE)  
**Wixom-Sunset transmission line condemnation - Oakland County**  
**Appraisers' fees**

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	RECORDED RIGHT OF WAY NO. 214875 AS
1) GERALD L. ANDERSON, APPRAISER----\$1,900.00	01	350 <sup>B</sup> /A 446	\$3,500.00	
2) ROGER BLACKWOOD, APPRAISER-----\$1,600.00	02			
	03			
	04			
		TOTAL AMOUNT	\$3,500.00	
PREPARED BY <i>LGS</i> <b>L. G. Sundstrom/mld</b>	APPROVED <i>W.C. Arnold</i>			
APPROVED FOR PAYMENT	AUDITED			

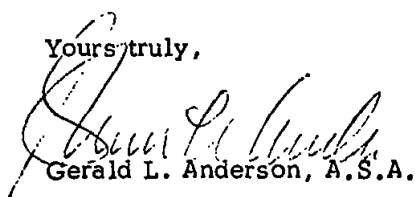
CHECK TO BE MAILED  SEND CHECK TO **Robert R. Cunningham - 302 General Offices**

ANDERSON APPRAISAL SERVICES, INC.

November 8, 1971  
Page 5

This letter is intended to only convey my findings from preliminary investigation of the property and the proposed taking. If further data or analysis is required, please call at your convenience.

Yours truly,

  
Gerald L. Anderson, A.S.A.

GLA/elk

RECORDED RIGHT OF WAY NO. 29875 905

October 4, 1971

Mr. Ralph Houghton, Jr.  
Fischer, Franklin & Ford  
Sumner Building  
74 W. Long Lake Road  
Bloomfield Hills, Michigan 48013

Dear Mr. Houghton:

Re: Oakland County Warehouse Facilities  
Pontiac Township

On Tuesday, September 28, 1971, Jerry Knight and myself met with Mr. Gilbert Silverman regarding tree cutting on the above mentioned parcel.

We went over the additional tree cutting and agreement was reached for the 345 KV line as follows:


A) The 30 feet has been presently cleared as per our memorandum of June 2, 1971.

B) As to the next 30 feet, cut the tall trees which in falling will strike the line. Top small saplings to within 25 feet of the ground. Leave the shrubs and small growing tree species provided these do not exceed 25 feet in height, otherwise top these. This treatment is with the understanding that Detroit Edison will have the right to re-top or trim those trees which exceed 25 feet above ground as required.

C) On the next 40 feet the hazardous trees are to be tagged and Mr. Silverman is to come back and look over these trees which we have tagged for cutting at that time.

All tree cutting should be completed by October 8, 1971.

Yours very truly,

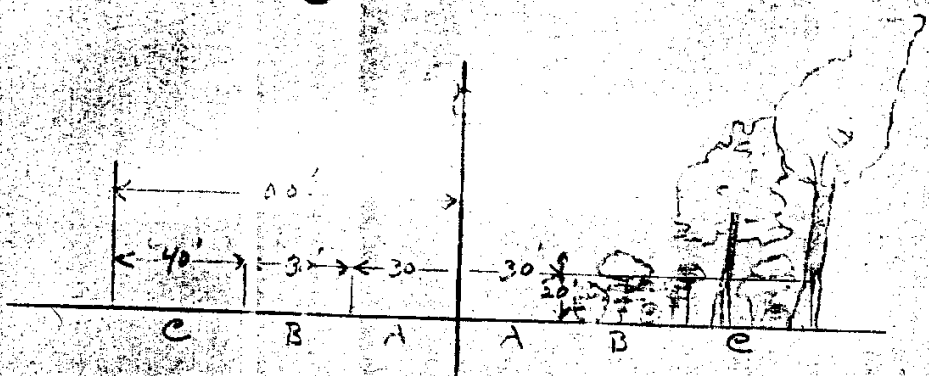
  
Thomas H. Neenan  
Real Estate Representative  
Real Estate and Rights of Way Dept.

TED/mla

cc: Messrs. R. R. Cunningham  
J. Knight  
J. S. Wenger  
M. F. Wider

RECORDED SERIAL OF MAY NO. 29875 25

Cutting of SILVER MAPLE AND STATE HIGHWAY LANDS



A - PRESENTLY CUT

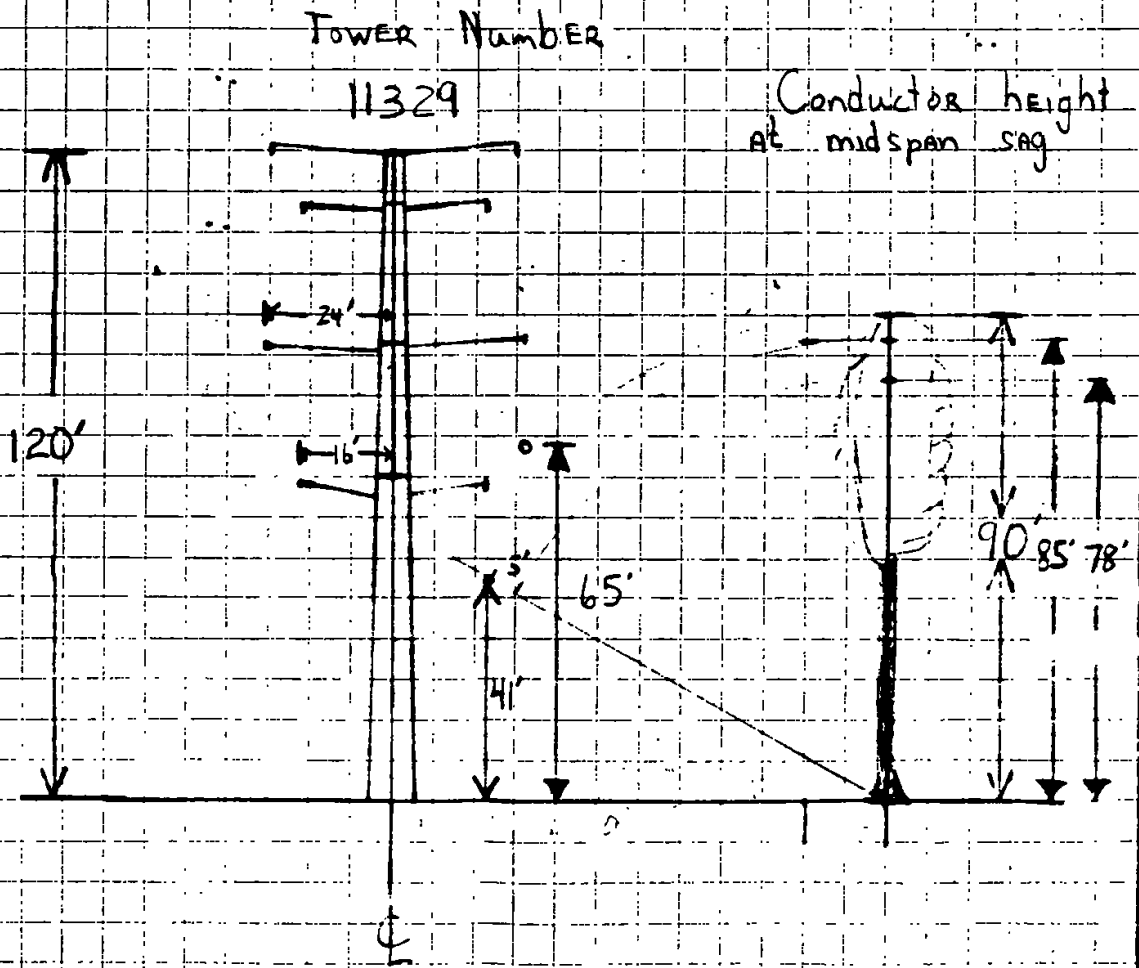
B - CUT THE TALL TREES WHICH IN FALLING WILL STRIKE THE LINE. TOP SMALL SAPLINGS TO WITHIN 25' OF THE GROUND. LEAVE THE SHRUBS AND SMALL GROWING TREE SPECIES PROVIDED THESE DO NOT EXCEED 25' IN HEIGHT OTHERWISE TOP THESE. THIS TREATMENT IS WITH THE UNDERSTANDING THAT DETROIT EDISON WILL HAVE THE RIGHT TO RETOP OR TRIM THOSE TREES WHICH EXCEED 25' ABOVE GROUND AS REQUIRED.

C - REMOVE TALL TREES WHICH IN FALLING WOULD STRIKE THE LINE EXCEPT THOSE WHICH CAN BE TOPPED OR SIDE TRIMMED TO REMOVE THE THREAT TO THE LINE IF THEY SHOULD FALL.

J. Knight  
7/22/21



# WIXOM - SUNSET EAST OF BECK ROAD



SCALE 1" = 30'  
BRUCE O. PARSONS  
9-16-71

RECORDED RIGHT OF WAY NO. 24875 705

Real Estate and Rights of Way Department

September 22, 1971

*Noted  
9-25-71  
RAC*

MEMORANDUM TO:

MR. WILLIAM WILJANEN  
Transmission Engineer  
Tower Conduit and Piping Division  
Transmission and Distribution Dept.  
A-420 Warren Service Center

Re: Wixon-Sunset Corridor (McAnally Parcel)

This will confirm my conversation with Dennis Seeger whereby I advised that I had received a call from Mr. McAnally instructing us not to cross his property with our trucks anymore.

He informed me that he had given permission to the tree cutting crews who had used it and had now left the premises.

He had put a barricade across the roadway that had been used but the crews that were installing the poles removed the barricade.

The trucks are causing ruts and he wishes that we use another source for our ingress.

*THB*  
\_\_\_\_\_  
Thomas H. Beagan  
Real Estate Representative

THB/ald

cc: R. R. Cunningham  
J. S. Wenger

RECORDED RIGHTS OF WAY NO.

*27875 PS*

HARVEY A. FISCHER  
LEO I. FRANKLIN  
RICHARD FORD  
JOHN R. MANN  
GEORGE HOGG, JR.  
LEON R. JONES  
JUSTIN C. WEAVER  
DAVID G. BARNETT  
EDWARD B. HARRISON  
GERALD C. SIMON  
GEORGE H. MEYER  
RALPH H. HOUGHTON, JR.  
FRANCIS E. BENTLEY  
MICHAEL D. UMPHREY  
PAT D. CONNER  
THOMAS F. SWEENEY

**FISCHER, FRANKLIN & FORD**  
Attorneys and Counsellors

1700 GUARDIAN BUILDING/ DETROIT, MICHIGAN 48226  
TELEPHONE (313) 962-5210

MILES H. KNOV  
HAROLD W. HAN  
OF COUNSEL

BLOOMFIELD HILLS OFFICE  
74 W. LONG LAKE ROAD  
SWANSON BUILDING  
BLOOMFIELD HILLS, MICH. 48013  
TELEPHONE (313) 642-0210

September 11, 1971

*Received*  
*9-15-71*  
*RM*

Mr. James C. Rogers  
25805 Harper Avenue  
St. Clair Shores, Michigan 48081

C  
O  
P  
Y

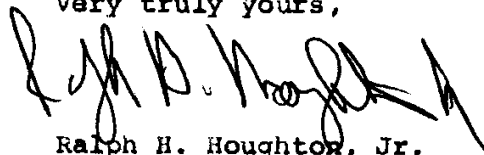
Re: Detroit Edison Condemnation  
(Wixom-Sunset Transmission Line)  
Oakland County Probate Court  
Case No. 104,722

Dear Mr. Rogers:

Please be advised that the adjourned hearing date for damages on the Holtzman-Silverstein parcel has been set for November 3, 1971 at 9:00 a.m.

We can get together some time near the end of October to review the matter prior to that date. This is the only remaining parcel in this case.

Very truly yours,



Ralph H. Houghton, Jr.  
Bloomfield Hills Office

RHH:cmd

cc: Mr. Thomas Beagan

RECORDED INDEXED ON MAY NO. 21875 PS

JHB.  
6-25-71

HARVEY A. FISCHER  
LEO I. FRANKLIN  
RICHARD FORD  
JOHN R. MANN  
GEORGE HOGG, JR.  
LEON R. JONES  
JUSTIN C. WEAVER  
DAVID G. BARNETT  
EDWARD B. HARRISON  
GERALD C. SIMON  
GEORGE H. MEYER  
RALPH H. HOUGHTON, JR.  
FRANCIS E. BENTLEY  
MICHAEL D. UMPHREY  
PAT D. CONNER  
THOMAS F. SWEENEY

**FISCHER, FRANKLIN & FORD**  
Attorneys and Counsellors

1700 GUARDIAN BUILDING/DETROIT, MICHIGAN 48226  
TELEPHONE (313) 962-5210

MILES H. KNOWLES  
HAROLD W. HANLON  
OF COUNSEL

BLOOMFIELD HILLS OFFICE  
74 W. LONG LAKE ROAD  
SWANSON BUILDING  
BLOOMFIELD HILLS, MICH. 48013  
TELEPHONE (313) 642-0210

June 23, 1971

Mr. Frederick D. Steinhardt  
2966 Penobscot Building  
Detroit, Michigan 48226

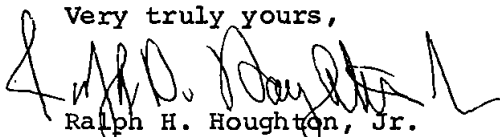
Re: Petition of The Detroit Edison Company for  
Condemnation (Holtzman-Silverman Parcel);  
Oakland County Probate Court Case No. 104,722

Dear Mr. Steinhardt:

I have asked the Oakland County Probate Court to set a trial date for taking damage testimony in the above matter. I anticipate that this date will be sometime in the latter part of July.

I now have our appraisal and should you desire to try and settle this matter before the court hearing, please let me know. I would be glad to sit down with you and your client and/or appraiser and review the positions of both parties so that we can then evaluate a possible settlement. Please let me know your desires in this regard.

Very truly yours,



Ralph H. Houghton, Jr.  
Bloomfield Hills Office

RHHJr:gf  
cc: Mr. Thomas Beagan ✓

RECORDED & INDEXED BY MARY H. H. 8/18/75 25

THE DETROIT EDISON COMPANY

INTERDEPARTMENT CORRESPONDENCE

Real Estate and Rights of Way Department

June 2, 1971

MEMORANDUM FOR FILE

Re: Tree cutting on Holtzman-Silverman Parcel on Wixom-Sunset Transmission Line (Oakland County Probate Court Condemnation Case #104,722)

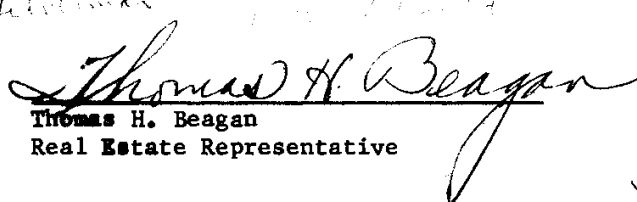
Jerry Knight and myself met with Mr. Gilbert Silverman and Mr. David Hermilan regarding the above captioned subject. (On Saturday, May 29, 1971)

We reviewed the excess portion of the State property with the above mentioned owners and it was brought out that the tree cutting which was done last Thursday, May 27, 1971, was on State land.

It was further discussed that the tree cutting for the 345 KV line would be done on the Silverman property only as follows:

- 1) Clear cut a 30-foot wide site each side of the center line leaving as much low growing brush as possible. (It was pointed out to the owner there would not be much left.)
- 2) We will then erect towers and string conductors.
- 3) At this point we will contact Mr. Silverman regarding the next 30 feet of tree cutting.
- 4) On this last 30 feet, we will remove all tall growing trees that could fall and strike the line, plus those trees that would be within 15 feet of the line if they should fall. Also, we will leave in this 30 feet all the sapling size trees that are possible.
- 5) We agree to clean up from this easement area logs and cuttings.

As pertaining to the 120 KV line, we will not clear trees at this time; although, Mr. Silverman was advised of the future cutting needs. It was agreed he would be notified when this cutting is to take place.

*Gilbert Silverman*  
*1450000*  
  
Thomas H. Beagan  
Real Estate Representative

THB/mld

cc: Messrs. R. R. Cunningham  
R. H. Houghton, Jr.  
J. S. Wenger  
M. F. Wider

*Copy to J. Knight*  
*JWB*

RECORDED RIGHT OF WAY NO. 29875 05

THE DETROIT EDISON COMPANY

INTERDEPARTMENT CORRESPONDENCE

Real Estate And Rights of Way Department

May 27, 1971

*Noted  
6-5-71  
RAC*

MEMORANDUM FOR FILE

Re: Wixon-Sunset Condemnation  
Oakland County

The commissioners met yesterday (May 26, 1971) in Judge Moore's Office regarding the Damage Hearing on the above Condemnation Case.

We then proceeded to visit the land of the Holtzman-Silverman Parcel #5 to show the commissioners the extent of our desired easement.

It was informally agreed to arrange for a court date sometime around the first part of July.

*Thomas H. Beagan*  
Thomas H. Beagan  
Real Estate Representative.

THB:kas

RECORDED RIGHT OF WAY NO. 29875-05

Real Estate and Rights of Way Department

May 21, 1971

MEMORANDUM TO:

MR. J. E. KNIGHT  
Transmission and Distribution Dept.  
H-225 Warren Service Center

Re: Detroit Edison Condemnation (Wixom-Sunset  
Transmission Line); Oakland County Probate  
Court Case No. 104,722

This letter will confirm in writing our conversation of this morning, whereby we discussed the tree cutting on the Holtzman-Silverman parcel of the above mentioned condemnation. Accordingly, I am enclosing a letter from Mr. R. N. Noughton, Jr., dated May 18, 1971, and also a letter to Mr. W. Arnold pertaining to this tree cutting. As I mentioned to you on the phone, arrangements have been made for you and I to meet with Mr. Gilbert Silverman, Saturday, May 29, 1971, at 9:30 a.m., to mark those trees that will be absolutely necessary to cut in the easement area, so as to be select as much as possible in our tree clearance on this property.

  
Thomas H. Doagan  
Real Estate Representative

TMB:has  
cc: R. R. Cunningham  
R. N. Noughton, Jr.

RECORDED RIGHT OF WAY NO. 27875 205

HARVEY A. FISCHER  
LEO I. FRANKLIN  
RICHARD FORD  
JOHN R. MANN  
GEORGE HOGG, JR.  
LEON R. JONES  
DAVID G. BARNETT  
EDWARD B. HARRISON  
GERALD C. SIMON  
GEORGE H. MEYER  
RALPH H. HOUGHTON, JR.  
FRANCIS E. BENTLEY  
MICHAEL D. UMPHREY  
PAT D. CONNER  
THOMAS F. SWEENEY  
PAUL L. TRIEMSTRA  
BRIAN J. KOTT

**FISCHER, FRANKLIN & FORD**  
Attorneys and Counsellors

1700 GUARDIAN BUILDING/DETROIT, MICHIGAN 48226  
TELEPHONE (313) 982-5210

MILES H. KNOWLES  
HAROLD W. HANLON  
OF COUNSEL

BLOOMFIELD HILLS OFFICE  
74 W. LONG LAKE ROAD  
SWANSON BUILDING  
BLOOMFIELD HILLS, MICH 48013  
TELEPHONE (313) 642-0210

May 18, 1972

*TO RRE  
5-19-72  
Paid  
5-19-72  
RRE*

Mr. William A. Arnold  
The Detroit Edison Company  
315 General Offices  
2000 Second Avenue  
Detroit, Michigan 48226

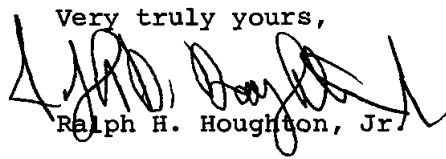
Re: Detroit Edison Condemnation (Wixom-Sunset  
Transmission Line); Case No. 104,722

Dear Bill:

The last remaining item of payment in this matter involves the appraisal fees for the two appraisers on the Holtzman-Silverman parcel. The property owners employed Gerald Anderson and Roger Blackwood who requested fees in the amount of \$2,140 and \$1,900, respectively. After negotiations with the property owners' counsel, we reduced those fees and agreed upon a payment of \$1,900 to Mr. Anderson and \$1,600 to Mr. Blackwood.

Accordingly, I would appreciate your having checks prepared and forwarded to my attention as follows:

Gerald L. Anderson, Appraiser . . . \$1,900.00  
Roger Blackwood, Appraiser . . . \$1,600.00

Very truly yours,  
  
Ralph H. Houghton, Jr.

RHH:cmd

RECORDED RIGHT OF WAY NO. 29875-05



*Noted  
5-19-71  
JHB.*

HARVEY A. FISCHER  
LEO I. FRANKLIN  
RICHARD FORD  
JOHN R. MANN  
GEORGE HOGG, JR.  
LEON R. JONES  
JUSTIN C. WEAVER  
DAVID G. BARNETT  
EDWARD B. HARRISON  
GERALD C. SIMON  
GEORGE H. MEYER  
RALPH H. HOUGHTON, JR.  
FRANCIS E. BENTLEY  
MICHAEL D. UMPHREY  
PAT D. CONNER  
THOMAS F. SWEENEY

**FISCHER, FRANKLIN & FORD**  
Attorneys and Counsellors

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TELEPHONE (313) 962-5210

MILES H. KNOWLES  
HAROLD W. HANLON  
OF COUNSEL

BLOOMFIELD HILLS OFFICE  
74 W. LONG LAKE ROAD  
SWANSON BUILDING  
BLOOMFIELD HILLS, MICH. 48013  
TELEPHONE (313) 642-0210

May 18, 1971

Mr. Thomas H. Beagan  
310 GO  
The Detroit Edison Company  
2000 Second Avenue  
Detroit, Michigan 48226

Re: Detroit Edison Condemnation (Wixom-Sunset  
Transmission Line); Oakland County Probate  
Court Case No. 104,722

Dear Mr. Beagan:

This letter will confirm our telephone conversation of yesterday during which I advised you that the owners of the Holtzman-Silverman parcel are quite concerned about the cutting of trees. In that regard, I am enclosing a copy of a letter dated May 11, 1971 sent to Mr. William Arnold advising him of that situation.

You also advised me that Mr. Wider thought that the tree cutting on the Holtzman parcel would begin on or about May 20, 1971. In that regard, I would suggest that Mr. Knight of the Transmission and Distribution Department or some other appropriate individual plan on meeting with Mr. Holtzman at the property to discuss the trees and the tree cutting situation.

We do, of course, have the right to cut whatever trees we deem necessary within the easement area. However, in the interests of maintaining a good relationship with the property owner and in an effort to minimize our damages in court, I would strongly urge that we be as selective as possible in cutting the trees on this property.

Very truly yours,

*R. H. Houghton, Jr.*  
Ralph H. Houghton, Jr.  
Bloomfield Hills Office

RECORDED RIGHT OF WAY NO. 29875 415

5-20-71

RHHJr:gf

*KRC,*

*Arrangements have been made to meet with Mr. Silverman of Holtzman & Silverman Sat @ 9:30 AM May 29, 1971*

**Real Estate and Rights of Way Department**

**May 13, 1971**

**MEMORANDUM TO:**

**MR. JOHN S. WENGER  
Transmission Project Engineer  
Lines Engineering Division  
System Engineering Department  
736 General Offices**

**Re: Detroit Edison Condemnation (Wixom-Sunset Transmission Line  
Case No. 106.722)**

Reference is made to a letter from Mr. Ralph Houghton to Mr. Arnold, dated April 21, 1971, of which a copy of the order for interim possession was attached on the above mentioned condemnation case.

In Mr. Houghton's letter, he indicated that we should advise the property owners before we start any construction to avoid any future problems.

Would you please let me know when a construction date has been set so that we can notify each of the property owners.

*J.H.B.*  
\_\_\_\_\_  
**Thomas H. Bogan  
Real Estate Representative**

**TED:kas**

**cc: Mr. A. Cunningham  
Mr. J. Howe  
Mr. M. Wider**

RECORDED RIGHT OF WAY NO. 21875-95

HARVEY A. FISCHER  
LEO I. FRANKLIN  
RICHARD FORD  
JOHN R. MAHN  
GEORGE HOGG, JR  
LEON R. JONES  
JUSTIN C WEAVER  
DAVID G. BARNETT  
EDWARD B. HARRISON  
GERALD C. SIMON  
GEORGE H. MEYER  
RALPH H HOUGHTON, JR.  
FRANCIS E. BENTLEY  
MICHAEL D. UMPHREY  
PAT D. CONNER  
THOMAS F. SWEENEY

**FISCHER, FRANKLIN & FORD**  
Attorneys and Counsellors

1700 GUARDIAN BUILDING / DETROIT, MICHIGAN 48226  
TELEPHONE (313) 962-5210

MILES H. KNOWLES  
HAROLD W. HANLON  
OF COUNSEL

BLOOMFIELD HILLS OFFICE  
74 W LONG LAKE ROAD  
SWANSON BUILDING  
BLOOMFIELD HILLS, MICH. 48013  
TELEPHONE (313) 842-0210

May 11, 1971

*Rec'd  
5-13-71  
RH*

Mr. William Arnold  
315 GO  
The Detroit Edison Company  
2000 Second Avenue  
Detroit, Michigan 48226

Re: Detroit Edison Condemnation (Wixom-Sunset Trans-  
mission Line); Oakland County Probate Court  
Case No. 104,722

Dear Mr. Arnold:

On May 11, 1971, Mr. Fred Steinhardt, the attorney for the Holtzman-Silverman parcel, called my office and explained that his client is planning on building multiple apartment units in the area through which the transmission line is going to run and that there several nice trees in that area. He stated that his client hoped that the Edison Company would not cut down any more trees than absolutely necessary so that he could use them to maintain a buffer zone between the transmission line and his proposed residential development.

In that regard, I would strongly urge that Mr. Wider and the contractors review this specific piece of property and make sure that only those trees are cut that are absolutely necessary. This will place us in a much better posture regarding a possible settlement and, secondly, if we are unable to settle the case, it will help us in minimizing the damages that will be testified to in court.

If you have any questions regarding this situation, please let me know.

Very truly yours,

*Ralph H. Houghton, Jr.*  
Ralph H. Houghton, Jr.  
Bloomfield Hills Office

RHH:gf  
cc: Mr. Thomas Beagan  
Mr. Martin Wider

RECORDED HIGHWAY NO. 37875-115

April 30, 1971

Mr. James Rodgers  
Shores Office Village  
25805 Harper Avenue  
St. Clair Shores, Michigan 48081

Dear Mr. Rodgers:

Re: Appraisal fee for Wixom-Sunset  
Condemnation Case, Oakland County

Enclosed please find our check in the amount of \$3,000.00 in full payment of the appraisal reports you submitted to us on April 14, 1971 for the above mentioned condemnation case.

Yours very truly,

*Thomas H. Beagan*  
Thomas H. Beagan  
Real Estate Representative  
Real Estate and Rights of Way Dept.

THB/mld

Enclosure - Check

PLEASE FURNISH SERVICE(S) INDICATED BY CHECKED BLOCK(S). REQUIRED FEE(S) PAID.	
<input type="checkbox"/> Show to whom, date and address where delivered	<input type="checkbox"/> Deliver ONLY to addressee

**RECEIPT**  
Received the numbered article described below.

REGISTERED NO.	SIGNATURE OR NAME OF ADDRESSEE (Must always be filled in)
CERTIFIED NO. 828,309	<i>James Rodgers</i>
INSURED NO.	SIGNATURE OF ADDRESSEE'S AGENT, IF ANY <i>L. R. Mitchell</i>
DATE DELIVERED 5/3/71	SHOW WHERE DELIVERED (only if requested)
THB: Rodgers (W-S Cond. Case) appraisal fee	

**TIFIED MAIL—30c (plus postage)**

<i>James Rodgers</i> <i>Shores Office Village</i> <i>Harper Ave</i> <i>Shores Mich</i>	POSTMARK OR DATE DETROIT, MICH. APR 30 1971 THB
FOR ADDITIONAL FEES	
hom and date delivered	16c
livery to addressee only	65c
hom, date and where delivered	35c
livery to addressee only	65c
	50c
(less)	45c

REQUEST FOR CHECK  
DE FORM TR 3 3-69

THE DETROIT EDISON COMPANY

INVOICE NO **N<sup>o</sup> 27825**

PAY TO (NAME AND ADDRESS INCL ZIP CODE)  <b>JAMES C. RODGERS AND ASSOCIATES</b> <b>25805 Harper Avenue</b> <b>St. Clair Shores, Michigan</b>	DATE OF REQUEST <b>April 27, 1971</b>
	REQUESTED CHECK DATE <b>April 30, 1971</b>
	CONTRACT NO

STATE WHAT PAYMENT IS FOR (ATTACH COPY IF REQUIRED BY PAYEE)

Payment for appraiser's fee on three parcels of land in connection with the Wixom-Sunset  
Condemnation Case (City of Novi, Oakland County)

Total Fee-----\$3,000.00

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

ACCOUNT NAME	ITEM	WORK ORDER	AMOUNT	REMARKS
	01	350 A 447	\$3,000.00	
	02			
	03			
	04			
TOTAL AMOUNT			\$3,000.00	
PREPARED BY <i>T. H. Reagan</i> T. H. Reagan APPROVED FOR PAYMENT	APPROVED <i>W.C. Arnold</i> W.C. Arnold AUDITED <i>Robert R. Cunningham</i> Robert R. Cunningham			

CHECK TO BE MAILED  SEND CHECK TO **Robert R. Cunningham - 310 General Offices**

RECEIVED  
 DEPT OF WAR NO  
 27825-105

HARVEY A FISCHER  
LEO I FRANKLIN  
RICHARD FORD  
JOHN R. MANN  
GEORGE HOGG, JR  
LEON R. JONES  
JUSTIN C. WEAVER  
DAVID G. BARNETT  
EDWARD B. HARRISON  
GERALD C. SIMON  
GEORGE H. MEYER  
RALPH H HOUGHTON, JR  
FRANCIS E. BENTLEY  
MICHAEL D UMPHREY  
PAT D. CONNER  
THOMAS F SWEENEY

**FISCHER, FRANKLIN & FORD**  
Attorneys and Counsellors

1700 GUARDIAN BUILDING/DETROIT, MICHIGAN 48226  
TELEPHONE (313) 962-5210

MILES H. KNOWLES  
HAROLD W. HANLON  
OF COUNSEL

BLOOMFIELD HILLS OFFICE  
74 W. LONG LAKE ROAD  
SWANSON BUILDING  
BLOOMFIELD HILLS, MICH. 48013  
TELEPHONE (313) 642-0210

April 21, 1971

*Rec'd  
4.22.71  
RHC  
LJS  
JWS*

Mr. William Arnold  
The Detroit Edison Company  
646 General Offices  
2000 Second Avenue  
Detroit, Michigan 48226

Re: Detroit Edison Condemnation  
(Wixom-Sunset Transmission  
Line); Case No. 104,722

Dear Mr. Arnold:

Enclosed herewith please find a copy of the Oakland County Probate Court's Order for Interim Possession. This Order allows the Company to immediately take possession of the easement areas as set forth in the Complaint and Petition for Condemnation and to begin construction. We should, of course, advise the property owners before we actually start construction so as to avoid any unnecessary problems.

If you have any questions regarding this matter, please let me know.

Very truly yours,

*Ralph H. Houghton, Jr.*  
Ralph H. Houghton, Jr.  
Bloomfield Hills Office

RHH:cmd  
Enclosure

cc: Mr. John Wenger  
Mr. J. Howe  
Mr. T. Beagan  
Mr. Martin Wider

RECORDED RIGHT OF WAY NO. 878-75-105

**JAMES C. RODGERS AND ASSOCIATES**

*Realtors - Appraisers - Consultants*

JAMES C. RODGERS, MAI, SREA, ASA  
ROBERT R. BUTCHER



AREA CODE 313  
779-6700

SHORES OFFICE VILLAGE  
25805 HARPER AVENUE - ST. CLAIR SHORES, MICHIGAN 48081

I N V O I C E

April 14, 1971

The Detroit Edison Company  
2000 Second Avenue  
Detroit, Michigan 48226

1971 APR 26 PM 1 59

FOR SERVICES RENDERED:

APPRAISAL  
FEE

3 Parcels  
Wixom-Sunset Line  
Novi, Michigan

\$3,000

*Received Appraisal Reports 4-14-71  
Wixom - Sunset Corridor  
W.O. 350 A447*

*ok Robert R. C. [Signature] JHB  
W.C. Arnold  
Robert W. Astwell.*

RECORDED RIGHT OF WAY NO. 24875-405

INDIVIDUAL MEMBERSHIPS

MACOMB COUNTY BOARD OF REALTORS  
DETROIT REAL ESTATE BOARD  
MICHIGAN REAL ESTATE ASSOCIATION

NATIONAL ASSOCIATION OF REAL ESTATE BOARDS  
NATIONAL INSTITUTE OF REAL ESTATE BROKERS  
MC EDRA RESIDENTIAL - CID MULTI-LIST

April 14, 1971

Mr. Ralph M. Broughton, Jr.  
Bloomfield Hills Office  
Fischer, Franklin & Ford  
74 West Long Lake Road  
Bloomfield Hills, Michigan 48013

Dear Ralph:

Re: Detroit Edison Condemnation  
Wixom-Sunset Corridor; Oakland  
County Probate Court Case  
No. 104,722


Enclosed please find appraisal reports for the three parcels that are in the above condemnation proceedings and a market data book indicating the comparables that were used for these appraisals.

Mr. Al Erwin of Shell Oil called me today to inquire as to the court date which I advised him is April 21st. He also stated that Mr. Richard Jeffery still had not completed his appraisals for this property. He further stated that they would still like to settle this case out of court. I advised him that you would probably be talking to the attorney for Shell Oil regarding this matter.

Mr. James Rodgers, the appraiser, told me today when he was in that he would be available if you want any additional information regarding these appraisals. His new location is Shores Office Village, 25005 Harper Avenue, St. Clair Shores, Michigan 48081. Phone: 779-6700.

I will be on vacation, as I mentioned to you on the telephone, until April 26th. If you have any questions, would you please talk to Mr. L. G. Sundstrom.

Yours very truly,

  
Thomas H. Beagan  
Real Estate Representative  
Real Estate and Rights of Way Dept.

TBR/mld  
Enclosures  
cc: R. R. Cunningham  
J. S. Wenger

RECORDED RIGHT OF WAY NO. 24875 206



April 2, 1971

Mr. James C. Rodgers  
M.A.L., S.R.E.A., A.S.A.  
Shores Office Village  
25805 Harper Avenue  
St. Clair Shores, Michigan

Dear Mr. Rodgers:

Re: Appraisal on Shell Oil and Stafac  
Corporation Parcels for our  
Wixom-Sunset Condemnation

Pursuant to our telephone conversation of the  
other day, enclosed find a revised copy of a description for  
the Shell Oil and Stafac Corporation parcels. Also enclosed  
is a new survey covering these parcels.

If there are any further questions, please feel  
free to call me.

Yours very truly,



Thomas H. Beagan  
Real Estate Representative  
Real Estate and Rights of Way Dept.

THB/mld

Enclosures

RECORDED RIGHT OF WAY NO. 27875 205

April 2, 1971

Mr. Richard Jeffery  
M.A.I., S.R.A.  
1015 Ford Building  
Detroit, Michigan 48226

Dear Mr. Jeffery:

Pursuant to your request, I enclose  
a survey description of Shell Oil and Stafac  
Corporation.

Yours very truly,

*T.H.B.*  
Thomas H. Beagan  
Real Estate Representative  
Real Estate and Rights of Way Dept.

THB/ald

Enclosure

RECORDED RIGHT OF WAY NO: 29875-95

April 10, 1972

Mr. Ralph Houghton, Jr.  
Fischer, Franklin & Ford  
1700 Guardian Building  
Detroit, Michigan 48226

Dear Mr. Houghton:

Re: Wixom-Sunset Condemnation -  
Oakland County

Enclosed herewith are the checks you requested on  
the above line for commissioner and attorney fees.

1. James Patterson
2. Richard P. Huttenlocher
3. Ted McCullough, Jr.
4. John M. Roche, Attorney for  
Holtzman-Silverman Parcel

Very truly yours,



L. G. Sundstrom  
Real Estate Coordinator  
Real Estate and Rights of Way Dept.

LGS/mid

Enclosures - Checks

RECORDED RIGHT OF WAY NO. 24875 DS

March 30, 1971

Shell Oil Company  
16900 W. 8 Mile Road  
Southfield, Michigan

Attention: Mr. Al Erwin

Gentlemen:

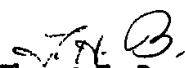
Re: Detroit Edison condemnation -  
Wixom-Sunset Corridor -  
Probate Court Case No. 104,722

Reference is made to our meeting in your office on March 5th to review the proposed easements over parcels 3 and 4 which your Mr. Mallender had brought up at the court date March 3rd.

Attached please find a revised survey sketch and corrected descriptions for this parcel.

Would you please check these over and let me know if they are correct.

Yours very truly,

  
Thomas H. Beagan  
Real Estate Representative  
Real Estate and Rights of Way Dept.

THB/mla

Attachments

RECORDED  
RETURN OR  
MAIL NO. 27875-75

March 12, 1971

Mr. Ralph H. Houghton, Jr.  
Bloomfield Hills Office  
Fischer, Franklin & Ford  
74 West Long Lake Road  
Bloomfield Hills, Michigan 48013

RE: Detroit Edison Condemnation Wixom-Sunset Corridor,  
Oakland County Probate Court Case No. 104,722

Dear Mr. Houghton:

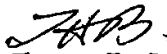
Reference is made to your letter of March 8, regarding the discussion that took place in court on Wednesday, March 3, 1971, on the above-mentioned condemnation case.

Please be advised that I met with the Shell Oil people regarding this property discrepancy and found out that the discrepancy is 25.05 feet in our description and on our survey sketch.

Our surveyors are redoing a portion of this survey, and we hope to have a survey completed in the next day or two. At that time, I will have a corrected Plant Accounting description for both Shell Oil and Stafac, Inc.

When these revised descriptions have been completed, I will get back to you just as soon as possible.

Very truly yours,

  
Thomas H. Beagan  
Real Estate Representative  
Real Estate and Rights of Way Dept.

THB:cc

RECORDED RIGHT OF WAY NO. 27875 705

*Received  
3-11-71*

HARVEY A FISCHER  
LEO I. FRANKLIN  
RICHARD FORD  
JOHN R. MANN  
GEORGE HOGG, JR  
LEON R. JONES  
JUSTIN C. WEAVER  
DAVID G. BARNETT  
EDWARD B. HARRISON  
GERALD C. SIMON  
GEORGE H. MEYER  
RALPH H. HOUGHTON, JR.  
FRANCIS E. BENTLEY  
MICHAEL D. UMPHREY  
PAT D. CONNER  
THOMAS F. SWEENEY

**FISCHER, FRANKLIN & FORD**  
Attorneys and Counsellors

1700 GUARDIAN BUILDING/DETROIT, MICHIGAN 48226  
TELEPHONE (313) 962-5210

MILES H. KNOWLES  
HAROLD W. HANLON  
OF COUNSEL

BLOOMFIELD HILLS OFFICE  
74 W. LONG LAKE ROAD  
SWANSON BUILDING  
BLOOMFIELD HILLS, MICH. 48013  
TELEPHONE (313) 642-0210

March 8, 1971

Mr. Thomas Beagan  
The Detroit Edison Company  
310 General Offices  
2000 Second Avenue  
Detroit, Michigan 48226

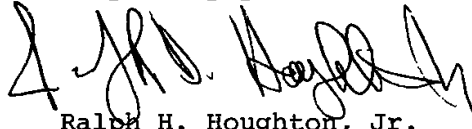
Re: Detroit Edison Condemnation Wixom-  
Sunset Corridor; Oakland County  
Probate Court Case No. 104,722

Dear Mr. Beagan:

Pursuant to our discussion in court the other day, I would appreciate you having plant accounting and yourselves review the proposed easements on Parcels 3 and 4 in order to answer Mr. Mallender's inquiry regarding the fact that he does not think they properly line up.

Please let me know if I can be of any assistance to you in this regard.

Very truly yours,



Ralph H. Houghton, Jr.  
Bloomfield Hills Office

RHH:cmd

RECORDED RIGHT OF WAY NO. *295875* 105

HARVEY A. FISCHER  
LEO I. FRANKLIN  
RICHARD FORD  
JOHN R. MANN  
GEORGE HOGG, JR.  
LEON R. JONES  
JUSTIN C. WEAVER  
DAVID G. BARNETT  
EDWARD B. HARRISON  
GERALD C. SIMON  
GEORGE H. MEYER  
RALPH H. HOUGHTON, JR.  
FRANCIS E. BENTLEY  
MICHAEL D. UNPHREY  
PAT D. CONNER  
THOMAS F. SWEENEY

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MILES H. KNOWLES  
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OF COUNSEL

BLOOMFIELD HILLS OFFICE  
74 W. LONG LAKE ROAD  
SWANSON BUILDING  
BLOOMFIELD HILLS, MICH. 48013  
TELEPHONE (313) 642-0210

February 3, 1971

Mr. Raymond Q. Duke  
The Detroit Edison Company  
310 General Offices  
2000 Second Avenue  
Detroit, Michigan 48226

Re: Wixom-Sunset Condemnation and Wixom-Placid  
Condemnation

Dear Mr. Duke:


Please be advised that both the Wixom-Sunset and the  
Wixom-Placid Condemnation cases have been filed in the Oakland  
County Probate Court.

The Court has set March 3 at 10:00 a.m. as the hearing  
date for the Order To Show Cause in the Wixom-Sunset case.

We also have a hearing date on the Order To Show Cause  
in the Wixom-Placid case on March 17 at 10:00 a.m.

I am hopeful that we will be able to begin with necessity  
evidence in these cases in late March or early April. I will  
keep you advised as to any progress in that regard.

Very truly yours,

  
Ralph H. Houghton, Jr.  
Bloomfield Hills Office

RMB, cmg

cc. Mr. Robert Cunningham  
Mr. John Wanger  
Mr. Martin Wider  
Mr. Leslie Sundstrom ✓  
Mr. Robert Tewksbury  
Mr. Thomas Seagan

RECORDED RIGHT OF WAY NO. 2875 PS

January 21, 1971

Mr. Jim Rodgers  
Fee Appraiser - Real Estate  
19952 Doyle Place East  
Grosse Pointe Woods, Michigan 48236

Dear Mr. Rodgers:

RE: Appraisals on Parcels 3, 4 and 5 on the  
Winem-Sunset Condemnation, Oakland County.

To confirm my conversation with you in your office last week, regarding appraisals for the above-mentioned parcels in the City of Novi, Oakland County, Michigan. Would you please appraise these parcels for condemnation.

As I mentioned to you in our discussions, we are proposing building a 120 KV and 345 KV transmission lines from our station located in the City of Winem, to our Sunset Station, located at 10 Mile and Haggerty.

Mr. Houghton is petitioning for an easement across the above-mentioned parcels, as indicated on the attached Detroit Edison Company survey sketch drawing No. SWS 1063-12.

The names and addresses of the owners are as follows:

Parcel No. 3 - Shell Oil Company, a company-owned station  
6900 East Eight Mile Road  
Detroit, Michigan

Operated By:

Charles and Gordon Ternow  
26909 Novi Road  
Novi, Michigan

Parcel No. 4 - Stafac, Inc., a Delaware Corporation, which  
is a subsidiary of Shell Oil Company  
120 Broadway  
New York, New York

RECORDED RIGHT OF WAY NO. 24875 25



Mr. Jim Rodgers  
January 21, 1971  
Page No. 2


Parcel No. 5 - Meltzman and Silverman, a Michigan Co-Partnership,  
(Land Contract Purchasers)  
24750 Lahser Road  
Southfield, Michigan

Daniel Kenny and Sylvia Kenny  
(Deed Holders)  
42833 Twelve Mile Road  
Novi, Michigan

Copies of the title searches for the subject-parcels are enclosed.

Please let us know in advance when you will be able to complete the appraisal, as Mr. Houghton is in the process of filing the petition.

Yours very truly,

  
Thomas H. Houghton  
Real Estate Representative  
Properties and Rights of Way Dept.

THH/ams  
Enclosures

cc: E. R. Cunningham  
E. Houghton  
J. S. Wenger

RECORDED RIGHT OF WAY NO. 47875 905

January 21, 1971

Mr. Jim Rodgers  
Fee Appraiser - Real Estate  
19952 Doyle Place East  
Grosse Pointe Woods, Michigan 48236

Dear Mr. Rodgers:

RE: Appraisals on Parcels 3, 4 and 5 on the  
Winon-Sunset Condemnation, Oakland County.

To confirm my conversation with you in your office last week, regarding appraisals for the above-mentioned parcels in the City of Novi, Oakland County, Michigan. Would you please appraise these parcels for condemnation.

As I mentioned to you in our discussions, we are proposing building a 120 KV and 345 KV transmission lines from our station located in the City of Winon, to our Sunset Station, located at 10 Mile and Haggerty.

Mr. Houghton is petitioning for an easement across the above-mentioned parcels, as indicated on the attached Detroit Edison Company survey sketch drawing No. 5MB 1063-12.

The names and addresses of the owners are as follows:

Parcel No. 3 - Shell Oil Company, a company-owned station  
6900 East Eight Mile Road  
Detroit, Michigan

Operated by:

Charles and Gordon Tornow  
26909 Novi Road  
Novi, Michigan

Parcel No. 4 - Stafac, Inc., a Delaware Corporation, which  
is a subsidiary of Shell Oil Company  
120 Broadway  
New York, New York

RECORDED RIGHT OF WAY NO. 27875 05

Mr. Jim Rodgers  
January 21, 1971  
Page No. 2

Parcel No. 5 - Heltzman and Silverman, a Michigan Co-Partnership,  
(Land Contract Purchasers)  
24750 Lahser Road  
Southfield, Michigan

Daniel Kenny and Sylvia Kenny  
(Bond Holders)  
42053 Twelve Mile Road  
Novi, Michigan

Copies of the title searches for the subject-parcels are enclosed.

Please let us know in advance when you will be able to complete these appraisals, as Mr. Houghton is in the process of filing the petition.

Yours very truly,

*J. H. B.*

Thomas H. Beagan  
Real Estate Representative  
Properties and Rights of Way Dept.

TMB/wms  
Enclosures

cc: ~~A. R. Cunningham~~  
R. Houghton  
J. S. Wenger

RECORDED RIGHT OF WAY NO. 27875 P. 5

January 18, 1971

Mr. Ralph Houghton, Jr.  
Fischer, Sprague, Franklin and Ford  
Swanson Building  
74 West Long Lake Road  
Bloomfield, Michigan 48013

Dear Ralph:

Re: Wixom-Sunset Condemnation (Oakland County)

To confirm our conversation of January 13, 1971, please remove from the condemnation proceedings Parcel #2, which is in the name of Waldo M. McMurray and Mary G. McMurray, his wife.

We have obtained the easement which gives us the rights necessary for our project.

Yours very truly,

*J. H. B.*  
Thomas H. Reagan  
Real Estate Representative  
Properties and Rights of Way Dept.

TRB/ums

cc:  R. R. Cunningham  
 J. S. Wenger

RECORDED RIGHT OF WAY NO. 27875 95

January 18, 1971

Mr. Ralph H. Houghton, Jr.  
Fischer, Sprague, Franklin and Ford  
Bloomfield Hills Office  
Swanson Building  
74 West Long Lake Road  
Bloomfield Hills, Michigan 48013

Dear Ralph:

Re: Wixom-Sunset Condemnation (Oakland County)

As per your request, enclosed please find an additional 14 copies of Exhibit "A" maps for the above-mentioned case.

I have also ordered an additional 10 copies of Exhibit "A" maps in case they are needed in the future.

Yours very truly,

*J. H. B.*  
Thomas H. Beagan  
Real Estate Representative  
Properties and Rights of Way Dept.

THB/mms  
Enclosures

cc: ~~R. R. Cunningham~~  
J. S. Wenger

RECORDED RIGHT OF WAY NO. 27875-95

HARVEY A. FISCHER  
LEO I. FRANKLIN  
RICHARD FORD  
JOHN R. MANN  
GEORGE HOGG, JR.  
LEON R. JONES  
DAVID G. BARNETT  
EDWARD B. HARRISON  
GERALD C. SIMON  
GEORGE H. MEYER  
RALPH H. HOUGHTON, JR.  
FRANCIS E. BENTLEY  
MICHAEL D. UMPHREY  
PAT D. CONNER  
THOMAS F. SWEENEY  
PAUL L. TRIEMSTRA  
BRIAN J. KOTT

**FISCHER, FRANKLIN & FORD**  
Attorneys and Counsellors

1700 GUARDIAN BUILDING/DETROIT, MICHIGAN 48226  
TELEPHONE (313) 962-5210

MILES H. KNOWLES  
HAROLD W. HANLON  
OF COUNSEL

BLOOMFIELD HILLS OFFICE  
74 W. LONG LAKE ROAD  
SWANSON BUILDING  
BLOOMFIELD HILLS, MICH. 48013  
TELEPHONE (313) 642-0210

April 3, 1972

Mr. William C. Arnold  
The Detroit Edison Company  
315 General Offices  
2000 Second Avenue  
Detroit, Michigan 48226

*13 - PC  
4-4-72  
File  
4-4-72  
RH*

Re: Wixom-Sunset Transmission Line; Oakland  
County Probate Court Condemnation Case  
No. 104,722

Dear Mr. Arnold:

Please be advised that the Order of Confirmation in the above matter (a copy of which has already been forwarded to your attention) was duly recorded in the Oakland County Register of Deeds Office on March 27, 1972 at 11:00 a.m. The document was recorded in Liber 5837, page 557, Oakland County Records.

This information should be retained for your records in the event it is necessary to refer to the Order.

Very truly yours,

*Ralph H. Houghton, Jr.*  
Ralph H. Houghton, Jr.

RHH:cmd

RECORDED RIGHT OF WAY NO. 2787505

December 23, 1970

Mr. Ralph Noughton, Jr.  
Fischer, Sprague, Franklin and Ford  
Bloomfield Hills Office  
74 West Long Lake Road  
Swanson Building  
Bloomfield Hills, Michigan 48013

Dear Ralph:

RE: Winon-Sunset Condemnation  
Fractured complaint and petition

Reference is made to your letter addressed to Mr. Robert R. Cunningham, on December 15, 1970, whereby you sent a copy of a petition for us to look over on the above-mentioned condemnation.

We have had Jay Howe, from Engineering Department, check over the interest sought to be required, and found all the parcels correct. We also had the Plant Accounting Department carefully check over all the descriptions and they found descriptions were correct. We also checked over the names of the parties of interest and we found those to be correct, also. Everything seems to be in order so you may proceed with execution of the original Petition.

Yours very truly,

*T.H.B.*  
Thomas H. Beagan  
Real Estate Representative  
Properties and Rights of Way Dept.

TNB/mms

cc: R. R. Cunningham  
J. Howe

RECORDED RIGHT OF WAY NO. 29875 95

December 15, 1970

Mr. Ralph Houghton, Jr.  
Fischer, Sprague, Franklin & Ford  
Swanson Building  
74 W. Long Lake Road  
Bloomfield Hills, Michigan 48013

Dear Mr. Houghton:

Re: Wixom-Sunset Corridor Condemnation

Enclosed is a copy of a letter received from  
Tom Beagan concerning condemnation Parcel #3.

Very truly yours,



L. G. Sundstrom  
Real Estate Coordinator  
Properties and Rights of Way Dept.

LGS/mld

Enclosure

RECORDED RIGHT OF WAY NO. 27875 205



12-14-70

Les,

Re: Condemnation Parcel<sup>#3</sup>  
Wilson-Sunset Cor.

Shell Oil Station - a company  
owned station - operated by  
~~to~~ Charles & Gordon Townow  
with a 90 day lease -

Mr. Al Erwin from Shell Oil Co.  
in Southfield - Didn't think  
the operators of this station  
would have any interest.

Tom B.

address:

26909 - Novi RD - Novi, Mich

RECORDED INDEX OF MAY NO. 29875 905

HARVEY A. FISCHER  
LAURENCE M. SPRAGUE  
LEO I. FRANKLIN  
RICHARD FORD  
LEON R. JONES  
JUSTIN C. WEAVER  
DAVID G. BARNETT  
JOHN R. MANN  
EDWARD B. HARRISON  
GERALD C. SIMON  
GEORGE HOGG, JR.  
GEORGE H. MEYER  
RALPH H. HOUGHTON, JR.  
FRANCIS E. BENTLEY  
MICHAEL D. UMPHREY  
PAT D. CONNER  
THOMAS F. SWEENEY  
GEORGE A. LEININGER, JR.

**FISCHER, SPRAGUE, FRANKLIN & FORD**  
Attorneys and Counsellors

1100 COMMONWEALTH BUILDING / DETROIT, MICHIGAN 48226  
TELEPHONE (313) 962-5210

MILES H. KNOWLES  
HAROLD W. HANLON  
OF COUNSEL

BLOOMFIELD HILLS OFFICE  
74 W. LONG LAKE ROAD  
SWANSON BUILDING  
BLOOMFIELD HILLS, MICH. 48013  
TELEPHONE (313) 642-0210

December 15, 1970

*Paul  
12-17-70  
RRC*

Mr. Robert Cunningham  
Properties and Rights of Way Dept.  
The Detroit Edison Company  
2000 Second Avenue  
Detroit, Michigan 48226

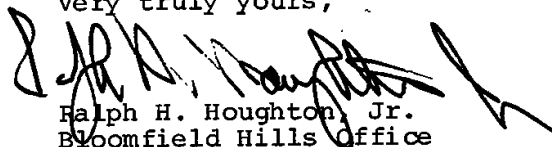
Re: Wixom-Sunset Condemnation; Proposed Complaint  
and Petition

Dear Mr. Cunningham:

Enclosed herewith please find a copy of the proposed Complaint and Petition of the Wixom-Sunset Condemnation case in Oakland County. I have also forwarded a copy to Jason Howe so that both your department and Engineering can carefully check all descriptions and the names of all the parties in interest to make sure that they are accurate and complete.

I am holding the original Complaint for Mr. Lundgren's signature. Please let me know when you have checked over the draft and I will then have the original executed and filed.

Very truly yours,

  
Ralph H. Houghton, Jr.  
Bloomfield Hills Office

RHHJr:gf  
Encl.

cc: Mr. Robert Lundgren  
Mr. Thomas Beagan  
Mr. Jason Howe

RECORDED RIGHT OF WAY NO. 27875 735

Properties and Rights of Way Department

December 2, 1970

MEMORANDUM TO:

MR. JOHN S. WENGER  
Transmission Project Engineer  
General Engineering Department  
736 General Offices

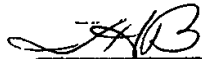
Attention: Mr. Clark VanParis

Re: Access to the Wixom-Sunset Corridor

Reference is made to a memorandum dated November 17, 1970, from Mr. W. M. Wiljansen and also to our meeting of Monday, November 30, 1970, with Mr. VanParis, John Haddow and Thomas Beagan, concerning access to property abutting limited access state property. The necessary access to these parcels are as follows:

1. Permission secured from Mr. and Mrs. Weisman and Mr. Peter Neuhaus for access across the Neuhaus property.
2. Permission secured from Mr. Harold Olivich and Margaret Olivich. This property is located on the West side of Novi Road, at 26175 Novi Road, just North of the Shell Oil Company.
3. Access to our property West of Meadowbrook Road is available by an existing driveway into this parcel from Meadowbrook Road. This was the property we purchased from Mr. Avichauser.

As to numbers 4 and 5, Mr. John A. Haddow is contacting the Michigan State Highway Department to secure permission for access across their property.



Thomas H. Beagan  
Real Estate Representative

TWB/mms

cc: R. R. Cunningham  
J. A. Haddow

RECORDED RIGHT OF WAY NO. 27875 205

SAMUEL C. KOVAN  
ATTORNEY AT LAW  
14411 W. EIGHT MILE RD.  
DETROIT, MICHIGAN 48235  
AREA CODE 313  
TELEPHONE 341-3566

December 2, 1970

Right-of Way Department  
Detroit Edison Company  
2000 Second Avenue  
Detroit, Michigan 48226

Gentlemen:

I am the attorney for Holtzman & Silverman, a Michigan co-partnership, and David B. Hermelin, with offices at 24750 Lahser Road, Southfield, Michigan. My clients are the land contract vendees of a parcel of land located on the south side of Twelve Mile Road between Novi Road and Meadowbrook Road in the City of Novi, in Oakland County, commonly known as the Kenny Farm. The legal description of that parcel is:

Parcel 1: The East 1/2 of the West 1/2 of the Northeast 1/4 of Section 14, Town 1 North, Range 8 East.

Parcel 2: The North 20 acres of the West 1/2 of the Southeast 1/4 of Section 14, Town 1 North, Range 8 East, Novi Township, Oakland County, Michigan.

The property is presently zoned for multiple dwelling use. My clients expect to begin construction soon of a fine apartment complex on the property.

Detroit Edison Company recently advised Mr. Gilbert B. Silverman of Holtzman & Silverman that it wished to construct high electrical towers, electrical lines and other electrical facilities across a portion of this property. Mr. Silverman felt that the construction of high electrical towers and other facilities on this parcel would be seriously detrimental to the proposed development of the apartment complex. In view of this, he has had discussions with representatives of your company to discuss the feasibility of having the high towers and other facilities located instead on nearby property which is being used for industrial and manufacturing purposes. Because of the pendency of these discussions, there has been no agreement reached on the granting of any easement or right-of way to the Detroit Edison across any portion of my clients' property.

14411 W. EIGHT MILE RD. 341-3566

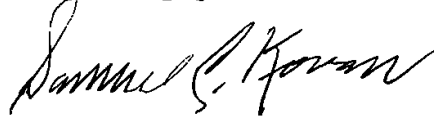
Right-of Way Department  
Detroit Edison Company

December 2, 1970  
Page 2

Much to their consternation, my clients recently learned that personnel of the Detroit Edison Company had, without any permission or authorization whatsoever, entered our clients' property and chopped down a number of trees. This raises a serious problem both with their vendor and their planned development and I must advise you that your company will be held fully liable for any and all damages caused by this unauthorized action.

My clients request your assurance that no further entry will be made on any portion of this property by your company's representatives without their written permission. Upon receiving such assurance, my clients will be prepared to meet with duly authorized officials of the right-of-way department of your company to attempt to resolve this entire matter. I suggest that this matter is of sufficient importance to merit the personal attention of the head of your right-of-way department.

Very truly yours



Samuel C. Kovan

SCK/db  
cc: Mr. Gilbert B. Silverman

RECORDED RIGHT OF WAY NO. 27875-205

THE DETROIT EDISON COMPANY

R. P. CUNNINGHAM  
G. S. HUSTON  
CONDEMNATION PARCEL #2

INTERDEPARTMENT CORRESPONDENCE

Properties and Rights of Way Department

December 2, 1970

MEMORANDUM FOR FILE

RE: Waldo McIlmurray - Parcel No. 13E1 - Wixom-Sunset Corridor

T. H. Beagan met with Mr. McIlmurray's attorney on December 1, 1970, at 4 p.m., pertaining to a purchase or an easement across their property.

Mr. J. Corner Austin, Attorney for Mr. McIlmurray, stated that he would propose the easement propositions to Mr. McIlmurray and attempt to have Mr. McIlmurray sign our High Voltage Transmission Permit for 50% of the appraised value or \$4,000.00.

The attorney said he would get back to me within the next week to 10 days, with some kind of an answer.

*Thomas H. Beagan*  
Thomas H. Beagan  
Real Estate Representative

THB/nms

*Les*

*Ralph is condemning (2) levels so this parcel is included in condemnation - But I hope to resolve this matter before then.*

RECORDED IN DEPT OF WAY NO. 21875-725

*JHB*

TRANSMISSION AND DISTRIBUTION DEPARTMENT

November 17, 1970

MEMORANDUM TO: J. Wenger

Re: Access - Wixom-Sunset Line

We have surveyed the Wixom-Sunset Line to determine if we can gain access to the right of way at all road crossings. As you know, much of the property abutting our right of way is limited access state property. We, therefore, will require access as follows:

*Wixom*

1. From 12 Mile Road across the Peter Neuhaus property. *NEW OWNER NEED ACCESS ROAD*
2. From Novi Road across the property at 26975 Novi on the west side of the road. *PROPERTY NORTH OF 5000 S. CO. 26975-NOVI RD. NEED ACCESS RD.*
3. From Meadowbrook Road across the property at 26821 Meadowbrook on the west side of the road. *NORTH OF D.C. 155 PROPERTY NEED ACCESS RD.*
4. From Meadowbrook Road to the east across the property with house numbers 2668 posted. *STATE HWY PROPERTY ROB LOTTIER*
5. We understand that the property just east of Haggerty Road is not State Highway Commission property as shown on the strip map. If this is so, we will require access back to the two towers on this property. *John Haspou TO CHECK EGRESS STRIP FOR ACCESS ROAD*

Please have the Properties and Rights of Way Department secure this necessary access while they are securing the right of way for this line.

*W. M. Wiljanen*  
W. M. Wiljanen

WMM/TS/kmm  
cc: R. Cunningham

RECORDED  
INDEXED  
NOV 23 1970  
CP WAY NO. 21875-205

November 17, 1970

Mr. Ralph Houghton, Jr.  
Fischer, Sprague, Franklin & Ford  
Swanson Building  
74 W. Long Lake Road  
Bloomfield Hills, Michigan 48013

Dear Mr. Houghton:

Re: Proposed Wixom-Sunset Condemnation

Tom Beagen has advised me that Parcel #1 (R/W Parcel #2) Senton and Wixom Investment Company has been secured.

This parcel may be dropped from the condemnation list.

Very truly yours,



L. G. Sundstrom  
Real Estate Coordinator  
Properties and Rights of Way Dept.

LGS/mld

RECORDED ALIQUOT OF MAP NO. 3178-15-205



**REQUEST FOR CHECK**

DE FORM TR 3 3-69

**THE DETROIT EDISON COMPANY**

INVOICE NO **Nº 54934**

PAY TO (NAME AND ADDRESS INCL ZIP CODE)

**4 checks (SEE BELOW)**

DATE OF REQUEST

**March 28, 1972**

REQUESTED CHECK DATE

**March 29, 1972**

CONTRACT NO

STATE WHAT PAYMENT IS FOR (ATTACH COPY IF REQUIRED BY PAYEE)

**Wixom-Sunset Condemnation - Oakland County**

**Commissioners and attorney fees-----\$4,000.00**

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

ACCOUNT NAME	ITEM	WORK ORDER	AMOUNT
1) JAMES PATERSON-----	01	350 A 446	\$1,000.00
2) RICHARD P. HUTTENLOCHER-----	02		\$1,000.00
3) TED MC CULLOUGH, JR.-----	03		\$1,000.00
4) JOHN M. ROGHE, ATTORNEY FOR HOLTSMAN-SILVERMAN PARCEL-----	04	Total Amount	\$4,000.00
PREPARED BY <i>L. G. Sundstrom/mld</i>		APPROVED <i>W. C. Anderson</i>	
APPROVED FOR PAYMENT <i>Robert R. Cunningham</i>		AUDITED	

RECORDED TICKET OF WAX NO. 27875 05

**Robert R. Cunningham - 302 General Offices**

CHECK TO BE MAILED

SEND CHECK TO:

TRANSMISSION AND DISTRIBUTION DEPARTMENT

November 17, 1970

MEMORANDUM TO: J. Wenger

Re: Access - Wixom-Sunset Line

We have surveyed the Wixom-Sunset Line to determine if we can gain access to the right of way at all road crossings. As you know, much of the property abutting our right of way is limited access state property. We, therefore, will require access as follows:

1. From 12 Mile Road across the Peter Neuhaus property.
2. From Novi Road across the property at 26975 Novi on the west side of the road.
3. From Meadowbrook Road across the property at 26821 Meadowbrook on the west side of the road.
4. From Meadowbrook Road to the east across the property with house numbers 2668, posted.
5. We understand that the property just east of Haggerty Road is not State Highway Commission property as shown on the strip map. If this is so, we will require access back to the two towers on this property.

Please have the Properties and Rights of Way Department secure this necessary access while they are securing the right of way for this line.

WFW/TS/mm  
cc: R. Cunningham

*[Signature]*  
W. M. Wiljanen

RECORDED RIGHT OF WAY NO. 29875 76

THE DETROIT EDISON COMPANY

INTERDEPARTMENT CORRESPONDENCE

General Engineering Department

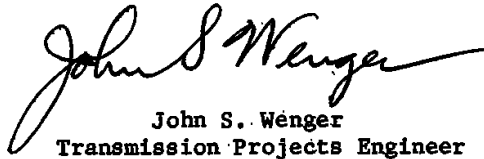
October 20, 1970

Memorandum to: Mr. Thomas Beagan  
Property and Right of Way Dept  
310 General Office

*Noted  
10-23-70  
RM  
JMT*

Re: Wixom-Sunset Corridor

It is acceptable to this department to obtain an easement agreement rather than a purchase of parcel 13E1, W. McIlmurray. The easement agreement should include a 35 ft easement and an additional 30 ft selective danger tree cutting agreement.

  
John S. Wenger  
Transmission Projects Engineer

GVP/ct

RECORDED RIGHT OF WAY NO. 87875-905



# City of Novi

25850 NOVI ROAD  
NOVI, MICHIGAN 48050  
PHONE 349-4300

October 19, 1970

## NOTICE OF PUBLIC HEARING

ON

PROPOSED AMENDMENT TO THE ZONING MAP

OF

THE ZONING ORDINANCE NO. 18 OF THE CITY OF NOVI

OAKLAND COUNTY, MICHIGAN

NOTICE IS HEREBY GIVEN that a Public Hearing to consider several amendments to the Zoning Map of the Zoning Ordinance No. 18, of the City of Novi, will be held on Monday, November 9, 1970, at 8:00 P.M., EST., at the Novi Community Hall, 26350 Novi Road, Novi, Michigan, 48050.

The proposed changes to the Zoning Map are indicated on the attached map.

NOTICE IS FURTHER GIVEN that a complete copy of the proposed amendment is on file at the City Hall, 25850 Novi Road, Novi, Michigan, and may be examined during regular office hours.

CITY OF NOVI PLANNING BOARD

James Cherfoli, Secretary

CITY OF NOVI COUNCIL

Gerry Stipp, Deputy Clerk

gs

RECORDED HIGHWAY NO. 27875 ps

SECTION 15

To Rezone part of the North 1/2 of Section 15, T. 1 N., R. 8 E.

The following parcels are to be rezoned: MN 250 A-3, MN 250 A-4, MN 250 A-5, MN 250 A-6, MN 250 A-7, MN 250 B-1, MN 250 B-2, MN 250 C, MN 250 D-1A, MN 250 D-1B, MN 250 D-2, MN 250 D-3, MN 250 E, MN 250 F, MN 250 G, MN 250 H, MN 250 I, MN 250 J, MN 250 K, MN 250 L, MN 250 M, MN 250 N, MN 251, MN 252, MN 253 A, MN 253 B, MN 253 C, MN 254 A, MN 254 B, MN 254 C-1, MN 254 C-2, MN 254 D-2, MN 254 E-1, MN 254 E-2, and the northerly part of parcel MN 254 D-1 which lies adjacent to MN 254 D-2 from Twelve Mile Road southerly to the southeast corner of MN 254 D-2.

From R-1-F, Small Farms District.

To R-1, One Family Residential District.

And to Rezone part of the Northwest 1/4 of Section 15 T. 1 N., R. 8 E.

The following parcels are to be rezoned: MN 254 F-1, MN 254 F-2, MN 260, and the southerly part of parcel MN 254 D-1 which lies south of the southerly line of parcels MN 254 E-1 and MN 254 D-2 extended to the easterly line of MN 254 D-1.

From R-1-F, Small Farms District.

To R-2-A, Restricted Multiple Family Residential District.

And to Rezone part of the Northwest 1/4 of Section 15 T. 1 N., R. 8 E.

The following parcels are to be rezoned: MN 257 A-1, MN 257 A-2, MN 257 B, MN 257 C, MN 257 D, MN 257 E, MN 257 F, MN 257 G, MN 258 A-1, MN 258 B, and MN 259 B.

From R-1-F, Small Farm District.

To M-2, Restricted Manufacturing District.

And to Rezone the northerly 225 feet of parcel MN 272 C, Section 15, T. 1 N., R. 8 E.

From M-2, Restricted Manufacturing District.

To M-1, Light Manufacturing District.

And to Rezone part of the Southwest 1/4 of Section 15, T. 1 N., R. 8 E.

The following parcels are to be rezoned: MN 267, MN 268 A, MN 268 B, MN 269, MN 270, MN 271 A, MN 271 B, MN 272 A, MN 274, MN 275 A, MN 275 B, MN 276 A-1, MN 276 B, and the northerly part of MN 276 A-3 presently zoned M-1 Light Manufacturing District.

From M-1, Light Manufacturing District.

To M-2, Restricted Manufacturing District.

And to Rezone part of the South 1/2 of Section 15, T. 1 N., R. 8 E.

The following parcels are to be rezoned: MN 273 A-1A, MN 273 A-1B, MN 273 A-2, MN 273 B, MN 276 A-2, the southerly part of parcels MN 276 A-3 and MN 279 A present zoned R-1-F Small Farms District, MN 279 B, MN 280 A, MN 280 B, MN 282 D, MN 282 F, MN 282 G, MN 282 I, and lots 1 through 10 inclusive and lots 19 and 20 of "Mary's Orchard Subdivision."

From R-1-F, Small Farms District.

To R-2, Two Family Residential District.

RECORDED RIGHT OF WAY NO. 27875-205

SECTION 16

To Rezone part of the North 1/2 of Section 16, T. 1 N., R. 8 E. lying northerly of Interstate Highway 1-96.

The following parcels are to be rezoned: MN 294 A, MN 294 B, MN 295 B, MN 297 A-1, MN 297 A-2, MN 297 B, MN 298 A-1, MN 298 A-2, MN 298 A-3, MN 298 B-1, MN 298 B-2, MN 298 C, and MN 298 D.

From R-1-F, Small Farms District.

To M-2, Restricted Manufacturing District.

And to Rezone part of the West 1/2, and part of the Southeast 1/4 of Section 16, T. 1 N., R 8 E.

The following parcels are to be rezoned: the southerly part of parcels MN 300 A, MN 303 A, MN 303 B, MN 303 C and MN 303 D which is presently zoned R-1-F Small Farms District; MN 304 A; MN 304 B; MN 304 C; MN 304 D; MN 304 E; MN 304 F; the northerly part of MN 305 B which lies north of a line starting at the northeast corner of MN 305 C-5 thence extended westerly parallel to Eleven Mile Road to the west line of MN 305 B; the northerly part of parcels MN 306 A, MN 306 B, MN 306 C, MN 306 D-2, MN 306 E, MN 306 F, MN 306 G and MN 306 H which lie north of a line starting at the northeast corner of MN 305 C-5 thence extended easterly parallel to Eleven Mile Road to the east line of MN 306 H; MN 306 D-1; the southerly part of parcels MN 307 A, MN 307 B-1, MN 313, MN 314, MN 315 and MN 317 D which is presently zoned R-1-F Small Farms District; MN 318; MN 319; MN 320 A; and MN 320 B.

From R-1-F, Small Farms District.

To M-1, Light Manufacturing District.

And to Rezone part of the South 1/2 of Section 16, T. 1 N., R. 8 E.

The following parcels are to be rezoned: all of "Summit Subdivision"; MN 305 A-1; MN 305 A-2; MN 305 A-3; the southerly part of MN 305 B which lies south of a line starting at the northwest corner of MN 305 E thence extended westerly to the west line of MN 305 B; MN 305 C-1; MN 305 C-2; MN 305 C-3; MN 305 C-4; MN 305 C-5; MN 305 D; MN 305 E; MN 305 F; the southerly part of parcels MN 306 A, MN 306 B, MN 306 C, MN 306 D-2, MN 306 E, MN 306 F, MN 306 G, and MN 306 H which lies south of a line starting at the northeast corner of MN 305 C-5 thence extended easterly parallel to Eleven Mile Road to the east line of MN 306 H; MN 321 A; MN 321 B; MN 321 C; MN 321 D; MN 321 E; and MN 321 F.

From R-1-F, Small Farms District.

To R-2, Two Family Residential District.

RECORDED RIGHT OF WAY NO.

27875 205

SECTION 17

To Rezone the Southeast 1/4, part of the Northeast 1/4, and part of the Southwest 1/4 of Section 17, T.1 N., R. 8 E.

The following parcels are to be rezoned: MN 322 except the southeast portion presently zoned C-2 General Commercial District, MN 323 except the northeast portion presently zoned C-2 General Commercial District, MN 332 A, MN 332 C, MN 333, MN 334, MN 335 A, MN 335 B, MN 335 C, MN 335 D, MN 336 A, MN 336 B, MN 336 C, MN 336 D, MN 337 A, MN 337 B, MN 338 A-1, MN 338 A-2, MN 338 B, MN 338 C and MN 338 D.  
From R-1-F, Small Farms District and A-G, Agricultural District.  
To R-1-S, Suburban Residential District

And to Rezone part of the West 1/2 of Section 17, T. 1 N., R. 8 E.

The following parcels are to be rezoned: MN 327 B, MN 329, and MN 330.  
From A-G, Agricultural District.  
To R-1-H, Country Homes District.

SECTION 18

To Rezone part of the North 1/2 of Section 18, T. 1 N., R. 8 E.

The following parcels are to be rezoned: MN 343, MN 344 B, MN 344 C, MN 344 D, and the northerly part of MN 344 A and MN 345 which lies north of a line starting at the southwest corner of MN 344 D thence extended westerly parallel to Twelve Mile Road to the west line of MN 345.  
From R-1-F, Small Farms District.  
To M-1, Light Manufacturing District

And to Rezone part of the North 1/2 and that part of the South 1/2 lying within the City of Novi, Section 18, T. 1 N., R. 8 E.

The following parcels are to be rezoned: MN 339 B except the northeasterly portion presently zoned M-2 Restricted Manufacturing District, MN 340 A, MN 340 B, MN 341 A-1, MN 341 A-2, MN 341 B, MN 341 C, MN 342, the southerly part of MN 344 A and MN 345 which lies south of a line starting at the southeast corner of MN 344 C thence westerly along the south line of MN 344 C and MN 344 D and extended westerly parallel to Twelve Mile Road to the west line of MN 345, MN 346, MN 347, MN 350, and MN 351.  
From R-1-F, Small Farms District and A-G, Agricultural District.  
To R-1-H, Country Homes District.

RECORDED RIGHT OF WAY NO. 257875-206

SECTION 19

To Rezone all of Section 19, T. 1 N., R. 8 E. which lies within the City of Novi. The following parcels are to be rezoned: MN 352, MN 353 A, MN 353 B, MN 353 C, MN 357-0, MN 361, and MN 362.  
From A-G, Agricultural District.  
To R-1-H, Country Homes District.

SECTION 20

To Rezone the North 1/2, part of the Southeast 1/4, and the East 1/2 of the Southwest 1/4 of Section 20, T. 1 N., R. 8 E.  
The following parcels are to be rezoned: MN 363 A, MN 363 B, MN 363 C, MN 364 A, MN 364 B, MN 364 C, MN 365, MN 366, MN 367 A, MN 367 B, MN 368 A, MN 368 B, MN 368 C, MN 368 D, MN 369, MN 370 A, MN 370 B, MN 370 C, MN 371, MN 374 A, MN 374 B, MN 374 C, MN 374 D-1, MN 374 D-2, MN 375, MN 376 A and MN 376 B except the southeasterly portion presently zoned C-1 Local Business District.  
From A-G, Agricultural District.  
To R-1-S, Suburban Residential District.

And to Rezone part of the West 1/2 of the Southwest 1/4 of Section 20, T. 1 N., R. 8 E. The following parcels are to be rezoned: MN 372 A-1, MN 372 A-2, MN 372 B-1, MN 372 B-2, MN 372 B-3, MN 372 C, MN 372 D, MN 373 A, and MN 373 B except the southeasterly portion presently zoned C-1 Local Business District.  
From A-G, Agricultural District  
To R-1-H, Country Homes District.

SECTION 21

To Rezone all of Section 21, T. 1 N., R. 8 E., except the southeasterly corner and the southwesterly corner which are presently zoned C-1 Local Business District. The following parcels are to be rezoned: MN 377, MN 378, MN 379 A, MN 379 B, MN 379 C, MN 380 A, MN 380 B, MN 381 A, MN 381 B, MN 382, MN 383-5 except the southwesterly portion presently zoned C-1 Local Business District, MN 386, MN 387 A, MN 387 B, MN 388 A, MN 388 B, MN 388 E, all of "Pioneer Meadows" subdivision, and all of "Pioneer Meadows No. 1" subdivision.  
From A-G, Agricultural District.  
To R-1, One Family Residential District.

SECTION 22

To Rezone the Northwest 1/4, the Southwest 1/4 except the southwesterly portion presently zoned C-1 Local Business District, and West 1/2 of the Southeast 1/4, Section 22, T. 1 N., R. 8 E.  
The following parcels are to be rezoned: MN 395, MN 397, MN 398, MN 399, MN 400 A, MN 400 B, all of "Munro Subdivision", all of "Salows Walnut Hill Subdivision" except lots 22 23 and 24, all of "Salows Walnut Hill No. 1 Subdivision", and all of "Salows Walnut Hill No. 2 Subdivision."  
From A-G, Agricultural District and R-1-H, Country Homes District.  
To R-1, One Family Residential District.

RECORDED RIGHT OF WAY NO. 27875 95



October 13, 1970

Shell Oil Company  
/6900 East Eight Mile Road  
Southfield, Michigan

Attention: Mr. Erwin

Gentlemen:

Pursuant to our phone conversation regarding the survey change on the property that we are attempting to purchase from you, enclosed please find four (4) revised survey sketches and a new revised option agreement and revised right-of-way permit.

If there are any additional questions relating to this transaction, please feel free to call me.

Thanks again for your attention in this matter.

Very truly yours,

  
Thomas H. Beagan  
Real Estate Representative  
Properties and Rights of Way Dept.

THB/wms

Enclosures

RECORDED RIGHT OF WAY NO. 27875-95

*L. G. Sunbation*  
*RHH 10/14/70*

HARVEY A. FISCHER  
LAURENCE M. SPRAGUE  
LEO J. FRANKLIN  
RICHARD FORD  
LEON R. JONES  
JUSTIN C. WEAVER  
DAVID G. BARNETT  
JOHN R. MANN  
EDWARD B. HARRISON  
GERALD C. SIMON  
GEORGE HOGG, JR.  
GEORGE H. MEYER  
RALPH H. HOUGHTON, JR.  
FRANCIS E. BENTLEY  
MICHAEL D. UMPHREY  
PAT D. CONNER  
THOMAS F. SWEENEY  
GEORGE A. LEININGER, JR.

**FISCHER, SPRAGUE, FRANKLIN & FORD**  
**Attorneys and Counsellors**

1100 COMMONWEALTH BUILDING / DETROIT, MICHIGAN 48226  
TELEPHONE (313) 962-5210

MILES H. KNOWLES  
HAROLD W. HANLON  
OF COUNSEL

BLOOMFIELD HILLS OFFICE  
74 W. LONG LAKE ROAD  
SWANSON BUILDING  
BLOOMFIELD HILLS, MICH. 48013  
TELEPHONE (313) 842-0210

October 12, 1970

Mr. Raymond Q. Duke  
Director  
Properties & Rights of Way  
The Detroit Edison Company  
2000 Second Avenue  
Detroit, Michigan 48226

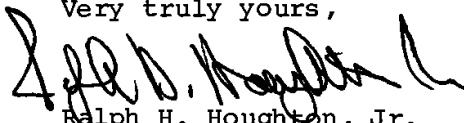
Re: Proposed Condemnation: Portion of the Wixom  
Station to Sunset Station EHV Corridor,  
located in the City of Wixom and the Township  
of Novi, Oakland County, Michigan

Dear Mr. Duke:

Reference is made to your letter of October 1,  
1970 regarding the proposed condemnation as described above.  
Mr. Ford has asked me to handle this matter from our Bloom-  
field Office.

I will review the title information and prepare a  
draft Complaint for condemnation within the next couple of  
weeks. Thereafter, I would like to arrange a meeting to sit  
down with you, your department representative and the engi-  
neering department so that we may coordinate any discrepancies  
which may exist prior to actually filing the Complaint.

Very truly yours,



Ralph H. Houghton, Jr.  
Bloomfield Hills Office

RHHJr:gf

RECORDED RIGHT OF WAY NO. 27895 78

October 1, 1970

Mr. Richard Ford  
Fischer, Sprague, Franklin & Ford  
1100 Commonwealth Building  
Detroit, Michigan 48226

Dear Mr. Ford:

Re: Proposed Condemnation of Portion of  
the Wixom Station to Sunset Station  
KRV Corridor located in the City of  
Wixom and the Township of Novi,  
Oakland County, Michigan

The Detroit Edison Company has been attempting to secure in fee and easement (one parcel) a tower line corridor from Wixom Station to Sunset Station. The width of the corridor is to be 165 feet, plus 35 feet for tree clearances. We have purchased property varying in width from 165 feet to 270 feet as negotiated with property owners. All but one parcel have been secured in fee. The exception was secured on an easement. We have been unable to negotiate the following parcels:

Condemnation Parcel #1 (R/V Parcel #2) Benton

Description: See Title Search #7889209-1 dated August 26, 1970

Interest sought to be Acquired: See attached survey description dated September 9, 1970, Survey Drawing #SWS 1065-7

Parties of Interest:

Deed Holder - Victoria Benton  
3356 E. Garfield Avenue  
Detroit, Michigan

Land Contract Holder - Asa Shapiro, Sam Rudewitz, Isador  
Eisenberg, Stanley Becknek doing  
business as Wixom Investment Company  
28811 John R.  
Madison Heights, Michigan

RECORDED & FILED OF WAX NO. 27875 105

HARVEY A. FISCHER  
LEO I. FRANKLIN  
RICHARD FORD  
JOHN R. MANN  
GEORGE HOGG, JR.  
LEON R. JONES  
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BLOOMFIELD HILLS OFFICE  
74 W. LONG LAKE ROAD  
SWANSON BUILDING  
BLOOMFIELD HILLS, MICH. 48013  
TELEPHONE (313) 642-0210

March 24, 1972

Mr. William C. Arnold  
The Detroit Edison Company  
315 General Offices  
2000 Second Avenue  
Detroit, Michigan 48226

Re: Detroit Edison Condemnation (Wixom-Sunset  
Transmission Line) Case No. 104,722

Dear Mr. Arnold:

As you are aware, the Order of Confirmation in the above matter has been signed by the Court and has been forwarded by our office to the Oakland County Register of Deeds for proper recordation.

There remain outstanding certain costs and fees which we are obligated to pay under the statute. These include the commissioners' fees, as well as the attorney and appraisal fees for the Holtzman-Silverman parcel. I have reached agreement on the payment of the commissioners' fees and the attorney fee. However, the appraisers' fees are not yet resolved. I have suggested to the attorney for the property owners that the appraisers agree on a figure less than that requested as I feel that the compensation they are seeking is somewhat excessive.

Accordingly, at this time I would appreciate you having prepared and forwarded to my attention the following checks which include all costs involved in this matter with the exception of the payment of the appraisers' fees. The checks are as follows:

1. James Paterson . . . . . \$1,000.00
2. Richard P. Huttenlocher . . . . . 1,000.00

*To my law  
3-27-72  
H.S.*

*To HRC  
3-27-72  
noted  
3-29-72*

RECORDED RIGHT ON WAY NO. 27875 105

Condemnation Parcel #2 (Parcel #13E-1) McILMURRAY

Description: See Title Search #PS899210-1 dated August 28, 1970

Interest Sought to be Acquired: The South 35 feet of the property described in search, plus 30 feet for hazardous trees

Parties of Interest:

Waide M. McMurray and Mary C. McMurray, his wife  
27080 Taft Road  
Novi, Michigan

Condemnation Parcel #3 (Parcel #18) Shell Oil Co.

Description: See Title Search #PS899208-1 dated to August 25, 1970

Interest Sought to be Acquired: See attached description dated August 19, 1970. Survey Drawing SMS 1063-12

Parties of Interest:

Shell Oil Company, a Delaware corporation  
50 West 50th Street  
New York, New York

Condemnation Parcel #4 (Parcel #18E) Stafac, Inc.

Description: See title Search #PS899208-2 dated to August 25, 1970

Interest Sought to be Acquired: An easement as described in survey description dated August 19, 1970. Survey Drawing SMS 1063-12

Parties of Interest:

Stafac, Inc., a Delaware corporation

Local Address: 6900 E. 8 Mile Road  
Southfield, Michigan

Business Address: 105 Riverside Plaza  
Chicago, Illinois

Condemnation Parcel #5 (Parcel #20) Lawyers Title Ins. Corp.

Description: See Title Search #PS899207-1 dated to August 24, 1970

Interest Sought to be Acquired: That part of a strip of land 140 feet in width being a part of the property described in title search

RECORDED RIGHT OF WAY NO. 21875 05

Mr. Richard Ford

Page 3

October 1, 1970

Condemnation Parcel #5 (Parcel #20) Lawyers Title Ins. Corp.  
(Continued)

Parties of Interest:

Lawyers Title Insurance Corporation **NOTE: Holding deed to**  
735 Griswold Street **clear title**  
Detroit, Michigan 48226

Purchasers ? - David Mermelin and Gil Silverman, a  
Michigan co-partnership  
24750 Lahser Road  
Southfield, Michigan

We are investigating further to secure any properties owned  
by these various owners.

We will send copies of each Exhibit "A" and aerial photographs  
when they are available.

Very truly yours,



R. Q. Duke, Director  
Properties and Rights of Way Dept.

LCS/mld

Attachments

RECORDED INDEXED BY MAIL NO. 27875-95

STATE OF MICHIGAN

IN THE PROBATE COURT FOR THE COUNTY OF OAKLAND

IN THE MATTER OF THE PETITION OF  
THE DETROIT EDISON COMPANY TO  
CONDEMN A RIGHT-OF-WAY FOR ITS  
WIXOM-SUNSET TRANSMISSION LINE

No. 104,722

ORDER FOR INTERIM POSSESSION

At a session of said Court held in the Court  
House Tower in the City of Pontiac, in said  
County this 20th day of April, 1971.

PRESENT: The Hon. EUGENE ARTHUR MOORE  
Judge of Probate

The commissioners having reported that there is necessity  
for the taking as set forth in the Complaint and Petition, and the  
petitioner having applied to this court pursuant to MSA 22.1672(8)  
for an order authorizing it to occupy the premises sought, pending  
further proceedings, and counsel for respondents having agreed to  
allow petitioner interim possession and having thereby waived the  
determination of a preliminary estimate of damages and the filing of  
a bond, and the court being otherwise fully informed in the premises;

NOW, IT IS THEREFORE ORDERED that petitioner be, and it  
hereby is, authorized to enter upon and occupy the several parcels of  
land sought to be acquired in this proceeding until further order of  
the court.

EUGENE ARTHUR MOORE  
Judge of Probate

FILED April 20 A.D. 1971

Filed Therese J. Morgan  
(Deputy Register of Probate)

RECORDED RIGHT OF WAY NO. 21875 85

STATE OF MICHIGAN

IN THE PROBATE COURT FOR THE COUNTY OF OAKLAND

IN THE MATTER OF THE PETITION OF  
THE DETROIT EDISON COMPANY TO  
CONDEMN LANDS FOR ITS WIXOM-SUNSET  
TRANSMISSION LINE

No. \_\_\_\_\_

COMPLAINT AND PETITION  
FOR CONDEMNATION

To the Honorable the Judges of Probate:

The Complaint and Petition of The Detroit Edison Company respectfully shows:

1. The Detroit Edison Company is a corporation incorporated under the laws of the State of New York and the State of Michigan and is engaged in the generating, transmitting, distributing, and supplying of electric energy as a public utility. The petitioner supplies substantially all the electric energy used by persons, municipalities and manufacturers in Southeastern Michigan. Its principal Michigan office is at Detroit.

2. This Complaint and Petition is filed pursuant to the provisions of Act No. 238 of the Public Acts of 1923 as amended, being sections 486.251 to 486.254 inclusive, of the Compiled Laws of 1948 as amended. Mich. Stat. Ann. 22.1672-22.1674.

3. The petitioner generates, transmits and distributes electric energy by a system comprising six generating plants on the Detroit and St. Clair Rivers, an extensive network of high voltage transmission lines and numerous substations, distribution lines, service lines, etc.

4. The demand for electric energy from all classes of customers in the territory served by petitioner is rapidly and constantly increasing, and petitioner is obliged to expand its generating, transmission and distribution facilities to meet this demand.

5. It is necessary, in order adequately to meet the increased public demand for electric energy in said area that

RECORDED FROM COPY OF MAY NO 217875 85



petitioner construct two high-voltage transmission lines in a corridor extending from its Wixom Station in the City of Wixom, south to the I-96 Expressway, and thence southeasterly to the Sunset Station located in Section 19 of Farmington Township. Petitioner has acquired all of the necessary land in Oakland County except for the parcels of land described below.

6. A map showing the said route as acquired and as desired across the City of Wixom, the City of Novi, and Farmington Township, Oakland County, is attached hereto and marked Exhibit A.

7. The petitioner has been unable to obtain the necessary means of crossing the parcels hereinafter described.

8. Said several parcels are not located in a known mineral zone of iron ore, copper or coal.

✓ 9. Said corridor must cross the following parcels of land, and by this proceeding petitioner seeks to condemn and to acquire for public use, for itself and its successors and assigns forever, as to each of said parcels, an easement to construct, reconstruct, operate and maintain its overhead lines for the transmission and distribution of electricity, including the necessary towers, H-frames, poles, cables, fixtures, wires and equipment upon, under and over a strip of land as is more particularly described below; petitioner, its successors and assigns, to have the right to clear and keep clear of trees the land within said easement and the right to exclude all buildings or structures of any kind whatsoever from the easement area and also the right to prohibit the storage of any combustible materials within said easement, without the written consent of petitioner, its successors and assigns; and petitioner, its successors and assigns, to have the further right as to certain of the aforementioned parcels to keep certain lands adjacent to the easement clear of such trees as in its judgment are or may become hazardous to the operation of the line to be constructed in said easement (all of which is more fully described below); and petitioner, its successors and assigns,

RECORDED IN OFFICE OF MAYOR NO. 21875 PS

to make reimbursement for any damage to growing crops, building or fences caused by its employees or equipment entering upon said property. The descriptions of said parcels, the interests which petitioner seeks to acquire therein, and the names of the several persons owning or having interests therein, insofar as they are disclosed by the records of the Office of the Oakland County Register of Deeds (together with the names of the persons in possession thereof or claiming any interest therein, so far as petitioner can learn by inquiry) are as follows:

RECORDED IN LIGHT OF WAX NO. 24875 705

PARCEL NO. 2 (McIlmurray)

DESCRIPTION:

Land in the Township of Novi, Oakland County, described as:

Part of the N. W. 1/4 of Section 15, Town 1 North, Range 8 East, Novi Township, Oakland County, Michigan, described as: Beginning at a point on the W. line of Section 15, 1318.69 feet S. of N. W. corner thereof, thence N. 89°41'40" E. 940.41 feet, thence S. 36°48' E. 206.84 feet, thence S. 89°41'40" W. 1044.32 feet, thence N. 166.28 feet to the point of beginning.

INTEREST SOUGHT TO BE ACQUIRED:

An easement as above described, 35 feet in width, across a portion of said premises described as follows:

The south 35 feet thereof.

And also the right to keep the strip of land 30 feet to the north of said 35 foot easement free of such trees as in petitioner's judgment are or may become hazardous to the operation of the line to be constructed in said easement.

PARTIES IN INTEREST:

Waldo M. McIlmurray and Mary C. McIlmurray, his wife, owners of record.

RECORDED IN THE OFFICE OF THE CLERK OF THE COURT OF CLERK OF THE COUNTY OF OAKLAND, MICHIGAN, ON 05/18/15 05

PARCEL NO. 3 (Shell Oil Company)

DESCRIPTION:

Land in the Township of Novi, County of Oakland,  
described as:

Part of the N.E. 1/4 of the S.E. 1/4 of Section 15, Town 1 North, Range 8 East, Novi Township, Oakland County, Michigan, described as: Beginning at the point of intersection of the East/West 1/4 line of Section 15 and the W'ly right-of-way line of Novi Road (as now established) Said point being distant 50.0 feet measured S. 88°14'00" W. along the east/west 1/4 line of Section 15 from the E. 1/4 corner of Section 15, Town 1 North, Range 8 East, Novi Township, Oakland County, Michigan, thence S. 88°14'00" W. along said east/west 1/4 line of Section 15 a distance of 1289.10 feet; thence S. 02°32'00" E. a distance of 130.60 feet to a point in the N'ly right-of-way line of I-96, a limited access road; then S. 83°29'50" E. along said N'ly right-of-way line a distance of 709.78 feet; thence N. 84°06'37" E. continuing along said N'ly right-of-way line a distance of 562.53 feet to a point in the W'ly right-of-way line of Novi Road, thence N. 10°10'53" E. along the W'ly right-of-way line of Novi Road, a distance of 117.56 feet; thence N. 02°05'50" E. continuing along said W'ly right-of-way line of Novi Road, a distance of 77.18 feet to the point of beginning. Excepting therefrom: Commencing at the E. 1/4 corner of said Section 15 and proceeding; thence S. 88°14'00" W. and along the east/west 1/4 line of Section 15 a distance of 50.0 feet to the point of beginning of the property herein described; thence S. 88°14'00" W. and along the east/west 1/4 line a distance of 175.0 feet; thence S. 02°05'50" E. a distance of 202.99 feet to a point in the N'ly right-of-way line of I-96, a limited access road; thence N. 84°06'37" E. along the N'ly right-of-way line of I-96 a distance of 150.28 feet to a point in the W'ly right-of-way line of Novi Road; thence N. 10°10'53" E. along the W'ly right-of-way line of Novi Road a distance of 117.56 feet; thence N. 02°05'50" E. continuing along said W'ly right of way line of Novi Road a distance of 77.18 feet to the point of beginning.

INTEREST SOUGHT TO BE ACQUIRED:

An easement as above described, across a portion of said premises described as follows:

Beginning at an iron in the East and West 1/4 line of said Section, a distance of 1088.64 feet westerly of the East 1/4 corner of said Section; thence westerly along said East and West 1/4 line, 250.46 feet to an iron; thence southerly along a line, making a southeasterly angle of 89°14'00" with the last described line, 130.60 feet to an iron; thence southeasterly along a line, making a northeasterly angle of 99°02'10" with the last described line, 709.78 feet to a point;

PRODUCED RIGHT OF WAY NO. 21875 DS

PARCEL NO. 3 (Shell Oil Company) (Cont.)

thence easterly along a line deflecting to the left  
12°23'33" from the last described line, <sup>412.25</sup>437.25 feet to  
an iron; thence northerly along a line, making a north-  
westerly angle of 93°47'33" with the last described line,  
<sup>77.38</sup>~~71.98~~ feet to a point; thence northwesterly along a line,  
making a southwesterly angle of 98°36'00" with the last  
described line, 898.73 feet to the point of beginning.

And also the right to keep the strip of land 30 feet to the  
north of said easement free of such trees as in petitioner's  
judgment are or may become hazardous to the operation of  
the line to be constructed in said easement.

PARTIES IN INTEREST:

Shell Oil Company, a Delaware corporation, owner of record

RECORDED RIGHT OF WAY NO. 21875-25

PARCEL NO. 4 (Stafac, Inc.)

DESCRIPTION:

A parcel of land in the City of Novi, County of Oakland,  
described as:

Being a part of the N. E. 1/4 of the S. E. 1/4 of Section 15,  
Town 1 North, Range 8 East, Novi Township, Oakland County,  
Michigan, more particularly described as follows: Commencing  
at the E. 1/4 corner of said Section 15 and proceeding; thence  
S. 88°14'00" W. and along the east/west 1/4 line of Section 15  
a distance of 50.0 feet to the point of beginning of the pro-  
perty herein described; thence S. 88°14'00" W. and along the  
east/west 1/4 line a distance of 175.0 feet; thence S. 02°  
05'50" E. a distance of 202.99 feet to a point in the N'ly  
right of way line of I-96, a limited access road; thence N.  
84°06'37" E. along the N'ly right of way line of I-96 a  
distance of 150.28 feet to a point in the W'ly right of way  
line of Novi Road; thence N. 10°10'53" E. along the W'ly  
right of way line of Novi Road a distance of 117.56 feet;  
thence N. 02°05'50" E. continuing along said W'ly right of way  
line of Novi Road, a distance of 77.18 feet to the point of  
beginning.

INTEREST SOUGHT TO BE ACQUIRED:

An easement, as above described, across a portion of said  
premises, described as follows:

Commencing at a point in the East and West 1/4 Line of said  
Section, a distance of 50.00 feet westerly of the East 1/4  
Corner of said Section; thence southerly along the westerly  
right of way line of Novi Road, making a southeasterly angle  
of 89°40'10" with the last described line, 77.18 feet to a  
point; thence southwesterly along a line deflecting to the  
right 12°16'45" from the last described line, 73.19 feet to  
the point of beginning; thence continuing along the last  
described line, 44.37 feet to an iron; thence westerly along  
a line, making a northwesterly angle of 106°04'18" with the  
last described line, 125.28 feet to an iron; thence northerly  
along a line, making a northeasterly angle of 86°12'27" with  
the last described line, 71.98 feet to a point; thence south-  
easterly along a line, making a southeasterly angle of 81°  
24'00" with the last described line, 135.97 feet to the point  
of beginning.

PARTIES IN INTEREST:

Stafac, Inc., a Delaware corporation, owner of record  
Shell Oil Company, Lessee  
Bankers Trust Company, a New York corporation, trustee  
Charles Tornow, Lessee  
Gordon Tornow, Lessee

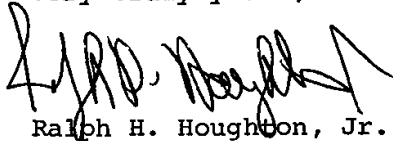
RECORDED  
INDEXED  
OF WAY NO. 2181505

Mr. William C. Arnold  
March 24, 1972  
Page 2

- 3. Ted McCullough, Jr. . . . . \$1,000.00
- 4. John M. Roche, attorney for  
Holtzman-Silverman parcel . . . . 1,000.00

I will, of course, keep you advised as to the resolution on the appraisers' fees.

Very truly yours,



Ralph H. Houghton, Jr.

RHH:cmd

RECORDED RIGHT OF WAY NO. 27875 105

MEMO OF UNDERSTANDING BETWEEN THE DETROIT EDISON COMPANY, STAFAC, INC., A DELAWARE CORPORATION, AND SHELL OIL COMPANY, A DELAWARE CORPORATION, REGARDING THE CONVEYANCE OF CERTAIN INTERESTS TO

EXEMPLIFICATION OF RECORD

STATE OF MICHIGAN, } ss.  
COUNTY OF OAKLAND,

PROBATE COURT FOR SAID COUNTY

In the Matter of the ~~EXHIBIT~~ PETITION OF THE DETROIT EDISON COMPANY TO CONDEMN LANDS FOR ITS WIXOM-SUNSET TRANSMISSION LINE

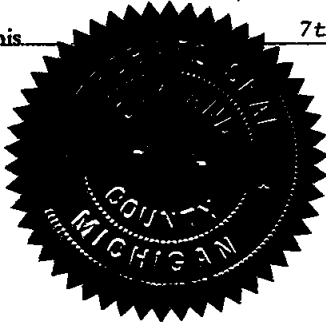
I, WANDA PANDUREN, Deputy Register of the Probate Court for said County, Do Hereby

Certify that I have compared the foregoing copy of

Order of Confirmation

with the original record thereof, now remaining in the office, and have found the same to be a correct transcript therefrom, and of the whole of such original record.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Seal of the Probate Court at Pontiac, this 7th day of March A. D. 19 72



*Wanda Panduren*  
Deputy Register of Probate Court

RECORDED RIGHT OF WAY NO. 27875 P5

and angle of 99°02'10" with the last described line, 709.78 feet to a point; thence easterly along a line deflecting to the left 12°23'33" from the last described line, 412.25 feet to a point; thence northerly along a line, making a northwesterly angle of 93°47'33" with the last described line, 77.41 feet to a point; thence northwesterly along a line, making a southwesterly angle of 98°36'00" with the last described line, 873.51 feet to the point of beginning.

- (a) The right to keep the strip of land 30 feet to the North of the above fee free of such trees as in Edison's judgment are, or may become hazardous to the operation of a line to be constructed in said fee.

RECORDED RIGHT OF WAY NO. 27875 P5



- (b) A transmission line easement as described in the above referenced condemnation suit across a portion of parcel 4 described as follows:

Commencing at a point in the East and West 1/4 Line of said Section, a distance of 50.00 feet westerly of the East 1/4 Corner of said Section; thence southerly along the westerly right of way line of Novi Road, making a southeasterly angle of  $89^{\circ}40'10''$  with the last described line, 77.18 feet to a point; thence southwesterly along a line deflecting to the right  $12^{\circ}16'43''$  from the last described line, 73.19 feet to the point of beginning; thence continuing along the last described line, 44.37 feet to an iron; thence westerly along a line, making a northwesterly angle of  $106^{\circ}04'16''$  with the last described line, 150.28 feet to a point; thence northerly along a line, making a northeasterly angle of  $86^{\circ}12'27''$  with the last described line, 77.41 feet to a point; thence southeasterly along a line, making a southeasterly angle of  $81^{\circ}24'00''$  with the last described line, 161.25 feet to the point of beginning.

~~described line, 150.28~~  
beginning.

2. It is further understood and agreed that the above consideration of \$36,150.00 includes the payment of all appraisal fees, costs, etc. which Edison might otherwise be obligated to pay by virtue of the pending condemnation suit.
3. It is further understood and agreed that Shell Oil Company shall convey the fee referred to above by a limited warranty deed and that taxes, miscellaneous costs, etc. shall be covered in a Closing Statement adjusted to June 1, 1971.
4. It is further understood and agreed that the easement conveyance across the Stafac property will limit Edison's use in that no poles or towers are to be constructed in the easement area.
5. It is further understood and agreed that Edison will construct its transmission line across the Stafac property so that it will not be necessary for the existing signs to be in any way moved or altered.
6. It is further represented by Edison that the minimum clearance (ground to lowest conductor) across the Stafac parcel

will be not less than 30 feet.

DATED: May 5, 1971

THE DETROIT EDISON COMPANY

By: *R. J. Hyde*

SHELL OIL COMPANY

By: *R. J. Hyde*

STAFAC, INC.

By: *R. J. Hyde*

287875-05

PARCEL NO. 5 (Holtzman-Silverman)

DESCRIPTION:

Land in the Township of Novi, County of Oakland, described  
as:

The N. 20 acres of the W. 1/2 of the S. E. 1/4 of Section 14,  
Town 1 North, Range 8 East, Novi Township, Oakland County,  
Michigan.

INTEREST SOUGHT TO BE ACQUIRED:

An easement as above described, across a portion of said  
premises, described as follows:

Beginning at an iron in the N. and S. 1/4 line of said  
section, said iron being 528.07 feet southerly of the center  
of said section, thence southerly along said N. and S. 1/4  
line a distance of 197.38 feet to an iron, thence easterly  
along a line making a northeasterly angle of 87°23'45" with  
said N. and S. 1/4 line 988.45 feet to a point; thence  
westerly along a line making a westerly angle of 11°23'00"  
with the last described line, 999.13 feet to the point of  
beginning.

And also the right to keep the strip of land 30 feet to the  
north of said easement free of such trees as in petitioner's  
judgment are or may become hazardous to the operation of the  
line to be constructed in said easement.

PARTIES IN INTEREST:

Lawyers Title Insurance Corporation, claimant to an interest  
Daniel Kenny and Sylvia Kenny, his wife, claimants to an interest  
Holtzman and Silverman, a Michigan Co-Partnership, land contract  
purchaser

RECORDED RIGHT OF WAY NO. 21875 05

10. Because of the increased public demand for electrical energy and the necessity of making additional large supplies of power available for essential industries, and because of the time required for the erection of said lines, it is necessary and in the public interest that petitioner occupy said lands as soon as possible; and accordingly notice is hereby given pursuant to Section 486.252h of the Compiled Laws of 1948 [MSA 22.1672(8)] that if and as soon as the necessity of taking has been determined, the petitioner will apply for an order authorizing it to occupy the premises sought, pending further proceedings herein.

11. Upon information and belief, no person under the age of twenty-one years or otherwise incapable of defending for himself has any interest in the subject matter hereof which may be affected by any orders to be entered herein, except as above particularly shown.

WHEREFORE, the petitioner prays:

(a) That all persons interested in said above-described premises, and particularly each and every person, firm, association and corporation named in Paragraph 9 above be required to appear and answer this Petition;

(b) And that said respondents show cause, if any they have, against this Petition at an early date to be fixed by the court;

(c) And that the court appoint three disinterested freeholders, residents of said county, as commissioners to perform the duties assigned them by said statute;

(d) And that if and as soon as the necessity of taking has been determined, petitioner may be authorized to occupy said premises pending further proceedings herein;

(e) And that the interest to the above-described parts of said lands may be vested in petitioner, its successors and assigns forever, according to said statute;

FILED IN THE COUNTY OF WAY MO. 2/18/75 AS



Mr. Patterson - attorney  
Mr. McCall ~~and~~ R. E.  
Mr. Hunkelcker Ins

Court Lat  
April 21,  
1:30 P.M.  
no petition

Walt Mason - atty Best Bergrave Office  
Fred Melinsone - Shell Oil

Recorded 3-27-1972  
Liber 5837  
Page 537 Oakland County Clerk

STATE OF MICHIGAN  
IN THE PROBATE COURT FOR THE COUNTY OF OAKLAND

IN THE MATTER OF THE PETITION OF  
THE DETROIT EDISON COMPANY TO  
CONDEMN LANDS FOR ITS WIXOM-SUNSET  
TRANSMISSION LINE

No. 104,722

ORDER OF CONFIRMATION

At a session of said Court held in the  
Court House at Pontiac, Oakland County,  
Michigan, on March 6, 1972.

PRESENT: HON. ROBERT L. MOORE

Judge of Probate

The Commissioners having heretofore filed their reports finding that there is necessity for the acquisition of a transmission line easement in Parcel 5, and that there is necessity for the taking of a certain tree easement in Parcel 5 as described in the petition, and determining that the just compensation to be paid by the Petitioner to the respondent is the amount hereinafter stated;

And this matter having come on to be heard on the Petitioner's Motion to Confirm said Commissioners' Reports; and counsel having been heard, now on motion of Fischer, Franklin & Ford, attorneys for the Petitioner,

IT IS NOW HEREBY ORDERED as follows:

1. Said Commissioners' Reports as to necessity and damages with respect to Parcel 5 is hereby confirmed.

RECORDED RIGHT OF WAY NO. 27875-05

2. Title to said easements in Parcel 5 and the right to possession thereof is hereby vested in the Petitioner, The Detroit Edison Company, a Michigan and New York corporation, its successors and assigns forever; provided, that said Petitioner within twenty days after the entry of this Order shall deposit in the registry of this Court the said sum hereinafter stated as the just compensation and damage to be paid to the Respondent named herein, the other named parties in interest having been defaulted by Order of the Court dated March 29, 1971.

3. Said compensation and damages as determined by the Commissioners and as hereby confirmed by the Court is as follows:

Parcel 5

Holtzman and Silverman, a Michigan  
Co-Partnership . . . . . \$18,400.00

4. The deposit of said sum in Court may be made by the Petitioner depositing with the Register of Probate its check in said amount, payable to said Respondent and to its attorneys of record.

5. The Register of Probate shall deliver said check to the Respondent in exchange for a receipt signed by it or by its attorneys.

6. The interest in the land hereinafter described which is hereby vested in Petitioner, its successors and assigns forever, is as to said parcel as follows: An easement to construct, reconstruct, operate and maintain two separate overhead transmission lines for the transmission and distribution of electricity, including the necessary towers, H-frames, poles,

RECORDED IN BOOK OF MAY NO. 27875 05



cables, fixtures, wires and equipment upon, under and over a strip of land as is more particularly described below; Petitioner, its successors and assigns, to have the right to clear and keep clear of trees the land within said easement and the right to exclude all buildings or structures of any kind whatsoever from the easement area and also the right to prohibit the storage of any combustible materials within said easement, without the written consent of Petitioner, its successors and assigns, and Petitioner, its successors and assigns, to have the further right as to the aforementioned parcel to keep certain lands adjacent to the easement clear of such trees as in its judgment are or may become hazardous to the operation of the transmission lines to be constructed in said easement (all of which is more fully described below); subject however, to Respondent, its successors and assigns utilizing said easement areas for roadway and parking purposes providing such uses shall not in any way interfere with the construction, reconstruction, operation and maintenance of any transmission lines built or to be built within said easements; and Petitioner, its successors and assigns, to make reimbursement for any damage to growing crops, building or fences caused by its employees or equipment entering upon said property.

7. The description of said parcel and the description and location on said parcel of the transmission line easement interest and tree easement are as follows:

Parcel 5

Description: Land in the Township of Novi, County of Oakland, described as:

The N. 20 acres of the W. 1/2 of the S.E. 1/4 of Section 14, Town 1 North, Range 8 East, Novi Township, Oakland County, Michigan.

RECORDED FILED OF MAY NO. 21875 05

March 16, 1972

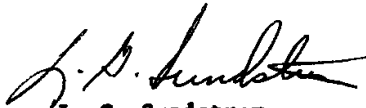
Mr. Ralph Houghton, Jr.  
Fischer, Franklin & Ford  
1700 Guardian Building  
Detroit, Michigan 48226

Dear Mr. Houghton:

Re: Wixom-Sunset Transmission  
Condemnation, Oakland County  
Michigan

Enclosed herewith is the Holtzman and Silverman  
check which you requested.

Very truly yours,



L. G. Sundstrom  
Real Estate Coordinator  
Real Estate and Rights of Way  
Department

LGS/mld

Enclosure - Check #D363

RECORDED RIGHT OF WAY NO. 87875 / 35

Interest Acquired: An easement for two transmission lines as above described, across a portion of said premises, described as follows:

Beginning at an iron in the N. and S. 1/4 line of said section, said iron being 528.07 feet southerly of the center of said section, thence southerly along said N. and S. 1/4 line a distance of 197.33 feet to an iron, thence easterly along a line making a northeasterly angle of 87°23'45" with said N. and S. 1/4 line 988.45 feet to a point; thence westerly along a line making a westerly angle of 11°23'00" with the last described line, 999.13 feet to the point of beginning.

And also the right to keep the strip of land 30 feet to the north of said easement free of such trees as in petitioner's judgment are or may become hazardous to the operation of the lines to be constructed in said easement.

EUGENE ARTHUR MOORE

Judge of Probate

*Approved as to  
Form and Substance*

*Travis Warren, Mayor & Burgome  
Attorney for Respondents*

*by: John M. Roche*

*unw*

*R. D. Mayfield*

*Attys Relator Edwin Amey*

RECORDED LIGHT OF WAY NO. ~~87875~~ 125

ORDINANCE NO. 18,147  
ZONING MAP AMENDMENT  
NO. 147  
CITY OF NOVI, MICHIGAN

