

RIGHT OF WAY

Date December 13, 1973

*1-11*  
*31*

For good and valuable considerations, the right is hereby granted to The Detroit Edison Company, 2000 Second Avenue, Detroit, Michigan 48226, its successors and assigns, to construct line facilities for the purpose of providing electric service, limited to the erection of one pole with the necessary guys and anchors shown on The Detroit Edison Company Drawing No. 1 Stanley Door, 9/28/73, H.T.H., Joseph R. Macay Land Surveyor No. 8315,

made a part hereof. The rights hereby granted include the right of access to and from the said premises, the right to construct, reconstruct, modify, operate and maintain said line facilities, and to trim or cut down any trees belonging to the grantor, either within said right of way or upon the lands of the grantor adjoining said right of way, which, in the opinion of the grantee, at any time interfere with the construction and operation of said line facilities. It is expressly understood and agreed that the grantee shall, at no time, trim or cut down any trees unless, in the grantee's opinion, it is absolutely necessary to do so. Upon the written consent of the grantee, buildings or structures may be placed within said right of way. This grant shall be binding upon the successors and assigns of the grantors. Before construction is completed, the Company shall pay the sum of Five and 00/100 (\$5.00) Dollars for each pole and for each anchor, or the sum of Five and 00/100 (\$5.00) Dollars if no poles or anchors are installed. The Company shall reimburse the grantors and assigns for all damage caused by its men, vehicles and equipment in entering said property for the purposes set forth herein.

The property over which this grant is conveyed is situated in the Township of Troy, County of Oakland, State of Michigan and further described as follows:

*Troy Twp*  
*Lic. 31, E. 1/2 of*

RECORDED RIGHT OF WAY NO. *29113*

*11.00*

PARCEL I

A parcel of land in the east 1/2 of Section 31, Town 2 North, Range 11 East, Troy Township, Oakland County, City of Birmingham, Michigan, being more particularly described as follows:

Beginning at a point on the East line of Sheffield Estates Subdivision No. 1, as recorded in Liber 44 of Plats on Page 40, Oakland County Records, said point being measured North 0 degrees 19 minutes 55 seconds East a distance of 489.80 feet from the Southeast corner of Lot 907 of said Sheffield Estates Subdivision No. 1; thence North 0 degrees 19 minutes 55 seconds East along the East line of said Subdivision a distance of 540.06 feet to the Southeast corner of Assessor's Plat No. 28-B recorded in Liber 64 of Plats on Page 10, Oakland County Records; thence North 86 degrees 06 minutes 35 seconds East along the Southerly line of said Assessor's Plat No. 28-B (as extended Easterly) a distance of 148.86 feet to a point in the boundary line between the City of Birmingham and the City of Troy; said line also being the former Westerly right-of-way line of the Grand Trunk Western Railroad; thence South 29 degrees 09 minutes 00 seconds East measured along aforementioned line a distance of 632.08 feet; thence North 89 degrees 46 minutes 00 seconds West a distance of 459.54 feet to the point of beginning. Contains 3.825 acres of land more or less.

PARCEL II

A parcel in the East 1/2 of Section 31, Town 2 North, Range 11 East, Troy Township, Oakland County, City of Troy, Michigan, being more particularly described as follows:

Commencing at the Southeast corner of Lot 907 of Sheffield Estates Subdivision No. 1 recorded in Liber 44 of Plats on Page 40, Oakland County Records; thence North 0 degrees 19 minutes 55 seconds East along the East line of said Sheffield Estates Subdivision No. 1 a distance of 489.80 feet; thence South 89 degrees 46 minutes 00 seconds East a distance of 459.54 feet to the point of beginning of land herein described; said point being on the former Westerly right-of-way line of the Grand Trunk Western Railroad and on the boundary line between the City of Birmingham and the City of Troy; thence South 89 degrees 46 minutes 00 seconds East a distance of 191.32 feet to a point in the present Westerly right-of-way line of the Grand Trunk Railroad; thence North 29 degrees 09 minutes 00 seconds West along said Westerly right-of-way line a distance of 72.71 feet; thence North 41 degrees 52 minutes 40 seconds West and continuing along said Westerly right-of-way line a distance of 756.58 feet to a point in the former Westerly right-of-way line of the Grand Trunk Western Railroad; thence South 29 degrees 09 minutes 00 seconds East along the former Westerly right-of-way line of the Grand Trunk Western Railroad line a distance of 716.80 feet to the point of beginning. Contains 1.511 acres of land more or less.

Both parcels being land conveyed by Berry Industries, Inc. to The Stanley Works by Warranty Deed dated April 26, 1965 and recorded in Liber 4718, Page 285, Oakland County Records.

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And said right of way is described as follows:

Beginning at a point in the North line of Parcel I, said point being 124 feet from the Northwest corner of said parcel;

Thence S 00° 19' 55" W 3.01 ft. to a point;

Thence N 86° 06' 35" E 51.05 feet to the Easterly line of Parcel II;

Thence N 41° 52' 40" W 45.81 feet (this will be approximately 45 feet) along the Easterly line of Parcel II;

Thence S 86° 06' 35" W 3.81 ft. to a point;

Thence S 41° 52' 40" E 42.0 feet to a point in the extension Easterly of the North line of Parcel I;

Thence S 86° 06' 35" W 44.68 ft. to the point and place of beginning;

as shown on survey prepared by McMahon Engineering Co., entitled "Stanley Door Systems, 2400 E. Lincoln Rd., Birmingham, Michigan, Dr'g No. 61280-73, Scale 1" = 40" .

Said right of way is subject to the following:

It shall automatically terminate upon the abandonment of use and removal of these facilities .

It is subject to and subservient to any prior easements existing either partially or completely within the herein described right of way .

Witness:

*[Handwritten signature]*  
*[Handwritten signature]*  
ARLENE BASARAB

The Stanley Works  
A Connecticut Corporation

By *[Handwritten signature]*  
EXECUTIVE V.P.  
ALBERT F. CLEAR

*[Handwritten signature]*  
SECRETARY  
R. D. MALLANE

RECORDED  
12/13/73  
12-13-73

RECORDED RIGHT OF WAY NO. 29113

STATE OF CONNECTICUT )  
COUNTY OF HARTFORD )

On this 13th day of December A.D. 1973, before me, the subscriber, a Notary Public in and for said county, appeared Albert F. Clear and R. A. Macfarlane to me personally known, who being by me duly sworn did say that they are the Executive Vice President and Secretary of The Stanley Works and that the seal affixed to said instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors and Albert F. Clear and R. A. Macfarlane acknowledged said instrument to be the free act and deed of said corporation.

*Andrea E. McAdoo*  
ANDREA E. McADOO  
Notary Public, Hartford County,

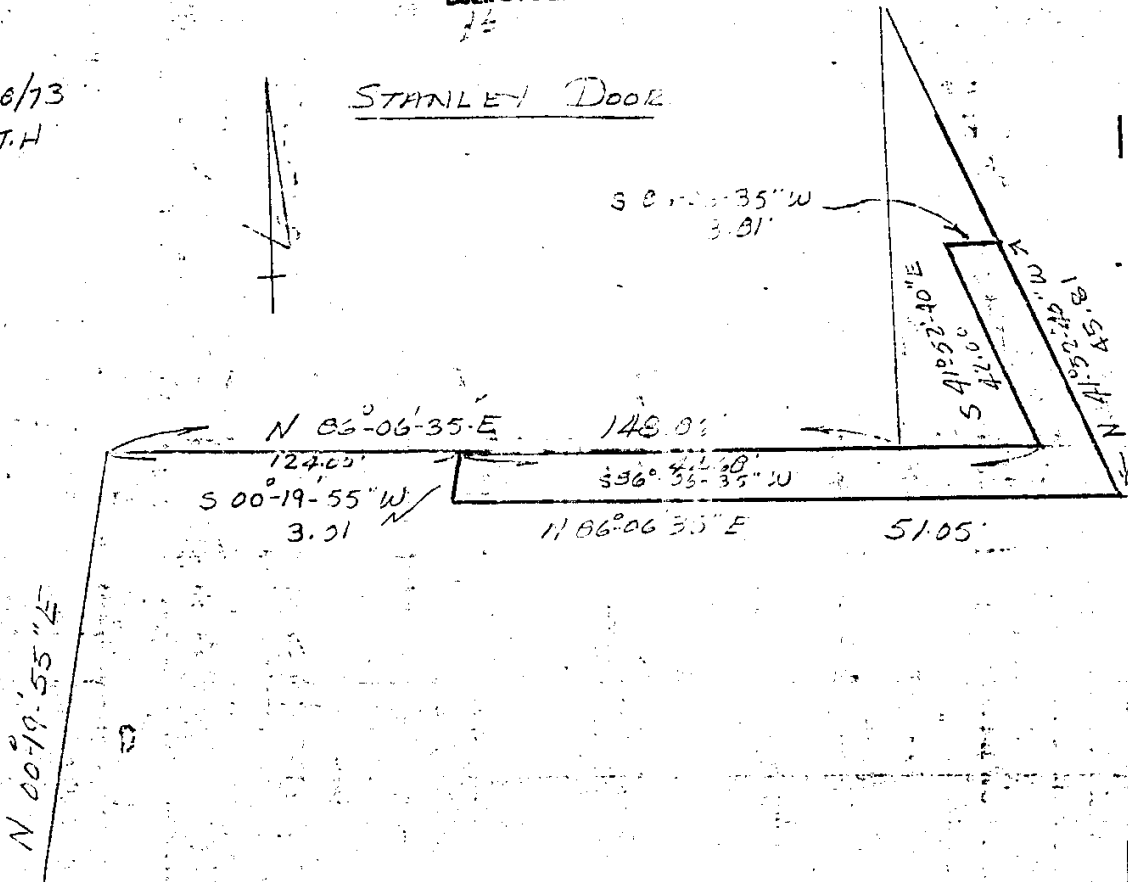
My Commission Expires: March 31, 1974

RECORDED  
OAKLAND COUNTY MICHIGAN  
REGISTER OF DEEDS RECORDS  
1974 FEB 22 AM 11:27  
*James S. Oster*  
LYNN D. ALLEN  
CLERK-REGISTER

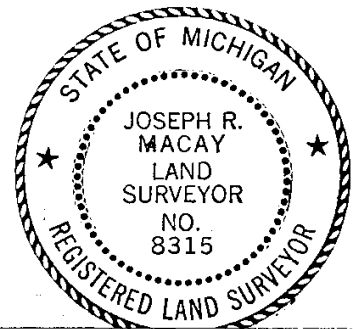
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9/26/73  
J.T.H

STANLEY DOOR



For location see The Detroit Edison Company Overhead Lines Department  
Drawing R/W No. P.O. 737, Relocate 40 KV TD Berry Sub February 15, 1973  
D. J. Eschenburg



RECORDED RIGHT OF WAY NO. 39113