

STRAW BERRY Hill

EA SEMENT FOR ELECTRIC AND COMMUNICATION LINES

County R/W - C

LIBER 7686 PAGE 199

79 132173

For good and valuable consideration, the easement and right is hereby granted to The Detroit Edison Company, a corporation organized and existing concurrently under the laws of the states of Michigan and New York, 2000 Second Avenue, Detroit, Michigan and the Michigan Bell Telephone Company, a Michigan Corporation, 414 Michigan Avenue, Detroit, Michigan hereinafter called "utilities" their successors and assigns, to construct, reconstruct, operate and maintain their underground and overhead, wires, cables, conduits, poles, manholes, fixtures, terminals, cabinets and equipment over, under and across property in the City of Troy, County of Oakland, State of Michigan, described as follows: See APPENDIX "A".

The rights hereby granted include the right of access to and from the easement and to trim, cut down and control trees, brush and bushes either within the easement or upon the lands of the grantor adjoining the easement which, in the utilities opinion, at any time interfere with the construction, maintenance and operation of said utilities facilities.

The width and location of the easements will be 6 feet unless otherwise indicated on the attached drawing. See APPENDIX "B".

To provide for the proper maintenance and protection of the utilities facilities the undersigned covenants and agrees that:

1. The easements are graded to within 4 inches of final grade before the utilities lines are installed and this ground elevation will be maintained after installation of utilities to avoid the pooling of water in, on or around above ground utilities.
2. No buildings or structures other than Utilities equipment are to be placed within the easement herein granted.
3. No shrubs or foliage shall be planted or grown within (5) five feet of the front door of transformers or switching cabinet enclosures.

THIS GRANT is declared to be binding upon the heirs, successors, lessees, licensees and assigns of the parties hereto.

IN WITNESS WHEREOF, the undersigned have hereunto set \_\_\_\_\_ hand and seal this \_\_\_\_\_ 19th day of June, 1979.

WITNESSES:

Richard K. Jamieson  
Richard K. Jamieson

J. Michael McLean  
J. Michael McLean

M. S. Perry Williams Jr.  
GRANTORS: 4740 North Adams Road  
Troy, Michigan 48098

M. S. Perry Williams Jr. A SINGLE MAN

Paul C. Robertson President

Paul C. Robertson Jr. Sec.-Treas.

ROBERTSON-JAMIESON CORPORATION  
A Michigan Corporation  
Address: 10 W. Square Lake Road  
Bloomfield Hills, Michigan 48013

STATE OF MICHIGAN

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this date \_\_\_\_\_ by \_\_\_\_\_

Notary Public \_\_\_\_\_

\_\_\_\_\_ County, Michigan

My Commission Expires \_\_\_\_\_

Drafted by and return to:  
J. Douglas Roy  
Michigan Bell Telephone Co.  
1510 Edison Plaza Bldg.  
660 Plaza Dr.  
Detroit, MI 48226

RECORDED  
1979 DEC 3 PM 2 57  
JAMES ALLEN  
COUNTY CLERK

RECORDED FROM OT WRY NO. 32920

70

STATE OF MICHIGAN )  
 ) SS  
COUNTY OF OAKLAND )

On this 19th day of June, 1979, before me the subscriber, a Notary Public in and for said County, personally appeared  
M.S. Perry Williams, Jr.

to me known to be the person, named in and who executed the within instrument as vendor and acknowledged that He executed the same as His free act and deed for the intents and purposes therein mentioned.

NANCY LAINE LAKIN

Notary Public, Oakland County, Mich.

My Commission Expires January 13, 1982

Nancy Laine Lakin  
Notary Public Nancy Laine Lakin

Oakland County, Michigan

STATE OF MICHIGAN )  
 ) SS  
COUNTY OF OAKLAND )

On this 19th day of June, 1979, before me appeared Paul C. Robertson and Paul C. Robertson, Jr.

to me personally known, who being by me severally duly sworn, did say that they are respectively President and Secretary-Treasurer of ROBERTSON JAMIESON CORPORATION, a corporation created and existing under the laws of the State of Michigan and that the said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and the said President and Secretary-Treasurer acknowledged the said instrument to be the free act and deed of said corporation.

NANCY LAINE LAKIN

Notary Public, Oakland County, Mich.

My Commission Expires January 13, 1982

Nancy Laine Lakin  
Notary Public Nancy Laine Lakin

"APPENDIX A"

THE LAND SHOWN ON THIS PLAT, DESCRIBED AS FOLLOWS:

STRAWBERRY HILL NO. 2, A PART OF THE N.W. 1/4 OF SEC. 18, T2N, R11E., CITY OF TROY, OAKLAND CO. MICHIGAN, AND COMPRISING LOTS 38 THROUGH 50, BOTH INCLUSIVE. BEGINNING AT A POINT WHICH IS S. 00°09'09" W., ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 1039.08 FT. FROM THE N.W. CORNER OF SECTION 18, T2N, R11E, CITY OF TROY; OAKLAND CO., MICHIGAN; THENCE CONTINUING S.00°09'09" W., ALONG THE SAID WEST LINE OF SECTION 18, 464.64 FEET; THENCE S. 89°43'00"E., 60.00 FT; BEING THE NORTH BOUNDARY OF "STRAWBERRY" SUB'N. LI 154 PG 4 AND CONTINUING ALONG THE BOUNDARY OF SAID "STRAWBERRY HILL" SUB'N TO THE SOUTH BOUNDARY OF "COUNTRYSIDE ESTATES" SUB'N AS FOLLOWS THENCE S. 00°09'09" W., 50.06 FT; THENCE 39.21 FT. ON A CURVE TO THE LEFT, RADIUS 25.00 FT, CENTRAL ANGLE 89°52'09" (CHORD BEARS S. 44°46'55" E., 35.32 FT.) THENCE S. 89°43'00" E., 61.09 FT; THENCE 38.97 FT. ON A CURVE TO THE RIGHT, RADIUS 4370.00 FT, CENTRAL ANGLE 00°30'39" ; (CHORD BEARS S. 89°27'40" E., 38.97 FT; THENCE N. 00°17'00" E., 150.46 FT; THENCE N. 37°59'13" E 120.66 FT; THENCE N. 06°46'59" E., 35.00 FT; THENCE 75.60 FT. ON A CURVE TO THE LEFT, RADIUS 60.00 FT; CENTRAL ANGLE 72°11'23"; (CHORD BEARS N. 69°41'17" E., 70.70 FT); THENCE 28.66 FT. ON A CURVE TO THE RIGHT; RADIUS 25.00 FT; CENTRAL ANGLE 65°41'03" ; (CHORD BEARS N. 57°26'07"E., 27.12 FT); THENCE S. 89°43'21" E., 107.54 FT. THENCE S. 00°16'39" W., 191.06 FT; THENCE N. 89°43'00" W., 58.37 FT., THENCE S. 00°17'00" W., 144.97 FT.; THENCE 11.94 FT. ON A CURVE TO THE RIGHT, RADIUS 4370.00 FT; CENTRAL ANGLE 00°08'55", (CHORD BEARS S. 86°21'55"E., 11.34 FT); THENCE 464.75 FT. ON A CURVE TO THE LEFT, RADIUS 285.00, CENTRAL ANGLE 93°25'54"; (CHORD BEARS N. 46°59'36" E), 414.94 FT; THENCE N. 00°16'39" E., 28.00 FT; THENCE 39.27 FT. ALONG A CURVE TO THE LEFT, RADIUS 25.00 FT; CENTRAL ANGLE 90°00'00", (CHORD BEARS N. 44°43'21" W., 35.36 FT; THENCE N. 00°16'39" E., 60.00 FT.; THENCE S. 89°43'21" E., 48.24 FT. THENCE N. 00°16'39" E., 150.00 FT. TO THE SOUTH LINE OF COUNTRYSIDE ESTATES LIBER 82, PAGE 09; THENCE N. 89°43'21" W., 733.63 FT. ALONG THE SOUTH BOUNDARY AND CONTINUING BEYOND THE WEST BOUNDARY OF SAID COUNTRYSIDE ESTATES TO THE POINT OF BEGINNING, CONTAINING 6.83 ACRES .

RECORDED AT THE CLERK'S OFFICE OF OAKLAND COUNTY, MICHIGAN, MAY 13, 1979. 32990

**AGREEMENT FOR UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM  
FOR RESIDENTIAL SUBDIVISIONS, MOBILE HOME PARKS, CONDOMINIUMS  
AND APARTMENT HOUSE COMPLEXES**

**AGREEMENT**, made this 12 day of June, 1979, between The Detroit Edison Company, hereinafter called the "Company" and Robertson Jamieson Corporation, with offices at 10 W. Square Lake Road, Bloomfield Hills, Michigan hereinafter called the "Developer". 2950 TELEMAN

**WHEREAS**, the Developer desires the Company to furnish a 120/240 volt secondary service to 13 lots/~~buildings~~ numbered 38 thru 50 in the development known as Strawberry Hill Subdivision No. 2 (hereinafter called the "Development") located in Township 2N, Range 11E, Section 18, Troy, Oakland County, Michigan. If not already so recorded, the plat of said Development shall be recorded by the Developer in the Office of the Register of Deeds of Oakland County, Michigan. The approximate location of said underground electric distribution system is shown on the Company's Department Order Drawing # A-64741 dated May 29, 1979, a copy of which drawing is attached hereto and made a part hereof as Attachment A.

**WHEREAS**, the Company, pursuant to the applicable Orders of the Michigan Public Service Commission, is permitted to require payment from the Developer prior to constructing the underground electric distribution system.

**NOW, THEREFORE**, in consideration of the mutual promises as hereinafter set forth, the Company and the Developer agree as follows:

**I.** The Company, subject to the provisions of this Agreement, shall furnish, install, own and maintain an underground electric distribution system consisting of primary and secondary underground cables, transformers and associated equipment, and any other underground or overhead line extension facilities which are required in connection therewith, but not including service connections, to make available alternating current, 60 hertz, single phase electric service to lots/buildings in the Development. Said underground distribution system shall be designed and installed so that the Company may serve streetlighting luminaires therefrom. The character and location of all streetlighting equipment, if installed by the Company, and all equipment constituting the underground electric distribution system shall conform to specifications prepared by the Company. Streetlighting service is not covered by this Agreement and, if provided by the Company, shall be the subject of separate agreement between the Company and the governmental body requesting such service. Said underground electric distribution system shall be used for furnishing the Company's service to the Developer and to such other persons along such underground electric distribution system, or beyond the same, as may become customers of the Company; provided, however, that such underground electric distribution system shall remain a separate, distinct unit for the purposes of this Agreement and any further extension therefrom shall not be a part of nor have any effect upon this Agreement. Service connections between such underground electric distribution system and houses/buildings or other structures to be served therefrom are not covered by this Agreement and shall be the subject of separate agreements between the Company and parties requesting such service connections.

32990

2. Upon the execution of this Agreement, the Developer will pay to the Company \$ 2,697.00. This amount is the "Total Payment Required" as determined in the "Computation of Underground Electric Distribution Line Extension Advance and Contribution for Residential Developments," Attachment D, which is attached hereto and made part hereof. It is the Developer's share of the cost, after deducting the allowance for the investment which the Company is authorized to make under its line extension policy. Said "Total Payment" includes a nonrefundable contribution as reflected in "Computation of Underground Electric Distribution Line Extension Advance and Contribution for Residential Developments", computed in accordance with Rule B-3.3 and Rule B-3.4 of the Company's Standard Rules and Regulations as now filed with the Michigan Public Service Commission. No portion of said nonrefundable contribution shall be refunded (except as provided in Paragraphs 9 and 12 hereof) nor any interest paid thereon by the Company. A nonrefundable contribution, in addition to that provided herein may be required where, in the Company's judgment, practical difficulties (not considered in determining said nonrefundable contribution) exist, such as but not limited to water conditions, rock near the surface, or where there are requirements for deviation from the Company's filed construction standards.

3. In regard to any amount identified as "Refundable Line Extension Advance" in said "Computation of Underground Electric Distribution Line Extension Advance and Contribution for Residential Developments", the Company will refund to the Developer in accordance with the "Schedule of Refunds", Attachment C, which is attached hereto and made a part hereof. No refund shall be made in excess of said refundable amount and said amount shall bear no interest. Any portion of said amount remaining unrefunded at the expiration of the fifth 12-month period commencing on the first day of the month following the first full billing period after which the service was energized, shall be retained permanently by the Company.

4. Without limiting the generality of the last sentence of Paragraph 2 hereof, if said underground electric distribution system or any portion thereof is to be installed during the period beginning December 15, and ending March 31, both inclusive, the Developer shall pay the Company, prior to installation of said system or portion thereof, an additional contribution (winter charge) of \$ 1.00 per trench foot for the portion of the said system installed during the period beginning December 15 and ending March 31, both inclusive, unless the Developer has signed this Agreement and paid the Total Payment Required, Attachment D, prior to November 1.

5. The Developer will provide to the Company, easements six feet (6') in width for the installation of the underground electric distribution system, which will be subsequently platted or provided by a separate easement instrument. Said easements shall include, but not by way of limitation, right of way for streetlighting in the Development by means of underground facilities.

6. The further maintenance of the underground electric distribution system in the proposed easements does not include repair of damage to said system caused by the Developer, its contractors, agents, employees, successors and assignees. If such damage should occur to said system, Developer will reimburse the Company for all costs arising out of any such damage.

7. Developer agrees that community antenna systems or other cable systems will not be installed in the same trench with Company and telephone cables without a separate written agreement.

RECORDED FROM ORIGINAL NO. 32990

8. The Developer shall provide, at no expense to the Company, rough grading (within four inches of finished grade) so that the underground electric distribution system and the streetlighting cables, if any, can be properly installed in relation to the finished grade level. After rough grading, the Developer shall install and maintain, at no expense to the Company, permanent survey stakes indicating all property lines in the Development. Developer shall also install and maintain final grade stakes along the route of the trench and at the location of all above grade equipment. Developer agrees that the average ground elevation within six feet of any cable, conduit, wire, conductor or other underground facility will thereafter be maintained at a level not to exceed four inches above or below the finished grade level established at the time of installation of said underground facilities. Developer further agrees that changes in the ground surface elevation in excess of the limits herein prescribed may be permitted upon written consent of the Company. No later than five days prior to the start of construction that has been scheduled for June 25, 1979, the Developer will deliver to the Company an executed *Certificate of Grade* certifying the completion of grading in accordance with the foregoing and Developer's payment in the amount specified as "Total Payment Required" on said Attachment D.

9. If the Company, in its sole judgment, determines that all of the customers (or their equivalent) upon which the "Company's Share of Cost" (Attachment D) is based, will not be prepared to receive electric service upon the expected date of completion of construction of the underground electric distribution system, the Company may, upon written notice of the Developer, postpone commencement of construction of said system and delay the date electric service will be available to the Developer. Construction of the underground electric distribution system will begin when the Company, in its sole judgment, determines that all of such customers will be prepared to receive electric service on or before the date of the anticipated completion of the construction of the said system. In the event of such postponement by the Company, the Developer may upon five (5) days written notice to the Company, terminate this Agreement. In the event of such termination, the Company will refund, without interest, all payments made by the Developer hereunder.

10. The Company shall not be responsible for any losses or damages incurred by the Developer arising out of the Company's inability to perform its obligations under this Agreement, where such inability arises from an event of Force Majeure. As used in this Agreement, the term Force Majeure shall include, but not be limited to, weather, labor disputes, unavailability of materials, equipment and supplies, strikes, sabotage, acts of the Developer, or any event not within the control of the Company, and which, by the exercise of reasonable diligence, the Company is unable to prevent.

11. This Agreement, all payments and refunds hereunder, and the construction and operation of the underground electric distribution system, shall be subject to such of the Company's Standard Rules and Regulations as may be applicable, including, but without limitation, Rule B-3.3, entitled "Extension of Service" and Rule B-3.4, entitled "Underground Distribution Systems". All changes in the Company's Standard Rules and Regulations occurring subsequent to the date of this Agreement, for purposes of this Agreement, shall be deemed to have occurred prior to the date hereof, shall be applicable to this Agreement and shall supersede the affected terms and provisions hereof.

12. If at any time prior to the commencement of construction of the underground electric distribution system, changes in the Company's Standard Rules and Regulations cause an increase or decrease in "Total Payment Required", Attachment D, Developer agrees to execute an Amendment to this Agreement reflecting such changes and pay all additional charges to the Company prior to the commencement of construction of the system. The Company agrees to refund any decreases to the Developer. Upon the failure of the Developer to execute such Amendment and pay to the Company the amount

RECORDED RIGHT OF WAY NO.

of such increase prior to the commencement of construction of the system, the Company may terminate this Agreement. In the event of such termination, the Company will refund, without interest, all payments made by the Developer hereunder.

13. Any assignment of this Agreement other than an assignment of the right to receive refund of the Advance pursuant to Paragraph 3 hereof, in whole or in part, by operation of law or otherwise, without the prior written consent of the Company, shall be void.

14. All notices required hereunder shall be in writing. Notices to the Company shall be sent by United States mail or delivered in person to:

**THE DETROIT EDISON COMPANY**  
**ATTENTION: DIVISION MANAGER**

30400 Telegraph Road

Birmingham, Michigan, 48010

Notices to the Developer shall be sent by United States mail or delivered in person to:

Robertson Jamieson Corporation

2550 TELEGRAPH RD.  
10 W. SQUARE LAKE ROAD

Bloomfield Hills, Michigan 48013

Either party may at any time change the title or address to which notices to it are to be mailed or delivered by giving written notice of such change to the other party.

15. This Agreement supersedes all previous representations, negotiations, understandings or agreements, either written or oral, between the parties hereto or their representatives pertaining to the subject matter hereof, and constitutes the sole and entire agreement between the parties hereto.

**IN WITNESS WHEREOF**, the parties hereto have hereunto set their hands on the day and year first above written.

**THE DETROIT EDISON COMPANY**

By Leonard P. Lucas  
Leonard P. Lucas

Its Director, Service Planning

**DEVELOPER Robertson Jamieson Corp.**

By Paul Robertson  
Paul Robertson-SF

Its OWNER

ADDED RIGHT OF WAY NO.

**ATTACHMENT C**

**SCHEDULE OF REFUNDS**

- (1) The Company will refund to the Developer the sum of \$500.00 for each additional residential customer(s) and two times the actual annual revenue of other customers directly connected to the extension whether by secondary voltage lines or limited purpose primary voltage lines.\* Refunds will not be made until the original customer or their equivalent are actually connected to the extension.
- (2) Refunds under part 1 of this Attachment C shall be made without interest for a five-year period which begins the first day of the month subsequent to the first full billing period after the date the service is energized. The Company shall have no further obligation to refund any remaining portion of the advance. Any unrefunded advance will be considered a permanent contribution in aid of construction. The total amount refunded cannot exceed the amount of the advance under any conditions.

\*A limited purpose primary line is a lateral extension of not more than 250' on the customers property connected to a financed line extension and is installed to serve an individual customer or group of customers from a single transformer installation.

**COMPUTATION OF NON-REFUNDABLE CONTRIBUTION**

(a)	Single Home Subdivisions		
	<u>1,541</u> front lot feet x \$1.75 per front lot foot =	\$	<u>2,697.00</u>
(b)	Mobile Home Parks, Condominiums and Apartment House Complexes		
	<u>                    </u> trench feet x \$1.90 per trench foot =	\$	<u>-0-</u>
	<u>                    </u> KVA of installed transformer capacity x \$4.00	\$	<u>-0-</u>
(c)	As defined in Paragraph 2 of the Agreement, additional nonrefundable contributions may be required where, in the Company's Judgment, practical difficulties exist. The contributions for these practical difficulties amount to	\$	<u>-0-</u>
(d)	Where the Developer requires winter construction (see Paragraph 4) an additional nonrefundable contribution is required in the amount of	\$	<u>-0-</u>
	<b>TOTAL</b>	\$	<u>2,697.00</u>

RECORDED UNDER DEED NO. 32990

ATTACHMENT D

AGREEMENT NUMBER C279J539

**COMPUTATION OF UNDERGROUND ELECTRIC DISTRIBUTION LINE EXTENSION  
ADVANCE AND CONTRIBUTION FOR RESIDENTIAL DEVELOPMENTS**

Estimated Direct Construction Cost . . . . .	\$ <u>4,931.00</u>
(Excludes engineering overhead costs and administrative cost. When applicable, includes cost of system extensions required to supply developments.)	
Minus - Company's Share of Cost . . . . .	\$ <u>2,500.00</u>
(\$500.00 for each residential unit to be immediately served when the underground electric distribution system is completed.) (See B Attached)	
Refundable Line Extension Advance . . . . .	\$ <u>-0-</u>
(See Schedule of Refunds - Attachment C)	
Plus - Nonrefundable Contribution as required by Rule B-3.4 (See Attachment C) . . . . .	\$ <u>2,697.00</u>
<b>TOTAL PAYMENT REQUIRED</b>	<b>\$ <u>2,697.00</u></b>

RECORDED RIGHT OF WAY NO. 32990



**Detroit  
Edison**

Oakland Division  
30400 Telegraph Road  
Birmingham, MI 48010  
(313) 646-0900

DATE: June 12, 1979

Robertson Jamieson Corporation

~~10 W. Square Lake Road~~ 2550 TELEGRAPH RD.

Bloomfield Hills, Michigan 48013

RE: Strawberry Hill Subdivision No. 2

Gentlemen:

Pursuant to establishing a field construction date for the above named project, it is necessary that the conditions of the grade in the area of construction be determined. Work cannot start until this is accomplished.

Please sign and return one copy of the Certificate below. You may retain the third copy for your file.

Very truly yours,

Jerry Dayman  
SERVICE PLANNER  
6-13-79  
DATE

JD:dp

### CERTIFICATE

I/We, the undersigned, hereby certify to the Detroit Edison Company that all grading in utility easements and/or the routes of the underground facilities on the above subject development has been completed within four (4) inches of final grade.

I/We further agree that a stake will be placed at the location of each piece of above grade equipment, indicating the final grade to be achieved. A copy of the Detroit Edison Company underground construction drawing No. A-64741 for this development is in my/our possession and will be used for this purpose.

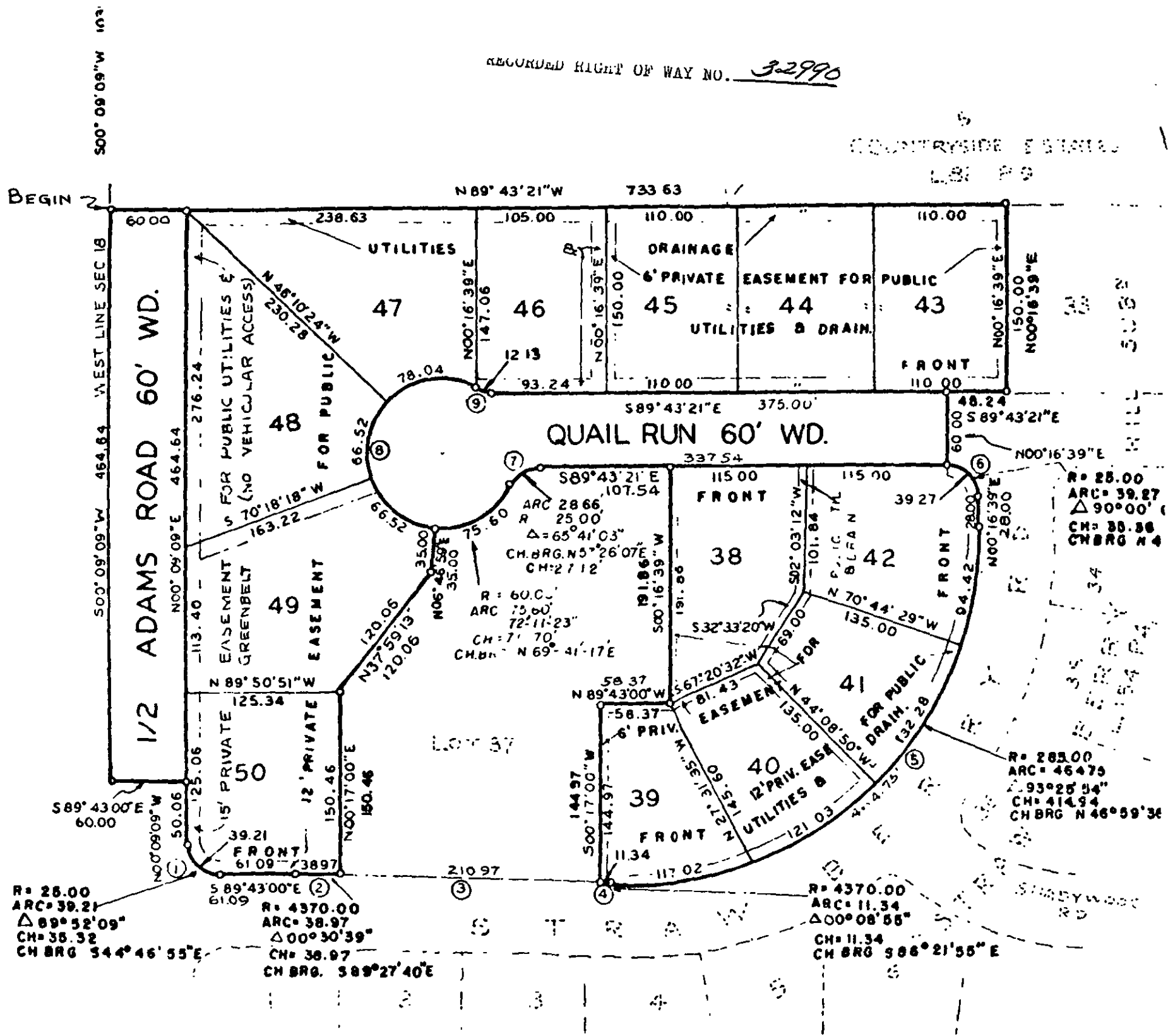
Name Paul E. Robertson  
Title Gen. Mgr.  
Name Paul E. Robertson  
Title SEZ-TRM.  
Date 6/14/79

RECORDED RIGHT OF WAY NO. 32990

COUNTRYSIDE ESTATES  
L.B. P. 9

**"STRAWBERRY HILL NO 2"**  
A PART OF THE NW 1/4 OF  
SEC. 18, T. 2 N., R. 1 E., CITY OF  
TROY, OAKLAND CO., MICH.

LIBER 7686 PAGE 201



R = 25.00  
 ARC = 39.21  
 Δ = 89°52'09"  
 CH = 38.32  
 CH BRG = S 44°46'55" E

R = 4370.00  
 ARC = 38.97  
 Δ = 00°30'39"  
 CH = 38.97  
 CH BRG = S 89°27'40" E

R = 4370.00  
 ARC = 11.34  
 Δ = 00°08'55"  
 CH = 11.34  
 CH BRG = S 86°21'55" E

R = 25.00  
 ARC = 39.27  
 Δ = 90°00'00"  
 CH = 30.56  
 CH BRG = N 4

R = 283.00  
 ARC = 46.475  
 Δ = 93°25'34"  
 CH = 41.494  
 CH BRG = N 46°59'36"