

Date June 5, 1985

2-11/8

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, reconstruct, operate and maintain its underground lines for the transmission and distribution of electricity and Company communication facilities including the necessary conduits, fixtures, cables and cable poles, manholes and equipment under and across the property described hereinafter. 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. 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 City of Troy, County of Oakland, State of Michigan and further described as follows:

See attached description.

1

#

JUL 29 14:15

JAN 11 1985

BELLEMEAD OF MICHIGAN INC. A Michigan Corporation 5600 New King Street, Suite 151 Troy, Michigan 48098

SIDWELL # 20-08-476 (008) 009

Witness: \_\_\_\_\_

John J. Pershing, Jr. John J. Pershing, Jr.

Melody S. Richardson Melody S. Richardson

By: Herman C. Simonse By: Herman C. Simonse Sr. Vice President

Prepared By:

Stuart Chipman The Detroit Edison Company 30400 Telegraph Rd., Suite 264 Birmingham, Michigan 48010

STATE OF NEW JERSEY ) SS. COUNTY OF ESSEX )

Dec 02 RETURN TO J. D. McDONALD THE DETROIT EDISON COMPANY 30400 TELEGRAPH ROAD, 264 OAKDH BIRMINGHAM, MICHIGAN 48010

RECORDED RIGHT OF WAY 35735

On this 4th day of June A.D. 1985, before me the subscriber, a Notary Public in and for said county, appeared Herman C. Simonse

to me personally known, who being by me duly sworn did say that he is the Senior Vice President

of Bellemead of Michigan, Inc. A Michigan Corp.

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 Herman C. Simonse

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

APPROVED AS TO FORM DATE LEGAL DEPARTMENT

Notary Public, Essex County, New Jersey

My Commission Expires: 7/25/89

Handwritten initials

May 10, 1985

LIBER 9056 PAGE 655

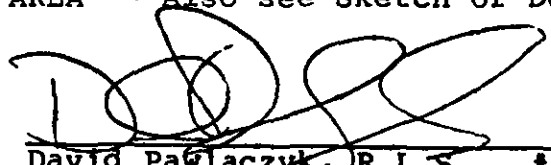
A PERMANENT EASEMENT FOR  
DETROIT EDISON  
OVER THE FOLLOWING DESCRIBED PROPERTY  
BELLEMEAD OFFICE BUILDING #3

①

A part of the East half of Section 8, T-2-N., R-11-E., City of Troy, Oakland County, Michigan, being described as: Commencing at the East 1/4 corner of said Section 8; thence N. 02° 30' 26" W., 1,360.83 feet along the East line of Section 8; thence S. 87° 29' 34" W., 751.57 feet to the Westerly line of New King Street; thence S. 02° 30' 26" E., 370.86 feet along said line to the point of beginning; thence S. 02° 30' 26" E., 412.08 feet; thence along a curve to the left 159.48 feet, said curve having a radius of 412.67 feet, central angle of 22° 08' 30" and long chord bearing of S. 13° 34' 41" E., 158.48 feet along said line; thence S. 87° 15' 21" W., 200.26 feet; thence along a non-tangent curve to the left 289.39 feet, said curve having a radius of 805.14 feet, central angle of 20° 35' 37" and long chord bearing of N. 82° 26' 50" W., 287.83 feet; thence S. 87° 15' 21" W., 243.31 feet to a point on the Easterly line of Northfield Parkway; thence along a curve to the left 528.87 feet, said curve having a radius of 1,291.39 feet, central angle of 23° 27' 52" and long chord bearing of N. 11° 10' 55" W., 525.18 feet; thence N. 87° 29' 34" E., 775.75 feet to the point of beginning, said easement being defined as: commencing at the Southwest corner of the above described property; thence along a curve to the left along the Easterly line of Northfield Parkway 20.03 feet, said curve having a radius of 1,291.39 feet, central angle of 00° 53' 18" and long chord bearing of N. 00° 06' 22" E., 20.03 feet to the point of beginning on the Northerly line of an existing Detroit Edison Easement as described in Liber 6818, page 241, Oakland County Records; thence continuing along the Easterly line of Northfield Parkway along a curve to the left 10.00 feet, said curve having a radius of 1,291.39 feet, central angle of 00° 26' 38" and long chord bearing of N. 00° 33' 36" W., 10.01 feet; thence N. 87° 15' 21" E., 21.00 feet; thence S. 02° 44' 39" E., 10.00 feet to a point on the Northerly line of the existing Detroit Edison Easement; thence S. 87° 15' 21" W., 21.38 feet along said line to the point of beginning and containing 212 square feet. ("EASEMENT AREA" - Also see Sketch of Description attached).

RECORDED RIGHT OF WAY

35735

  
David Pawlaczyk, R.L.S. #17632

DP/sam

RETURN TO  
J. D. McDONALD  
THE DETROIT EDISON COMPANY  
30400 TELEGRAPH ROAD, 264 OAKDH  
BIRMINGHAM, MICHIGAN 48070

# NORTHFIELD HILLS CORPORATE CENTER OFFICE BUILDING NO. 3

DATE April 1985	SCALE
DRAWN	DESIGNED
CKD. BY P. B.	SECTION 8
F.B.	T. 2 -N.R.- 11 -E.
SHEET 2	OF 2 SHEETS

**Giffels-Webster Engineers, Inc.**  
CONSULTING ENGINEERS, LAND SURVEYORS & PLANNERS

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2731 Adams Road • Pontiac, Michigan 48057  
Phone: 313/852-3100 or 313/358-2266

ARIZONA      FLORIDA      MICHIGAN      TEXAS

BARGAIN AND SALE DEED

85 2053

KNOW ALL MEN BY THESE PRESENTS: That NORMAN H. SCHEIDT and HERBERT A. WEST, as tenants in common, each with an address at c/o Scheidt & West Companies, 511 Front Street, San Francisco, California 94111, as Grantors, do grant, bargain, sell, remise, alien and confirm unto [redacted] a Michigan corporation with an office at 280 Corporate Center, 4 Becker Farm Road, Roseland, New Jersey 07068, as Grantee, property located in the City of Troy, County of Oakland, and State of Michigan, more particularly described on Exhibit A hereto, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, subject to easements, restrictions and encumbrances of record.

22-1/8

Grantors covenant to Grantee that they have not heretofore done, committed or wittingly or willingly suffered to be done or committed any act, matter, or thing whatsoever, whereby the property hereby granted, or any part thereof, is, or shall be charged or encumbered in title, estate or otherwise howsoever, excepting only (i) that certain Purchase Money Mortgage executed by Grantors as Mortgagor in favor of Bellemead Development Corporation as Mortgagee, dated November 20, 1984 and recorded on November 30, 1984 in [redacted] et seq., of Oakland County Records, which secures a Promissory Note in the original principal amount of \$300,000; and (ii) those certain easements reserved by Northfield Hills Associates, as grantor, in that certain Bargain and Sale Deed to Grantors herein, dated November 30, 1984 and recorded on November 30, 1984 in Liber 8848, at page 750, et seq., of Oakland County Records. Consideration \$2,700,000.00 DATED as of the 2nd day of January, 1985.

① #

Signed in the presence of:

Signed by:

Delpha S. Romero  
Delpha S. Romero

[Signature]  
NORMAN H. SCHEIDT

[Signature]  
MORRIS HICK

Delpha S. Romero  
Delpha S. Romero

[Signature]  
HERBERT A. WEST

[Signature]  
MORRIS HICK

STATE OF MICHIGAN REAL ESTATE TRANSFER TAX

00026

Each of Mary Lee Scheidt and Jan H. West, as the respective spouses of the Grantors herein, hereby consents to the foregoing to the extent of her interest, if any, in the property described on Exhibit A hereto, including but not limited to barring their dower interests.

1.00  
1-7-85  
[Signature]

[Signature]  
HERBERT A. WEST

[Signature]  
Mary Lee Scheidt

[Signature]  
HERBERT A. WEST

[Signature]  
Jan H. West

[Signature]  
MORRIS HICK

JAN 07 1985

1.00

41060

STATE OF MICHIGAN REAL ESTATE TRANSFER TAX

RECORDED RIGHT OF WAY 35735

STATE OF CALIFORNIA )  
 ) ss:  
COUNTY OF SAN FRANCISCO )

On this 24 day of December, 1984, before me, the undersigned Notary Public, personally appeared NORMAN H. SCHEIDT, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed it.

WITNESS my hand and official seal.

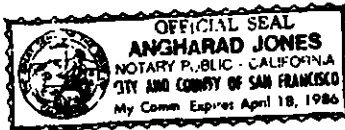


Angharad Jones  
Notary Public  
My Commission expires: 4/18/86

STATE OF CALIFORNIA )  
 ) ss:  
COUNTY OF SAN FRANCISCO )

On this 28 day of December, 1984, before me, the undersigned Notary Public, personally appeared MARY LEE SCHEIDT, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed it.

WITNESS my hand and official seal.



Angharad Jones  
Notary Public  
My Commission expires: 4/18/86

RECORDED RIGHT OF WAY 36135

STATE OF CALIFORNIA )  
 ) ss:  
COUNTY OF SAN FRANCISCO )

LIBER 8875 PAGE 826

On this 14th day of December, 1984, before me, the undersigned Notary Public, personally appeared HERBERT A. WEST, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed it.

WITNESS my hand and official seal.



Angharad Jones  
Notary Public  
My Commission expires: 4/18/86

STATE OF CALIFORNIA )  
 ) ss:  
COUNTY OF SAN FRANCISCO )

On this 28th day of December, 1984, before me, the undersigned Notary Public, personally appeared JAN H. WEST, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed it.

WITNESS my hand and official seal.



Angharad Jones  
Notary Public  
My Commission expires: 4/18/86

Drafted by:  
K. William Neuman, Esq.  
Heller, Ehrman, White  
& McAuliffe  
14 Montgomery Street  
San Francisco, CA 94104

WHEN RECORDED RETURN TO:  
Bellemead Development Corporation  
280 Corporate Center  
4 Becker Farm Road  
Roseland, New Jersey 07068  
Attn: Donn H. Norton, President

A part of the <sup>1/4</sup> ~~1/2~~ of Section 8, T-2-N., R-11-E., City of Troy, Oakland County, Michigan, being more particularly described as: Commencing at the Southeast corner of Section 8; thence S. 87° 15' 16" W., 90.00 feet along the South line of Section 8; thence W. 02° 37' 54" W., 903.33 feet to the point of beginning; thence S. 87° 15' 31" W., 1,308.47 feet to the centerline of proposed Ring Road, 120 feet wide; the following five courses along the centerline of said Ring Road (1) along said centerline along a curve to the right 306.54 feet, said curve having a radius of 770.00 feet, central angle of 22° 48' 34" and long chord bearing of N. 34° 58' 53" E., 304.52 feet, and (2) N. 46° 23' 10" E., 262.00 feet; (3) along a curve to the left 714.00 feet, said curve having a radius of 835.00 feet, central angle of 48° 59' 36" and long chord bearing N. 21° 53' 22" E., 692.45 feet, and (4) N. 02° 36' 26" W., 288.78 feet and (5) along a curve to the right 420.79 feet, said curve having a radius of 440.00 feet, central angle of 54° 47' 37" and long chord bearing of N. 24° 47' 22" E., 404.93 feet; thence S. 37° 48' 49" E., 60.00 feet to the existing Southerly right-of-way line of Ring Road 120 feet wide, as recorded in Liber 7471, pages 250 to 252, Oakland County Records; thence along said right-of-way line along a curve to the right 234.16 feet, said curve having a radius of 380.00 feet, central angle of 35° 18' 23" and long chord bearing of N. 69° 50' 23" E., 230.47 feet and N. 87° 29' 34" E., 196.66 feet along said Southerly right-of-way line to its Intersection with the Westerly right-of-way line of Crooks Road, as recorded in Liber 6630, Page 464, Oakland County Records; thence S. 02° 30' 26" E., 75.33 feet along said Westerly right-of-way line of Crooks Road and S. 02° 37' 54" E., 1,633.38 feet to the point of beginning and containing 30.38 acres.

Subject to easements of record.

Tax Item No. ~~20-08-476-007~~ and 20-08-476-008 SE 1/4 and NE 1/4

**NOTE:**

BEARINGS AND COORDINATES REFERENCES TO THE MICHIGAN STATE PLAN COORDINATE SYSTEM (SOUTH-SOME)

RECORDED RIGHT OF WAY

35735

APPLICATION FOR RIGHT OF WAY

EX 963-0811 3-7455 (MS 80)

PLEASE SECURE RIGHT OF WAY AS FOLLOWS.

DATE March 25, 1985

LOCATION 5555 New King St.

APPLICATION NO. 0-7882

CITY OR VILLAGE City of Troy

DEPT ORDER NO. \_\_\_\_\_

TOWNSHIP Troy COUNTY Oakland

O F. W. NO. \_\_\_\_\_

DATE BY WHICH RIGHT OF WAY IS WANTED April 15, 1985

BUDGET ITEM NO. \_\_\_\_\_

THIS R/W IS 100 % OF TOTAL PROJECT NO. \_\_\_\_\_ ACCUM. \_\_\_\_\_ %.

INQUIRY NO. \_\_\_\_\_

JOINT RIGHT OF WAY REQUIRED YES  NO

NOTE: Identify on print or sketch the subdivisions as to section location and liber and page.

KIND AND DESCRIPTION OF RIGHT OF WAY REQUESTED Recorded easement 21' by 10',  
as detailed on sketch 0-7882, attached.

PURPOSE OF RIGHT OF WAY For primary switch cabinet to serve Northfield Hills  
Office Buildings No. 3 and No. 4

SIGNED James W. Storey /Supervisor  
Oakland Div. Headquarters Service RM Plng.  
OFFICE DEPARTMENT

REPORT OF REAL ESTATE AND RIGHTS OF WAY DEPT.

Recordable right of way secured as requested on the attached sketch.

Contacts by S. Chipman, Real Estate, Rights of Way & Claims - Oakland Division.

Ser. Pln. 1

PERMITS IN RECORD CENTER 1 R.E. & R/W DEPT. FILE \_\_\_\_\_ GRANTOR Herman C. Simonse

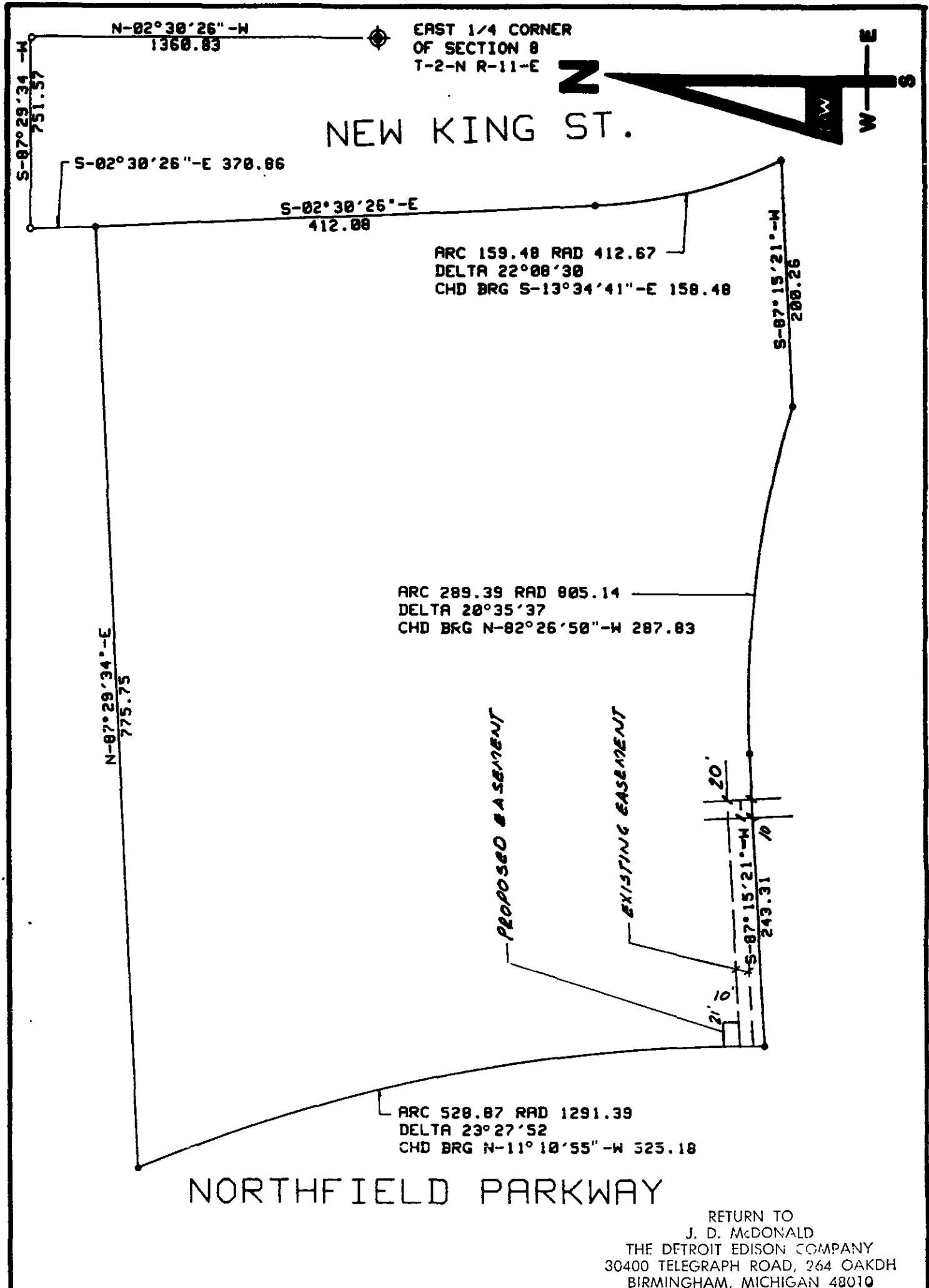
NO. OF PERMITS 1 NO. OF STRUCTURES \_\_\_\_\_ NO. OF MILES \_\_\_\_\_ PERMITS TO MBT Bellemead of Michigan, Inc.  
A Mich. Corp.

DATE 7-10-85 SIGNED James D. McDonald  
James D. McDonald

RECORDED RIGHT OF WAY

35735

3-27-85WD 4-27-85



RETURN TO  
 J. D. McDONALD  
 THE DETROIT EDISON COMPANY  
 30400 TELEGRAPH ROAD, 264 OAKDH  
 BIRMINGHAM, MICHIGAN 48010

# SKETCH OF DESCRIPTION

## NORTHFIELD HILLS CORPORATE CENTER OFFICE BUILDING NO. 3

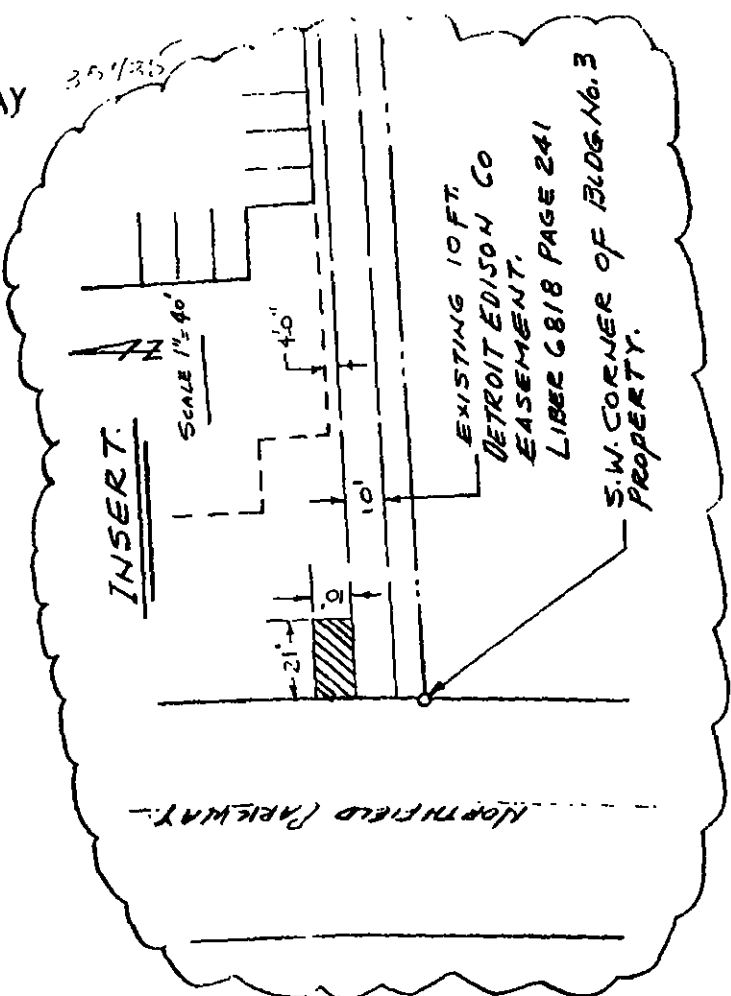
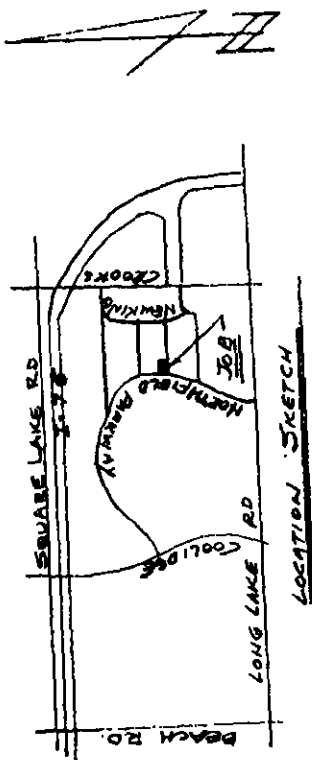
DATE April 1985  
 DRAWN PB  
 CKD. BY  
 FR

SCALE 1"=100'  
 DESIGNED  
 SECTION 8  
 T. 2 N. R. E 11

**Giffels-Webster Engineers, Inc.**  
 CONSULTING ENGINEERS, LAND SURVEYORS & PLANNERS  
 2731 Adams Road • Pontiac, Michigan 48057  
 Phone. 313/862-3100 or 313/366-2286



RECORDED RIGHT OF WAY



CONTACT:  
 BELLEMEAD CONSTRUCTION CORP.  
 280 CORPORATE CENTER  
 FOUR BECKER FARM ROAD  
 ROSELAND, NEW JERSEY 07068  
 PHONE: (201)-740-1110  
 MR. JOHN VAN PRAET, P.E.  
 P/VU JK

ADDITIONAL EASEMENT  
 REQUIRED FOR SWITCH CABINET  
 TO SERVE BLDGS. NO. 3 AND NO. 4  
 SEE INSERT FOR DETAILS -

BLDG. No. 3  
 5555

EXISTING 10 FT. DETROIT  
 EDISON CO. EASEMENT.  
 LIBER 6818 PAGE 241

BLDG. No. 2  
 5607

BLDG. No. 4

THE DETROIT EDISON COMPANY - SERVICE PLANNING DEPARTMENT	
CITY	COUNTY
TROY	OAKLAND
MAP SECT.	TRF. & TRF. SECT. NO.
1-310-402	NE 1/4 - SEC. 8
PROJECT NAME	TOWN RANGE JOINT R/W REQUIRED
NORTHFIELD HILLS OFF. BLDG. No. 3	2N 11E YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
SUBDIV.	TEL. ENG'R. & DIST.
D.C. 8915 ST. LOCKDALE - 13.2K.	TEL. E.O. OFF. E. NO.
EASEMENT FOR PRIMARY SWITCH CABINET	BUDGET ITEM NO.
PLANNED BY D. GREEN	DATE 3-21-85
SCALE 1" = 200'	OR FORM PL-100 Pgs. 3-7-79

LEGEND	
○	FOREIGN POLE
○	EXIST. D.E. CO. POLE
○	PROPOSED POLE
○	EXIST. ANCHOR
○	PROPOSED ANCHOR
○	TREE
○	15000 V LINE
○	8000 V LINE
○	13,200 V LINE
○	40,000 V LINE

APPROVED BY: [Signature]

DATE: 3-21-85

PROJECT: NORTHFIELD HILLS OFF. BLDG. No. 3

PLANNED BY: D. GREEN