

UNDERGROUND EASEMENT (RIGHT OF WAY) NO. 9203958-50

On 12-8, 1992, for the consideration of system betterment, Grantor grants to Grantee a permanent underground easement ("Right of Way") in, on and across a part of Grantor's Land called the "Right of Way Area".

"Grantor" is:

JBK Construction Co., a Michigan Corporation and Gulf-Jacobson Fairway Estates Joint Venture, a Michigan Co-Partnership, 35385 Indigo Drive, Sterling Heights, Michigan 48310

"Grantee" is:

The Detroit Edison Company, a Michigan Corporation, 2000 Second Avenue, Detroit, Michigan 48226
United Artists Cable of Oakland County, Inc., a Michigan Corporation, 4500 Delemere Boulevard, Royal Oak, Michigan 48073

"Grantor's Land" is in the City of Troy, Oakland County, described as:

Proposed "Meadowland Estates Subdivision" part of the Northwest one-quarter (1/4) of Section 3, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, and being more particularly described as: beginning at a point in the West line of said Section 3, a distance of 721.95 feet South 01°07'04" East of the Northwest corner of said Section 3; thence North 87°39'00" East, 244.00 feet; thence North 01°07'04" West, 246.44 feet; thence North 88°33'00" East 456.08 feet; thence North 01°07'04" West, 471.69 feet; thence North 88°33'00" East, 135.82 feet along the North line of said Section 3; thence South 01°58'41" East, 400.02 feet; thence North 88°33'00" East, 65.01 feet; thence South 01°58'41" East, 566.22 feet; thence South 88°42'40" West, 265.35 feet; thence South 01°07'04" East, 350.00 feet; thence South 88°42'40" West, 650.00 feet; thence North 01°07'04" West, 591.68 feet along the West line of said Section 3 to the Point of Beginning, containing 15.77 acres and contains Thirty-Two (32) lots numbered one (1) through thirty-two (32) and one (1) outlot. Sidwell No. 20-03-101-004, 20-03-101-005, 20-03-101-006 and 20-03-101-040.

The "Right of Way Area" is a part of Grantor's Land and is described as:

As shown on the attached Appendix "A".

- 1. Purpose: The purpose of this Right of Way is to construct, reconstruct, modify, add to, operate and maintain underground utility line facilities consisting of poles, guys, anchors, wires, manholes, conduits, pipes, cables, transformers and accessories.
2. Access: Grantee has the right of access to and from the Right of Way Area.
3. Buildings or other Permanent Structures: No buildings or other permanent structures shall be placed in the Right of Way Area without Grantee's prior written consent.
4. Excavation: As required by Public Act 53 of 1974, MISS DIG must be called on 1-800-482-7171 before anyone excavates in the Right of Way Area.
5. Trees, Bushes, Branches, Roots, Structures and Fences: Grantee may trim, cut down, remove or otherwise control any trees, bushes, branches and roots in the Right of Way Area (or that could grow into the Right of Way Area) and remove structures and fences in the Right of Way Area that Grantee believes could interfere with the safe and reliable construction, operation and maintenance of Grantee's facilities. No trees, plant life, structures and fences shall be planted, grown or installed within 8 feet of the front door and within 2 feet of the other sides of transformers and switching cabinet enclosures. Grantee shall not be responsible to Grantor for damages to or removal of trees, plant life, structures and fences placed in front of transformer doors.
6. Restoration: If Grantee's employees, contractors, vehicles or equipment damage Grantor's Land while entering Grantor's Land for the purposes stated in this Right of Way, then Grantee shall restore Grantor's Land as nearly as can be to its original condition.
7 Successors: This Right of Way runs with the land and binds and benefits Grantor's and Grantee's successors, lessees, licensees and assigns.

RECORDED RIGHT OF WAY NO. 444474

Witnesses:(type or print name below signature)

Donald E. Nagy
DONALD E. NAGY

Mary E. Nagy
MARY E. NAGY

Grantor:(type or print name below signature)

J B K CONSTRUCTION CO.

By: Jaroslaw B. Kisil

Its: President

Acknowledged before me in MACOMB County, Michigan, on DECEMBER 8, 1992 by JAROSLAW B. KISIL, the President of JBK CONSTRUCTION CO., a Michigan Corporation, for the Corporation.

Notary's Stamp DONALD E. NAGY - Macomb Notary's Signature Donald E. Nagy

(Notary's name, county and date commission expires)

Exp. 4-4-94

OK - G.K.

WITNESS TO BOTH SIGNATURES:

Donald R Nagy
DONALD R. NAGY

Mary E Nagy
MARY E. NAGY

GULF-JACOBSON FAIRWAY
ESTATES JOINT VENTURE

By:
JACOBSON-AVON JOINT VENTURE,
a Michigan Co-Partnership, Partner

By: Scott R. Jacobson
Scott R. Jacobson

By:
Gulf Construction Company,
a Michigan Corporation, Partner

By: Gary Tadian
Gary Tadian

Its: President

Personally came before me this 8th day of DECEMBER, 1992, SCOTT R. JACOBSON, Partner of Jacobson-Avon Joint Venture, a Michigan Co-Partnership and GARY TADIAN, President of Gulf Construction Company of Troy, a Michigan Corporation on behalf of said Partnership and Corporation which are the partners of Gulf-Jacobson Fairway Estates Joint Venture, a Michigan Co-Partnership to me known to be the persons who executed the foregoing instrument and to be such partner and President of said Corporation and acknowledged that they executed the foregoing instrument as such officers as the free act and deed of said Corporation, by its authority.

Notary's Stamp: DONALD R. NAGY - Macomb Notary's Signature: Donald R Nagy
(Notary's name, county and date commission expires)
EXP- 4-4-94

Prepared by and Return to: James D. McDonald, 30400 Telegraph Road, Suite 277, Birmingham, Michigan 48025/KAD

RECORDED RIGHT OF WAY NO. 44474

PROPOSED MEADOWLAND ESTATES SUBDIVISION

APPENDIX "A"

PART OF N.W. FRAC. 1/4 OF SEC. 3, T.2N, R.11E.
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

LIBER _____ PAGE _____

RECORDED RIGHT OF WAY NO. 614474

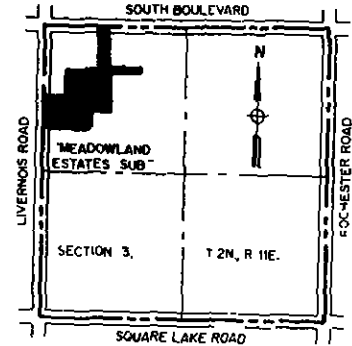
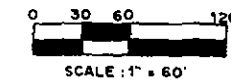
NW CORNER SECTION 3
T.2N, R.11E
LIBER 12486 P. 730

CITY OF ROCHESTER HILLS LIMIT
NORTH LINE OF SECTION 3
N 88° 33' 00" E 700.01
CITY OF TROY LIMIT
1/2 SOUTH BLVD
60' WD

N 88° 33' 00" E. 135.82'

NORTH LINE OF SECTION 3
N 88° 33' 00" E 499.63

CITY OF ROCHESTER HILLS LIMIT
CITY OF TROY LIMIT
N 1/4 CORNER SECTION 3
T.2N, R.11E.
LIBER 12486 P. 730

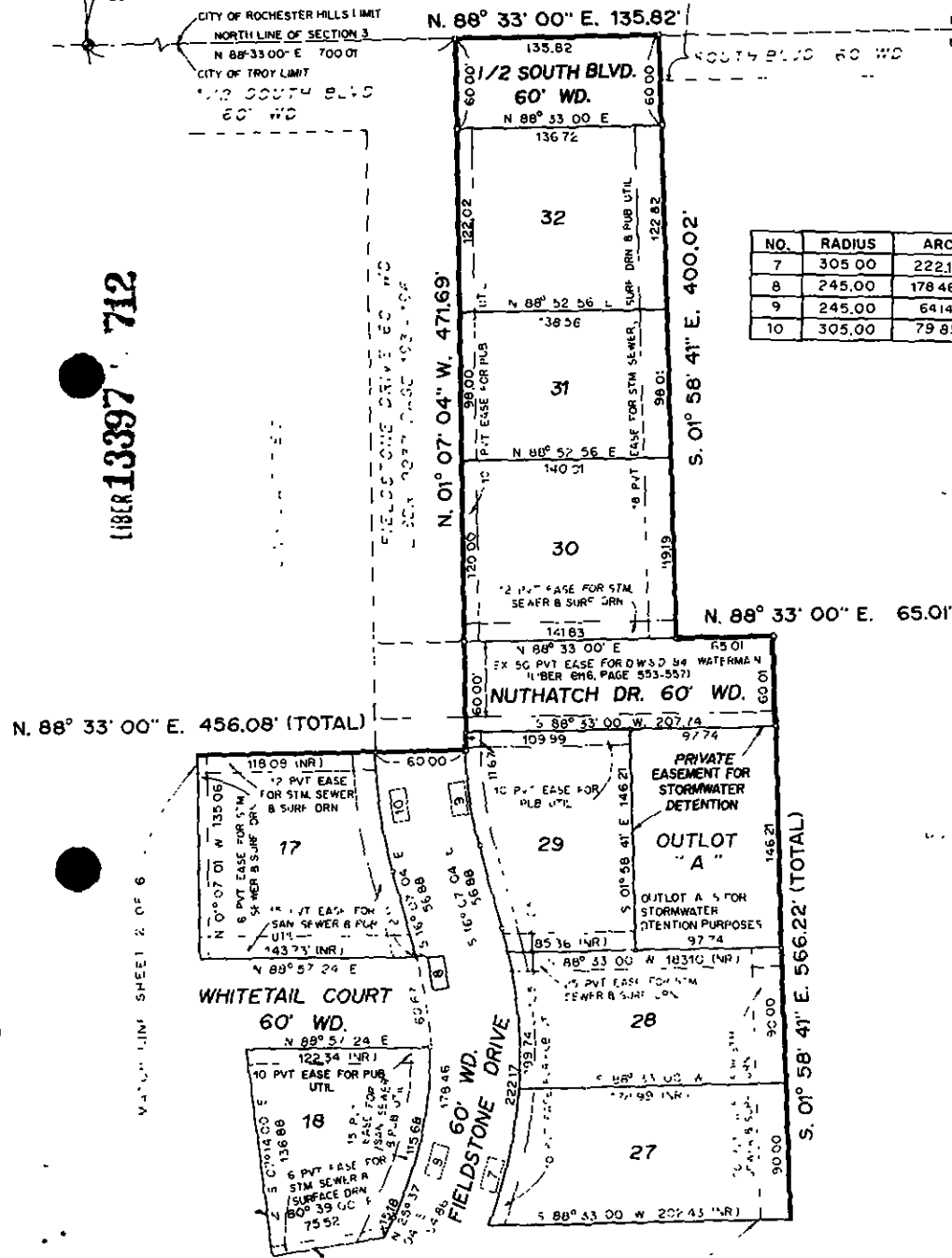


LOCATION MAP
NOT TO SCALE

CURVE DATA

NO.	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
7	305.00	222.17	41° 44' 08"	217.29	N 04° 45' 00" E
8	245.00	178.46	41° 44' 08"	174.54	N 04° 45' 00" E
9	245.00	64.14	15° 00' 00"	63.96	S 08° 37' 04" E
10	305.00	79.85	15° 00' 00"	79.62	S 08° 37' 04" E

LIBER 13397 P. 712



MATCH LINE SHEET 4 OF 6

PLAT LEGEND

ALL DIMENSIONS ARE IN FEET.
ALL CURVE LINEAR DIMENSIONS ARE MEASURED ALONG THE ARC
CONCRETE MONUMENTS, CONSISTING OF 1/2" DIA. RE-ROD, 36" LONG, ENCASED IN CONCRETE, 4" IN DIA. AND 36" LONG HAVE BEEN PLACED AT ALL POINTS MARKED "O"
LOT CORNERS HAVE BEEN MARKED WITH 1/2" DIA. RE-RODS AND ARE 18" LONG.
BEARINGS SHOWN ARE IN RELATION TO THE WEST LINE OF "BASSETT B SMITH FLOWING SPRING ACRES". LIBER 37, PAGE 9 CITY OF TROY, OAKLAND COUNTY RECORDS
THE SYMBOL (R.) DENOTES RADIAL LOT LINES
THE SYMBOL (NR.) DENOTES NOT RADIAL LOT LINES

NOTE

THERE WILL BE NO DIRECT VEHICULAR ACCESS TO SOUTH BLVD FROM LOT NO 32

Signature

SHEET 3 OF 4

PROPOSED MEADOWLAND ESTATES SUBDIVISION

PART OF N.W. FRAC. 1/4 OF SEC. 3, T.2N, R.1E.
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

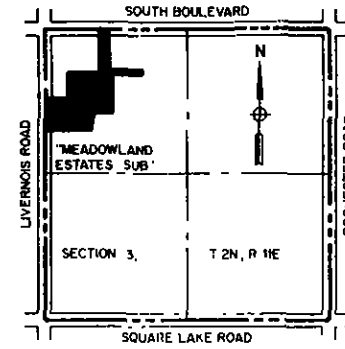
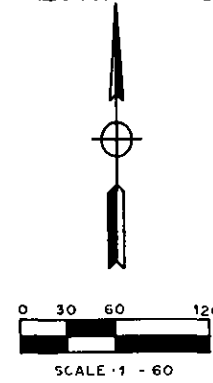
LIBER _____ PAGE _____

RECORDED RIGHT OF WAY NO. 44474

APPENDIX "A"

CURVE DATA

NO.	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
1	60.00	222.44	146° 26' 25"	114.89	S 75° 04' 47" E
2	60.00	62.42	59° 36' 22"	59.64	N 27° 56' 36" E
3	245.00	133.46	31° 12' 36"	131.81	N 73° 21' 06" E
4	305.00	166.14	31° 12' 36"	164.09	N 73° 21' 06" E
5	305.00	112.86	26° 44' 08"	141.03	N. 12° 15' 00" E.
6	245.00	114.32	26° 44' 08"	113.29	N 12° 15' 00" E.
7	305.00	222.17	41° 44' 08"	217.29	N 04° 45' 00" E



LOCATION MAP
NOT TO SCALE

LIBER 13397 713

N.W. CORNER
SECTION 3
T.2N R.1E
LIBER 13397 P. 713

N. 01° 07' 04" W. 591.68' (TOTAL)

1/2 LIVERNOIS RD. 60' WD.

N. 01° 07' 04" W. 246.44'

N. 87° 39' 00" E. 244.00'

N. 88° 33' 00" E. 456.08' (TOTAL)

60' WD.

N. 01° 07' 04" W. 246.44'

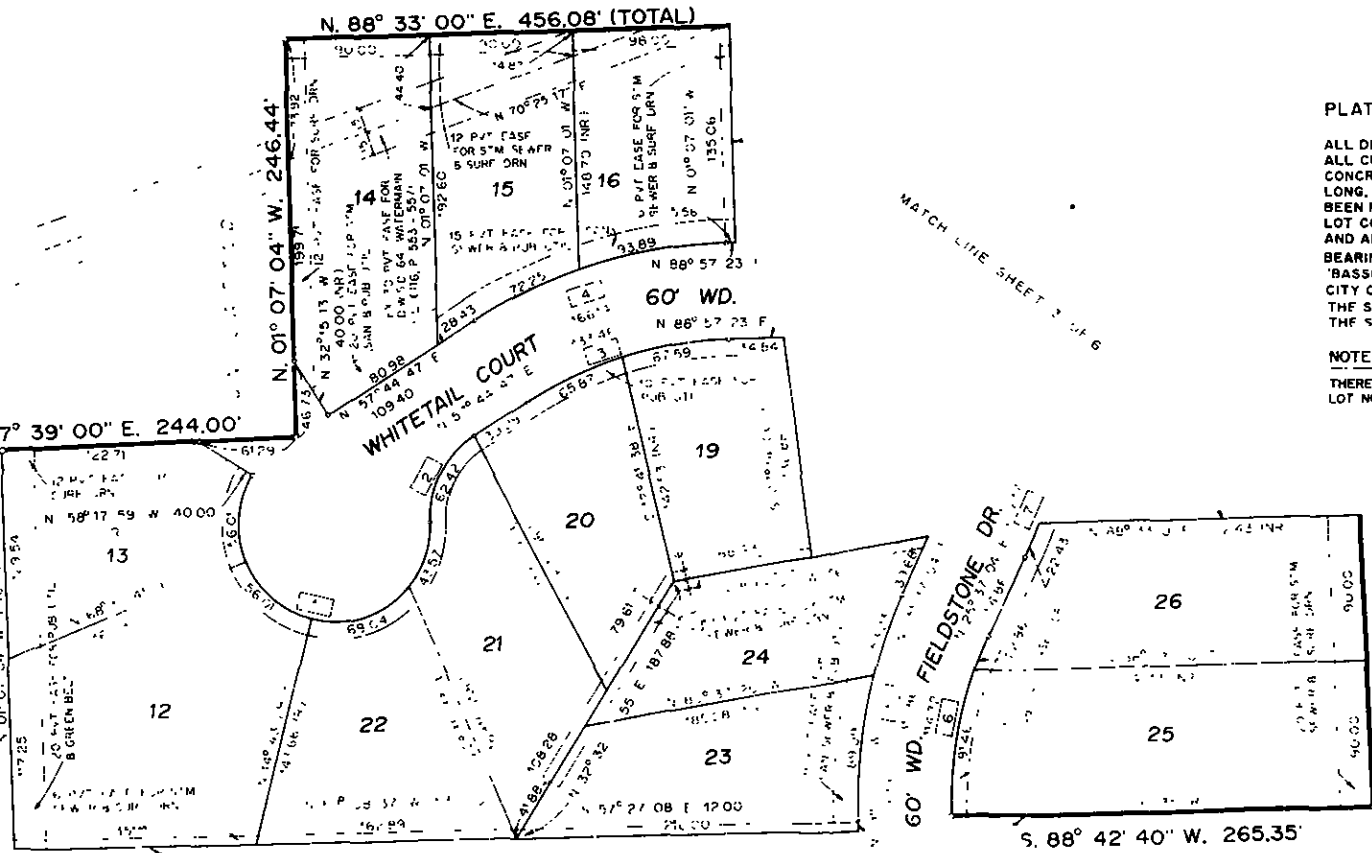
N. 88° 57' 23" E.

60' WD.

N. 88° 57' 23" E.

S. 01° 58' 41" E. 566.22' (TOTAL)

S. 88° 42' 40" W. 265.35'



PLAT LEGEND _____

ALL DIMENSIONS ARE IN FEET.
ALL CURVILINEAR DIMENSIONS ARE MEASURED ALONG THE ARC.
CONCRETE MONUMENTS, CONSISTING OF 1/2" DIA. RE-ROD, 36" LONG, ENCASED IN CONCRETE, 4" IN DIA. AND 36" LONG HAVE BEEN PLACED AT ALL POINTS MARKED "O".
LOT CORNERS HAVE BEEN MARKED WITH 1/2" DIA. RE-RODS AND ARE 18" LONG.
BEARINGS SHOWN ARE IN RELATION TO THE WEST LINE OF 'BASSETT & SMITH FLOWING SPRING ACRES', LIBER 37, PAGE 9, CITY OF TROY, OAKLAND COUNTY RECORDS.
THE SYMBOL (R) DENOTES RADIAL LOT LINES.
THE SYMBOL (NR) DENOTES NOT RADIAL LOT LINES.

NOTE

THERE WILL BE NO DIRECT VEHICULAR ACCESS TO LIVERNOIS ROAD FROM LOT NO 12 & 13

MATCH LINE SHEET 1 OF 6

SHEET 2 OF 6

Raymond Williams

PROPOSED

MEADOWLAND ESTATES SUBDIVISION

LIBER _____ PAGE _____

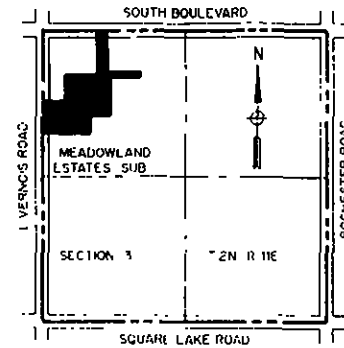
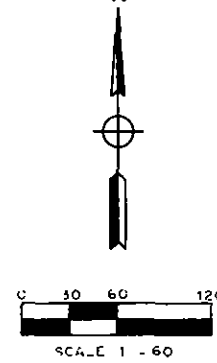
PART OF N.W. FRAC. 1/4 OF SEC. 3, T.2N., R.1E.
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

RECORDED RIGHT OF WAY NO. 44474

APPENDIX "A"

LIBER 714

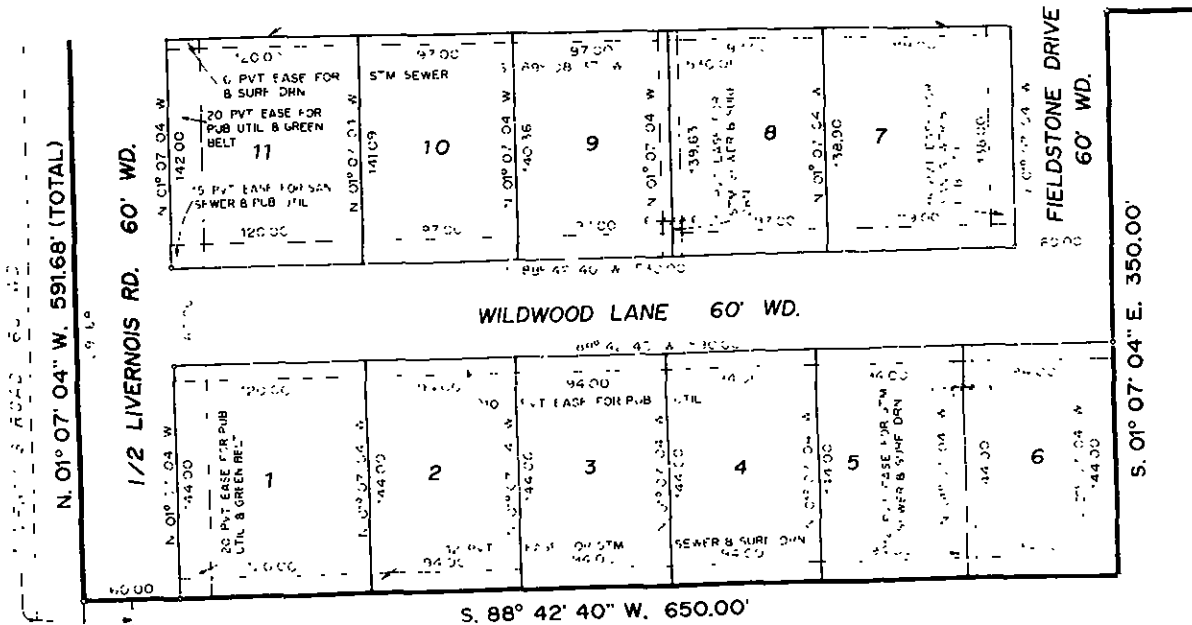
LIBER 397



LOCATION MAP

NOT TO SCALE

MATCH LINE SHEET 2 OF 6



PLAT LEGEND

ALL DIMENSIONS ARE IN FEET
 ALL CURVILINEAR DIMENSIONS ARE MEASURED ALONG THE ARC
 CONCRETE MONUMENTS, CONSISTING OF 1/2" DIA. RE-ROD, 36"
 LONG, ENCASED IN CONCRETE. 4" IN DIA. AND 36" LONG HAVE
 BEEN PLACED AT ALL POINTS MARKED 0"
 LOT CORNERS HAVE BEEN MARKED WITH 1/2" DIA. RE-RODS
 AND ARE 16" LONG
 BEARINGS SHOWN ARE IN RELATION TO THE WEST LINE OF
 BASSETT & SMITH FLOWING SPRING ACRES", LIBER 37, PAGE 9,
 CITY OF TROY, OAKLAND COUNTY RECORDS
 THE SYMBOL (R.) DENOTES RADIAL LOT LINES
 THE SYMBOL (NR) DENOTES NOT RADIAL LOT LINES

NOTE

THERE WILL BE NO DIRECT VEHICULAR ACCESS TO LIVERNOIS FROM
 LOT NO 1 & 11

W 1/4 CORNER
 SECTION 3
 T.2N. R.1E.
 LIBER 12486 P. 11

Signature

SHEET 1 OF 1