

INDUSTRIAL SUBSTATION EASEMENT

On May 24, 1993, for one dollar and other valuable consideration, Grantor grants to Edison an exclusive, permanent easement on land called the Easement Area.

"Grantor" is:

William Beaumont Hospital, a Michigan non-profit corporation, 44201 Dequindre, Troy, Michigan 48098

#92 REG/DEEDS PAID
0001 AUG.23'93 09:38AM
2276 NISC 9.00

"Edison" is:

The Detroit Edison Company, a Michigan corporation, 2000 Second Avenue, Detroit, Michigan 48226

The "Easement Area" is in the City of Troy, Oakland County, Michigan described as:

(Underground Easement Area) A 10 foot wide underground easement across part of the Northeast 1/4 of Section 1, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, further described by its centerline as; Commencing at the Northeast Corner of said Section 1; Thence South 00°01'30" West 1330.22 feet along the East Line of said Section 1, also being the centerline of Dequindre Road, (120 feet wide); Thence South 89°41'30" West 60.00 feet; Thence South 00°01'30" West 33.59 feet along the west right of way line of Dequindre Road (120 feet wide) to the point of beginning; Thence South 41°56'03" West 54.77 feet to a point known hereafter as Point "A"; Thence North 52°18'17" East 46.25 feet to a point on the west line of Dequindre Road and a point of ending. Also beginning at said point "A"; Thence South 88°05'51" West 654.72 feet; Thence South 06°44'26" West 247.51 feet; Thence South 14°45'25" West 50.64 feet; Thence South 71°06'31" West 43.98 feet; Thence North 89°03'35" West 181.51 feet; Thence South 39°56'08" West 71.97 feet; Thence South 06°48'10" West 11.48 feet to a point of ending on the Northerly line of the Booth Substation, and

Pt of 20-01-200-014

(Booth Substation Easement Area) Part of the Northeast 1/4 of Section 1, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan further described as; Commencing at the Northeast Corner of said Section 1; Thence South 00°01'30" West 1330.22 feet along the East Line of said Section 1, also being the centerline of Dequindre Road, (120 feet wide); Thence South 89°41'30" West 60.00 feet; Thence South 00°01'30" West 33.59 feet along the West right of way line of said Dequindre Road; Thence South 41°56'03" West 54.77 feet; Thence South 88°05'51" West 654.72 feet; Thence South 06°44'26" West 247.51 feet; Thence South 14°45'25" West 50.64 feet; Thence South 71°06'31" West 43.98 feet; Thence North 89°03'35" West 181.51 feet; Thence South 39°56'08" West 71.97 feet; Thence South 06°48'10" West 11.48 feet to the point of beginning; Thence South 89°01'08" East 36.94 feet; Thence South 00°58'52" West 77.15 feet; Thence North 89°01'08" West 52.10 feet; Thence North 00°58'52" East 77.15 feet; Thence South 89°01'08" East 15.16 feet to the point of beginning. Containing 0.092 acres.

Pt of 20-01-200-014 Repeat

1. Purpose Grantor grants this easement to Edison to construct, operate, maintain, remove and replace an industrial electric substation and related facilities to provide electricity to Grantor under an electric service agreement. If the electric service agreement ends, then Edison will release this easement and restore the Easement Area as reasonably as possible to its initial condition.

2. Access Grantor will provide and maintain an access route meeting Edison specifications. Edison will use this route to enter and exit the easement area at all reasonable times.

3 Duct System If the high voltage extension to the substation is underground, Grantor will provide a duct system across Grantor's property to the substation.

#92 REG/DEEDS PAID
0001 AUG.23'93 09:38AM
2276 RNT FEE 2.00

RECORDED RIGHT OF WAY NO.

44742

Handwritten initials/signature

Handwritten mark

4. **Title** Title to all property that Edison places on the Easement Area will remain with Edison, and none of the property shall be deemed inseverably attached to the land whether or not it would be considered in law but for this paragraph.

5. **Relocation** If Grantor asks Edison to relocate Edison equipment, Edison will relocate the equipment as long as Grantor pays for the relocation costs.

6. **Environmental Indemnity** Grantor will indemnify, defend and hold harmless Edison against any and all claims, suits or liabilities including but not limited to environmental claims arising out of or in connection with the land to be used for the overhead or underground line easement on land owned by Grantor. Edison will indemnify, defend and hold harmless Grantor against any and all claims, suits or liabilities arising out of the construction, reconstruction, repair, maintenance, operation, or removal of the substation and related equipment.

7. **Successors and Assigns** This easement runs with the land and binds and benefits Edison's and Grantee's successors and assigns.

Witnessed by:

David E. Corba

David E. Corba

Karen G. Luther

Karen Glorio Luther

Thomas Wilson

THOMAS WILSON

William Beaumont Hospital

By: John D. Labriola

John D. Labriola

Its: Vice President & Hospital Director

Vice President & Hospital Director

The Detroit Edison Company
By: Paul W. Potter

Paul W. Potter, Director
Corporate Real Estate Services

Acknowledged before me in Oakland County, Michigan, on July 2, 1993,
 by (name and job title) Patricia A. Rae, Secretary, Office of Legal Affairs
 of William Beaumont Hospital, a Michigan non-profit corporation, for the corporation.

Notary's Stamp **PATRICIA A. RAE**
Notary Public, Macomb County, MI
My Commission Expires Feb. 1, 1995
Acting in Oakland County, MI

Notary's Signature Patricia A. Rae

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

Acknowledged before me in Wayne, County, Michigan, on July 9, 1993,
 by Paul W. Potter the Director of Corporate Real Estate Services of The Detroit Edison Company, a Michigan corporation,
 for the corporation.

Notary's Stamp **THOMAS WILSON**
NOTARY PUBLIC-WAYNE COUNTY, MICH.
MY COMMISSION EXPIRES 10-2-94

Notary's Signature Thomas Wilson

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

THOMAS WILSON

Prepared By: George H. Hathaway, Detroit Edison, 2000 Second Avenue, Detroit, Michigan 48226

RECORDED RIGHT OF WAY NO. 44742

BT
10/10/93

10/10/93

10/10/93

10/10/93

10/10/93

THOMAS WILSON

THOMAS WILSON
SOLICITOR GENERAL
NO. 1-01 231713 10/10/93

THOMAS WILSON APPROVED AS TO FORM 6/24/93 DATE
LEGAL DEPARTMENT GW

NORTH

W SQUARE LAKE ROAD

NORTH LINE OF SECTION 1

N.E. CORNER, SECTION 1
T2N, R11E
FD. RECORDED IN MON. BOX

S89°41'30"W
60.00'

1330.22'
500'01'30"W

N89°41'30"E 1307.01'

NORTH LINE OF WILLIAM BEAUMONT
HOSPITAL TROY PROPERTY

500'01'30"W 33.59'
P.O.B. (BSMT.)

S88°05'51"W 054.72'

SUBJECT PROPERTY
PARCEL I
WILLIAM BEAUMONT
HOSPITAL PROPERTIES

10' WIDE DETROIT
EDISON COMPANY
UNDERGROUND
BASEMENT

S06°14'20"W
247.51'

S14°45'25"W
50.64'

S41°56'03"W 54.77'

POINT A
N52°18'17"E 49.25'
EDISON CO. UNDERGROUND BSMT.

1000.73'
N00°07'30"W

S39°50'08"W
71.97'

N89°03'35"W
181.51'

S71°00'31"W
43.98'

P.O.B. (BSMT.)
P.O.B.
(BOOTH SUBSTATION)

BOOTH SUBSTATION
SEE DETAIL BELOW

S39°50'08"W
71.97'
10' WIDE DETROIT
EDISON COMPANY
UNDERGROUND
BASEMENT CO.

WEST R.O.W. LINE
EDISON CO. UNDERGROUND BSMT.

EAST LINE OF SECTION 1

500'01'30"W 1102.68'

W DEQUINDRE ROAD (120' WIDE)

500'48'10"W
11.48'

S89°01'08"E
15.10'

S89°01'08"E
30.94'

DETAIL OF
BOOTH SUBSTATION
SCALE: 1" = 30'

POINT OF
BEGINNING
(BOOTH SUBST.)

N00°58'52"E
77.15'

BOOTH
SUBSTATION
CONTAINING
4020 SQ. FT. OR
0.092 ACRE

500'58'52"W
77.15'

52.10'
N89°01'08"W

200.00'
S87°44'30"W

E. 1/4 CORNER, SECTION 1
T2N, R11E
FD. NAIL WTAG

RECORDED RIGHT OF WAY NO. 44742

BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF, I CERTIFY THAT AS RESULT OF A SURVEY MADE ON THE GROUND TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL (LAND) SURVEYORS IN THE STATE OF MICHIGAN, THAT THE MAP DELINEATED HEREON CORRECTLY REPRESENTS SUCH SURVEY.

SHEET 1 OF 2

Gregory D. Stephens 29252

5-20-93

JOB NO.

9305005

SURVEYOR GREGORY D. STEPHENS RLS NO.

DATE

LOCATION
LIMIT & DEFINE
PART OF THE NE 1/4 OF SECTION 1,
T2N, R11E, CITY OF TROY,
OAKLAND COUNTY, MICHIGAN

Detroit
Edison

TRANSMISSION &
TECHNICAL SERVICES

SCALE

1 inch = 200 feet

0 100 200

DRAWN BY

G. GORDON 5.19.93

SURVEY ENGINEER

GDS

DATE OF SURVEY

MAY 14, 1993

DRAWING NO.

SE 6127-1

BOOTH SUBSTATION

BOOTH SUBSTATION
10 foot wide underground easement

A 10 foot wide underground easement across part of the Northeast 1/4 of Section 1, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, further described by its centerline as;
 Commencing at the Northeast Corner of said Section 1;
 Thence South 00°01'30" West 1330.22 feet along the East Line of said Section 1, also being the centerline of Dequindre Road, (120 feet wide);
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 Thence South 14°45'25" West 50.64 feet;
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 Thence North 89°03'35" West 181.51 feet;
 Thence South 39°56'08" West 71.97 feet;
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BOOTH SUBSTATION

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 Thence North 89°01'08" West 52.10 feet;
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Containing 0.092 acres.

RECORDED RIGHT OF WAY NO. 1441942

Sheet 2 of 2

JOB NO.	9305665
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LOCATION Limit & Define Part of the NE 1/4 of Section 1, T2N, R11E, City of Troy Oakland County, Michigan BOOTH SUBSTATION	Detroit Edison		TRANSMISSION & TECHNICAL SERVICES	
	SCALE 1 inch = feet 	DRAWN BY	SURVEY ENGINEER 	DATE OF SURVEY