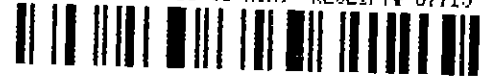
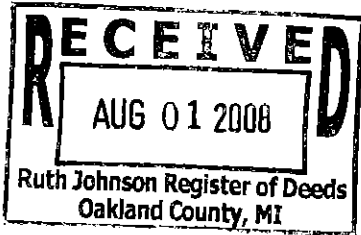


146043
LIBER 40503 PAGE 84
\$22.00 MISC RECORDING
\$4.00 REMONUMENTATION
08/04/2008 10:38:01 A.M. RECEIPT# 67715



PAID RECORDED - OAKLAND COUNTY
RUTH JOHNSON, CLERK/REGISTER OF DEEDS



RECEIVED

AUG 12 2008

REAL ESTATE DEPT.
PARTIAL RELEASE OF EASEMENT

THIS AGREEMENT is made as of this 21st day of June, 2008, between

INTERNATIONAL TRANSMISSION COMPANY, a Michigan corporation, 27175 Energy Way, Novi, Michigan 48377 (hereinafter referred to as "ITC"),

and

GLC AUBURN HILLS, L.L.C., a Michigan limited liability company, 32100 Telegraph Road, Suite 200, Bingham Farms, Michigan 48025 (hereinafter referred to as "Landowner").

WITNESSETH: In consideration of the sum of One Dollar (\$1.00) to it paid by Landowner, receipt of which is hereby acknowledged, and in consideration of the covenants and agreements made by Landowner as hereinbelow set forth, ITC hereby RELEASES and QUITCLAIMS unto Landowner so much and ONLY so much of its right and interest in a Tower Line Permit granted to the Detroit Edison Company, dated July 20, 1954 and recorded on November 12, 1954 in Liber 3232 at Page 149, Oakland County Records, partially assigned to International Transmission Company by instrument dated December 5, 2000 and recorded in Liber 23842 at Page 234, Oakland County Records (hereinafter referred to as "the Easement Instrument"), as applies to the following described land in the City of Auburn Hills, County of Oakland and State of Michigan (hereinafter referred to as "Landowners' Land"), to-wit:

50

X

Part of the West 1/2 of Section 4, T3N, R10E, described as: Commencing at the West 1/4 corner of said Section 4; thence N 89° 45' 15" E 119.24 feet along the East-West 1/4 line of said Section 4(as monumented) to the point of beginning on the Southeasterly line of the Grand Trunk Western Railroad right-of-way; thence the following two courses along said right-of-way line: 1) N 51° 08' 30" E 1039.60 feet, and 2) along a curve to the left 495.91 feet, said curve having a radius of 1935.08 feet, a central angle of 14° 41' 00" and a long chord bearing of N 43° 48' 00" E 494.55 feet to a point on the Southwesterly line of Interstate 75; thence the following two courses along said line: 1) S 57° 51' 31" E 23.28 feet, and 2) S 40° 51' 31" E 1218.20 feet to a point on the North right-of-way line of relocated Lake Angelus Road; thence the following seven courses along said North right-of-way line: 1) S 89° 45' 15" W 292.61 feet, 2) along a curve to the right 83.64 feet, said curve having a radius of 950.00 feet, central angle of 05° 02' 41" and a long chord bearing of N 87° 43' 24" W 83.62 feet, 3) N 85° 12' 04" W 309.65 feet, 4) along a curve to the left 224.30 feet, said curve having a radius of 540.00 feet, central angle of 23° 47' 56" and a long chord bearing of S 82° 53' 58" W 222.69 feet, 5) S 71° 00' 00" 278.26 feet, 6) along a curve to the right 145.91 feet, said curve having a radius of 440.00 feet, central angle of 19° 00' 00" and a long chord bearing of S 80° 30' 00" W 145.24 feet, and (7) due West

FILE
1/1/08

O.K. - KB

704.45 feet to a point on the Southeasterly line of the Grand Trunk Western Railroad right-of-way; thence N 51°08'30" E 61.65 feet along said railroad right-of-way line to the point of beginning (containing 21.469 acres, Tax Parcel No. 14-04-151-005).

NW + SW 1/4

EXCEPT that part of Landowner's Land as lies within 45 feet of the centerline of ITC's existing electric line, which part of Landowner's Land (hereinafter referred to as the "Easement Strip") is described as:

A strip of land in the West 1/2 of Section 4, T3N, R10E, described as: Commencing at the West 1/4 corner of said Section 4; thence N 89°45'15" E 119.24 feet along the East-West 1/4 line of said Section 4 (as monumented) to the point of beginning on the Southeasterly line of the Grand Trunk Western Railroad right-of-way; thence the following two courses along said railroad right-of-way line: 1) N 51°08'30" E 1039.60 feet, and 2) along a curve to the left 334.34 feet, said curve having a radius of 1935.08 feet, a central angle of 09°53'58" and a long chord bearing of N 46°11'31" E 333.92 feet; thence N 50°56'38" E 142.49 feet; thence N 42°52'06" E 23.45 feet to a point on the Southwesterly line of Interstate 75; thence S 40°51'31" E 90.54 feet along said Southwesterly line; thence S 42°52'06" W 19.91 feet; thence S 50°56'38" W 613.61 feet; thence S 51°02'00" W 889.45 feet to a point on the North right-of-way line of Great Lakes Crossing Drive; thence due West 102.77 feet to a point on the Southeasterly line of the Grand Trunk Western Railroad right-of-way; thence N 51°08'30" E 61.65 feet along said railroad right-of-way line to the point of beginning (containing 2.44 acres).

It is the intention hereof that all of the rights and privileges of ITC under and pursuant to the Easement Instrument shall remain in full force and effect with respect to all that part of the Landowner's Land as lies within the Easement Strip. Furthermore, in respect to any and all premises described in the Easement Instrument that are not part of Landowner's Land, it is expressly understood that all rights and privileges of ITC under the Easement Instrument shall also remain in full force and effect. It is further expressly understood that the Detroit Edison Company, its successors and assigns, may have certain rights or interests by virtue of said Tower Line Permit, which rights or interests are not in any way limited or released by this Partial Release of Easement.

Landowner, as part of the consideration for the release and quitclaim herein made, does grant, covenant and agree to and with ITC as follows:

1. Landowner covenants and agrees that it shall not install, construct or permit any buildings, fences or other structures within the Easement Strip, EXCEPT for a) a reinforced earthen berm, b) a stormwater pipe, c) a guardrail, d) a 6-foot-high fence, and e) curb and paving, all located as indicated in a drawing entitled "Overall Site Plan," designated as Drawing Number EX-1, dated 11/12/2007, by Giffels-Webster Engineers, Inc (the "Site Plan"). ITC may remove prohibited structures from the Easement Strip without prior notice and without responsibility for any damage that occurs as a result of such removal.
2. Landowner further covenants and agrees that ITC shall have the right at all times to cut down, trim, remove, destroy or otherwise control any or all trees and brush now or at any time hereafter standing or growing on any part of the Easement Strip.

FILE
1/7/12

3. Any construction equipment operated on the Easement Strip shall at all times maintain a minimum separation of 20 feet from any energized conductor. If more stringent, MIOSHA standards shall be observed.
4. No digging shall be done within 15 feet of any utility pole or any utility tower leg or guy without ITC's prior consent. Landowner shall contact ITC's Transmission Design Engineering Department for such consent at least 72 hours in advance of such digging. If ITC consents to such digging, any such digging shall be subject to ITC's specifications, including but not limited to sheeting and/or boxing during digging.
5. ITC shall have the free and unobstructed use of the Easement Strip to construct, operate, repair, remove, replace, improve, enlarge and maintain the facilities permitted in the Easement Instrument.
6. Notwithstanding the above-defined 90-foot maximum width of the Easement Strip, and notwithstanding any other provisions hereof, it is agreed that ITC shall have the right at all times to cut down, trim, remove, destroy or otherwise control any or all trees in excess of 30 feet in height now or at any time hereafter standing or growing on any part of Landowner's Land that lies within 30-foot-wide strips of land lying adjacent to and parallel with each side of the Easement Strip; with the right to enter at all times upon that part of Landowner's Land that lies within such 30-foot-wide strips of land, to cut down, trim, remove, destroy or otherwise control trees and brush as aforesaid.

The benefits hereof shall accrue to and the obligations hereof shall bind the heirs, successors and assigns of the respective parties. The covenants and agreements set forth herein shall be perpetual and at all times construed as covenants running with the land.

IN WITNESSES WHEREOF, the parties have executed these presents as of the day and year hereinabove first written.

INTERNATIONAL TRANSMISSION COMPANY

GLC AUBURN HILLS, L.L.C.

By Christine Mason Seneral
Christine Mason Seneral

By Thomas E. Carnaghi
Thomas E. Carnaghi

Its Vice President/General Counsel - Utility Operations

Its Authorized Signatory

Acknowledged before me in Oakland County, Michigan, on June 27, 2008, by Christine Mason Seneral, Vice President/General Counsel - Utility Operations of INTERNATIONAL TRANSMISSION COMPANY, a Michigan corporation, on behalf of the corporation.

Kimberly L. Savage
Kimberly L. Savage
Notary Public, Oakland County, Michigan
Acting in Oakland County, Michigan
My Commission Expires: 7/25/2012

Oakland

FILE
217412

Acknowledged before me in Oakland County, Michigan, on June 30, 2008, by Thomas E. Carnaghi, Authorized Signatory of GLC Auburn Hills, L.L.C., a Michigan limited liability company, on behalf of the limited liability company.


JENNIFER LAWRENCE
Notary Public, State of Michigan
County of Oakland
My Commission Expires: 10/30/2013

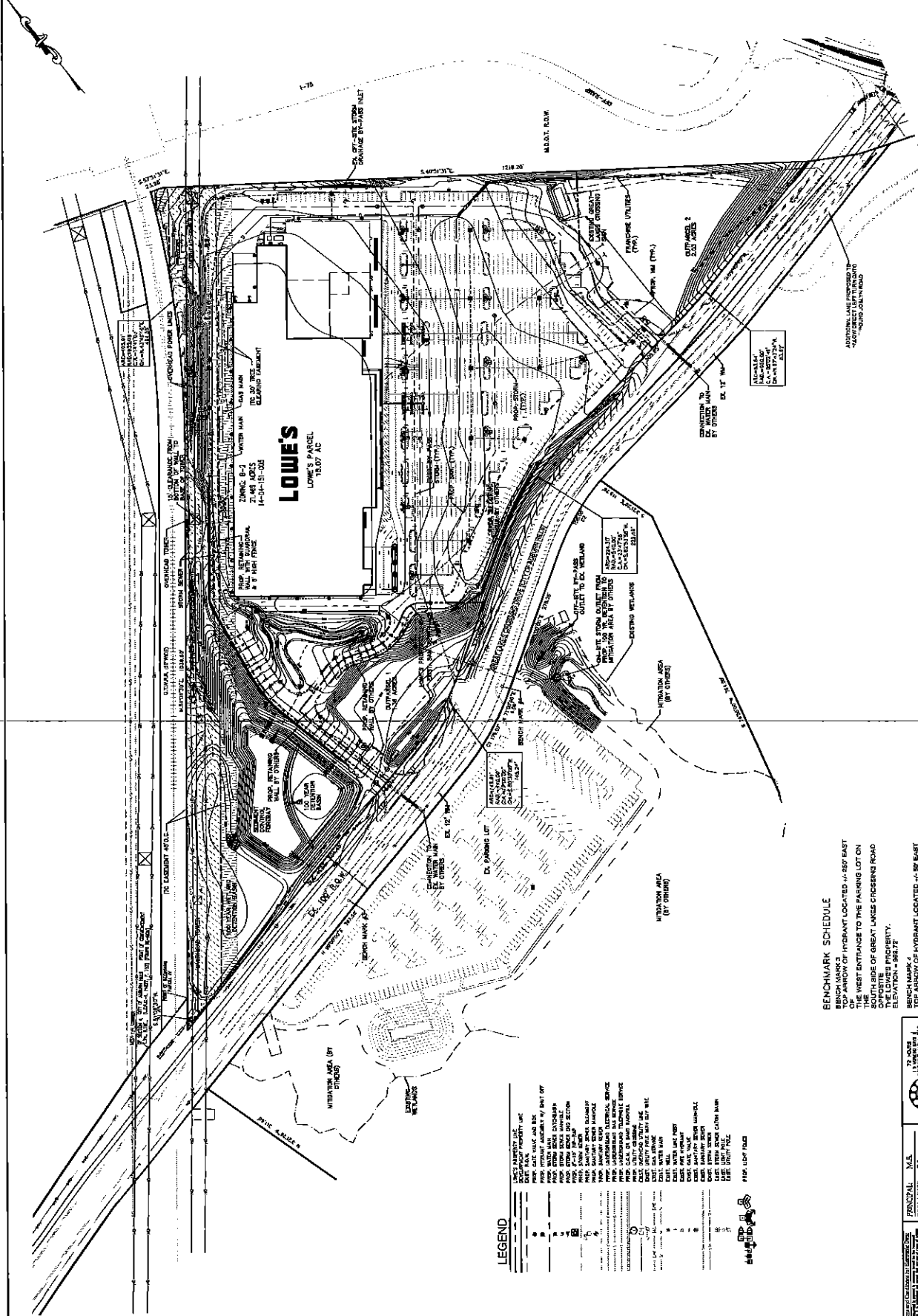
Jennifer Lawrence
Notary Public, Oakland County, Michigan
Acting in Oakland County, Michigan
My Commission Expires: 10/30/2013

Prepared by:
Kimberly L. Savage (P68267)
International Transmission Company
27175 Energy Way
Novi, Michigan 48377

Return recorded instrument to:
International Transmission Company
Attn: Elaine Clifford
27175 Energy Way
Novi, Michigan 48377

FILE
117412

REVISIONS NO. DATE BY 1 11/15/11 JAW	 GWE Girfels-Webster Engineers, Inc. 1000 W. 10th Street Auburn Hills, MI 48321 (248) 852-3300 www.girfelswebster.com	LOWE'S HOME CENTERS, LLC 1000 W. 10th Street Auburn Hills, MI 48321 (248) 852-3300 www.lowes.com	PROJECT NO. 111111 DRAWING SET CONSTRUCTION PLANS OVERALL SITE PLAN
			PROJECT NAME LOWE'S OF AUBURN HILLS AUBURN HILLS OAKLAND COUNTY, MICHIGAN
			DRAWING NUMBER EX-1
			DATE 11/15/11



SCALE: 1" = 80'

BENCHMARK SCHEDULE
 TOP ANCHOR OF HYDRANT LOCATED 1/4" 80' EAST OF THE WEST ENTRANCE TO THE PARKING LOT ON THE WEST SIDE OF GREAT LAKES CROSSING ROAD OPPOSITE THE EAST ENTRANCE TO THE PARKING LOT ON THE WEST SIDE OF GREAT LAKES CROSSING ROAD OPPOSITE THE EAST ENTRANCE TO THE PARKING LOT ON THE WEST SIDE OF GREAT LAKES CROSSING ROAD ELEVATION = 899.25'

BENCH MARK
 TOP ANCHOR OF HYDRANT LOCATED 1/4" 80' EAST OF THE WEST ENTRANCE TO THE PARKING LOT ON THE WEST SIDE OF GREAT LAKES CROSSING ROAD OPPOSITE THE EAST ENTRANCE TO THE PARKING LOT ON THE WEST SIDE OF GREAT LAKES CROSSING ROAD ELEVATION = 899.25'

- LEGEND**
- 1" = 80'
 - 2" = 160'
 - 4" = 320'
 - 8" = 640'
 - 16" = 1280'
 - 32" = 2560'
 - 64" = 5120'
 - 128" = 10240'
 - 256" = 20480'
 - 512" = 40960'
 - 1024" = 81920'
 - 2048" = 163840'
 - 4096" = 327680'
 - 8192" = 655360'
 - 16384" = 1310720'
 - 32768" = 2621440'
 - 65536" = 5242880'
 - 131072" = 10485760'
 - 262144" = 20971520'
 - 524288" = 41943040'
 - 1048576" = 83886080'
 - 2097152" = 167772160'
 - 4194304" = 335544320'
 - 8388608" = 671088640'
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 - 33554432" = 2684354560'
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PROFESSIONAL SEAL

STATE OF MICHIGAN
 PROFESSIONAL ENGINEER
 JAMES A. WEBSTER
 LICENSE NO. 10888
 EXPIRES 12/31/2014

PROJECT INFORMATION

PROJECT NO. 111111
 DRAWING SET
 CONSTRUCTION PLANS
 OVERALL SITE PLAN

DATE
 11/15/11

SECTION
 1 OF 1

FILE



June 29, 2017

Rachel Bohac
Arco Murray
3100 Woodcreek Dr.
Downers Grove, IL 60515

RE: Proposed **Top Golf Range Construction** within an Electric Transmission Easement Strip in Section 4, T3N, R10E, Pontiac Township, Oakland County, Michigan

Dear Rachel Bohac:

I am writing in response to your recent inquiry for permission to **Top Golf range** within International Transmission Company's ("ITC's") electric transmission easement strip in Section 4, Pontiac Township, Oakland County, Michigan.

It is our understanding that the range that you are proposing to build will be (the "Project") within ITC's easement strip. Based on our review of your construction plan from your Exhibit A, ITC would not consider the Project to unreasonably interfere with the exercise of its easement rights, provided that the Project is constructed in the location and manner as provided in the exhibit. In so doing, the Landowner hereby agrees to not now or hereafter 1) violate any provision of the National Electric Safety Code ("NESC"), including without limitation, the NESC clearance requirements; 2) block access to ITC's electric transmission structures by ITC's vehicles and equipment for purposes of exercising ITC's easement rights; and 3) preclude the construction of such additional electric transmission lines within the easement strip as ITC may, in its discretion, deem necessary or desirable, and further provided that the work necessary to complete the Project is completed in accordance with the requirements of the attached Exhibit A as submitted. Note that during construction or maintenance, if equipment taller than 13.5' is used, there could be violations of the NESC, so those situations would have to be evaluated separately, e.g. using a tall crane to install poles or netting. Cranes or other equipment taller than 13.5' are not allowed to be operated within the easement.

The landowner acknowledges and agrees to keep the easement area free of any vegetation that does not meet the ITC standards for limited vegetation. Acceptable forms of vegetation can be requested from ITC by the landowner. If vegetation should be deemed as a potential hazard, ITC reserves the right to remove said vegetation, without warning.

ITC's sole purpose in reviewing the Project has been to determine whether it unreasonably interferes with ITC's easement. ITC has not and will not make any review of the Project to identify actual or potential safety hazards to persons or property. During the planning, design and construction of the Project, it is the sole responsibility of you and/or your contractor to identify and manage ALL safety issues, and to observe ALL applicable workplace and other relevant safety regulations. ITC makes no representation as to safety, and expressly disclaims all liability in any way related to the location of the proposed Project in its easement strip.

This letter should not be interpreted to limit or modify ITC's easement in any way, nor should it be interpreted to limit or modify such rights or interests as ITC or that you may have by virtue of the easement. ITC expressly reserves the right to use its easement strip for all purposes indicated in its easement, including but not limited to the construction, operation, and maintenance of utility facilities and the trimming and removal of trees. Without limiting the foregoing, ITC's use of the easement strip shall not be unreasonably restricted, limited, conditioned, or interfered with as a result of the Project. Should you have additional questions regarding ITC's easement or the information in this letter, please contact me at 248-946-3767.

Sincerely,

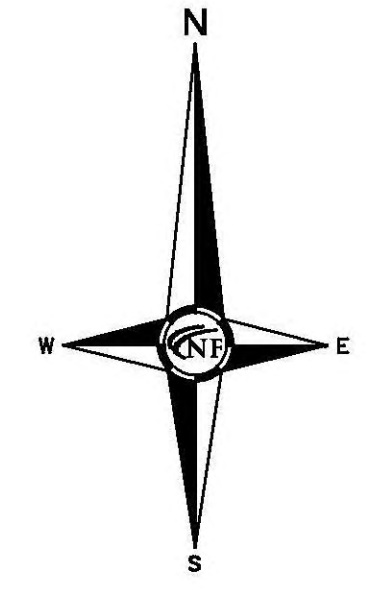
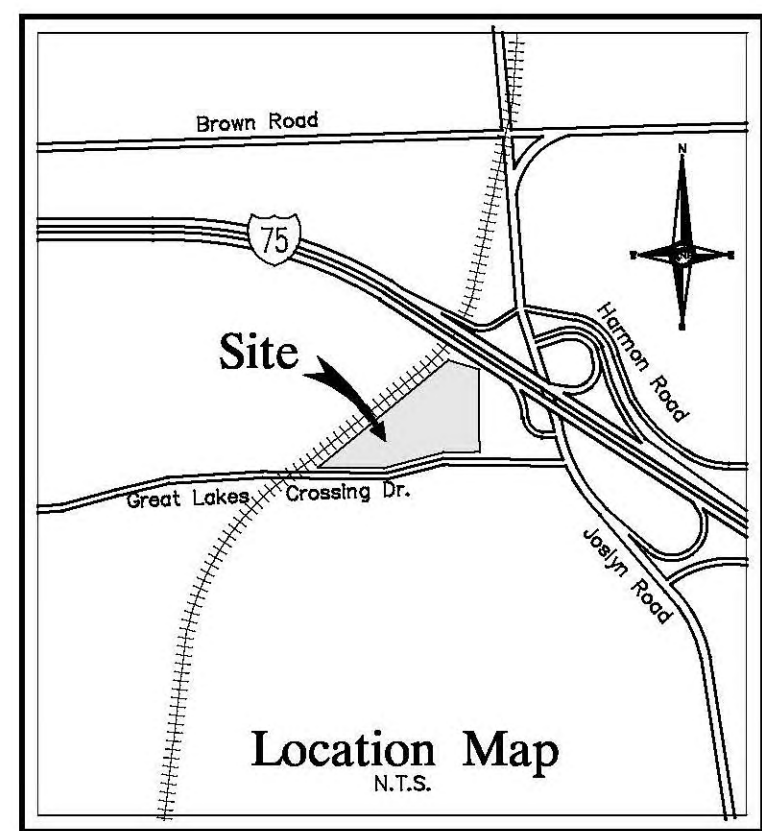
A handwritten signature in black ink, appearing to read "Steven J. Cooper". The signature is fluid and cursive, with the first name "Steven" and last name "Cooper" clearly distinguishable.

Steven J. Cooper

Real Estate Manager – Michigan Operations
ITC Holdings Corp.

Email: scooper01@itctransco.com

Cc: Property file



PAVING LEGEND

	PR. 8" CONC. ON 6" 21AA AGGREGATE
	PR. 4" HMA ON 8" 21AA AGGREGATE
	PR. 3" HMA ON 4" 21AA AGGREGATE (PATHWAY)
	PR. OUTFIELD TURF

LEGEND

	EXISTING SANITARY SEWER
	SAN. CLEAN OUT
	EXISTING WATERMAIN
	EXISTING STORM SEWER
	EX. R. Y. CATCH BASIN
	EXISTING BURIED CABLES
	OVERHEAD LINES
	LIGHT POLE
	SIGN
	EXISTING GAS MAIN
	PR. SANITARY SEWER
	PR. WATER MAIN
	PR. STORM SEWER
	PR. R. Y. CATCH BASIN
	PROPOSED LIGHT POLE
	PR. TOP OF CURB ELEVATION
	PR. GUTTER ELEVATION
	PR. TOP OF WALK ELEVATION
	PR. TOP OF PMNT. ELEVATION
	FINISH GRADE ELEVATION

SITE INFORMATION

EXISTING ZONING: B-2 (GENERAL BUSINESS)
SITE AREA: 721,883.44 SQ. FT. OR 16.574 ACRES (GROSS AND NET)

MIN. YARD SETBACKS	REQUIRED	PROVIDED
FRONT	25 FT	118.10 FT
SIDE (LEAST)	25 FT	102.30 FT
SIDE (TOTAL)	50 FT	481.70 FT
REAR	20 FT	847.30 FT

MAX. BLDG. HEIGHT: 30 FT. OR 2 STOREYS
BLDG. MAY EXCEED 30 FT.

AREA OF ON SITE IMPERVIOUS SURFACE: 224,616.36 SQ. FT. OR 5.18 ACRES

LOADING / UNLOADING CALCULATION: BUILDING FRONTAGE - 440 FT
100 SQ. FT. PER FOOT OF FRONTAGE
440 x 10 SQ. FT. = 4,400 SQ. FT.

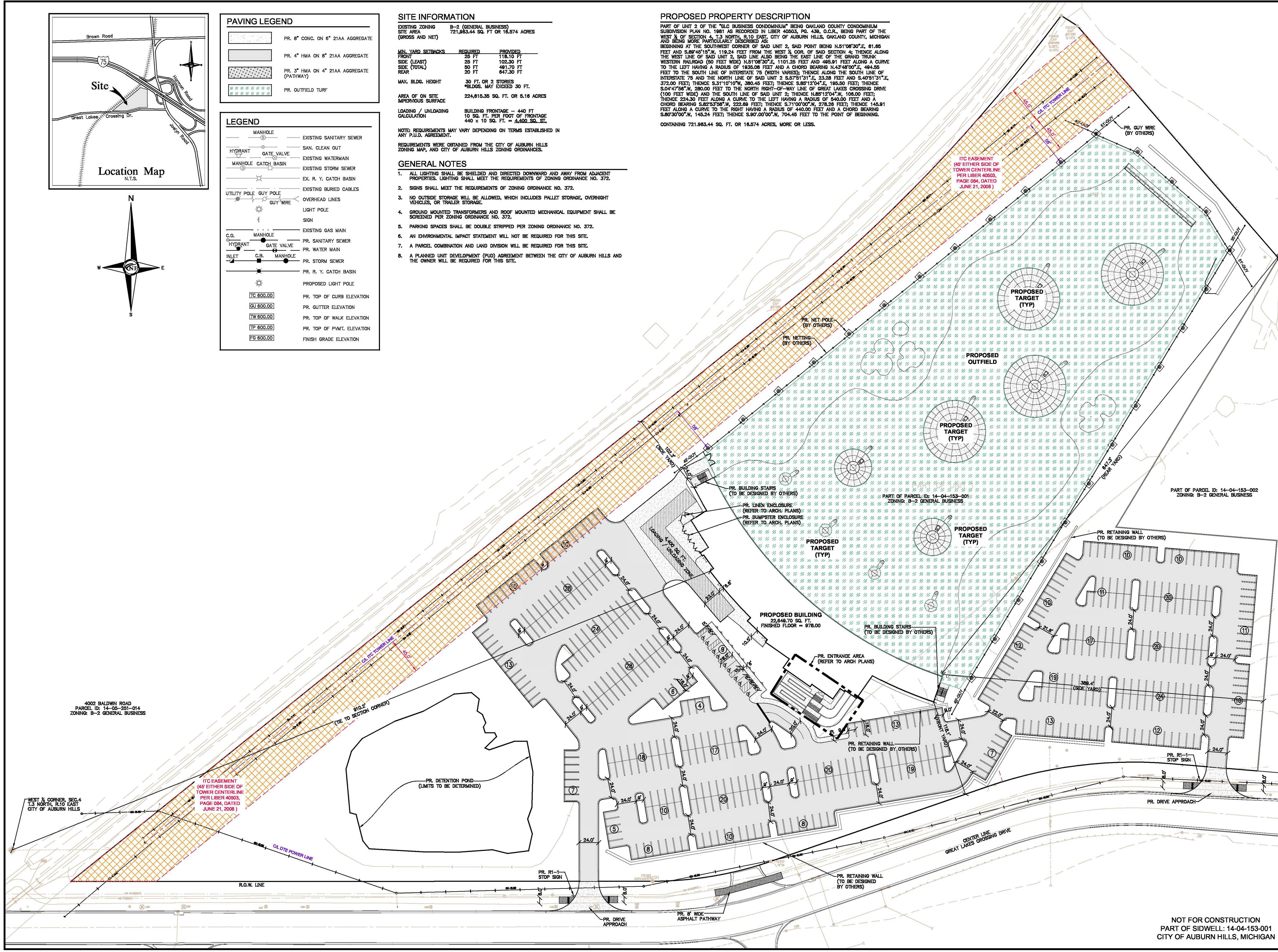
NOTE: REQUIREMENTS MAY VARY DEPENDING ON TERMS ESTABLISHED IN ANY P.U.D. AGREEMENT.
REQUIREMENTS WERE OBTAINED FROM THE CITY OF AUBURN HILLS ZONING MAP, AND CITY OF AUBURN HILLS ZONING ORDINANCES.

- GENERAL NOTES**
- ALL LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES. LIGHTING SHALL MEET THE REQUIREMENTS OF ZONING ORDINANCE NO. 372.
 - SIGNS SHALL MEET THE REQUIREMENTS OF ZONING ORDINANCE NO. 372.
 - NO OUTSIDE STORAGE WILL BE ALLOWED, WHICH INCLUDES PALLET STORAGE, OVERNIGHT VEHICLES, OR TRAILER STORAGE.
 - GROUND MOUNTED TRANSFORMERS AND ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED PER ZONING ORDINANCE NO. 372.
 - PARKING SPACES SHALL BE DOUBLE STRIPPED PER ZONING ORDINANCE NO. 372.
 - AN ENVIRONMENTAL IMPACT STATEMENT WILL NOT BE REQUIRED FOR THIS SITE.
 - A PARCEL COMBINATION AND LAND DIVISION WILL BE REQUIRED FOR THIS SITE.
 - A PLANNED UNIT DEVELOPMENT (PUD) AGREEMENT BETWEEN THE CITY OF AUBURN HILLS AND THE OWNER WILL BE REQUIRED FOR THIS SITE.

PROPOSED PROPERTY DESCRIPTION

PART OF UNIT 2 OF THE "GLC BUSINESS CONDOMINIUM" BEING OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 1981 AS RECORDED IN LIBER 40503, PG. 430, O.C.R., BEING PART OF THE WEST 1/2 OF SECTION 4, T.3 NORTH, R.10 EAST, CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID UNIT 2, SAID POINT BEING N.51°08'30"E, 61.66 FEET AND S.88°45'15"W, 119.24 FEET FROM THE WEST 1/2 COR. OF SAID SECTION 4; THENCE ALONG THE WEST LINE OF SAID UNIT 2, SAID LINE ALSO BEING THE EAST LINE OF THE GRAND TRUNK WESTERN RAILROAD (50 FEET WIDE) N.51°08'30"E, 1101.28 FEET AND 485.91 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1933.08 FEET AND A CHORD BEARING N.43°48'00"E, 484.55 FEET TO THE SOUTH LINE OF INTERSTATE 75 (WIDTH VARIES); THENCE ALONG THE SOUTH LINE OF INTERSTATE 75 AND THE NORTH LINE OF SAID UNIT 2, S.87°51'31"E, 23.28 FEET AND S.40°51'31"E, 372.00 FEET; THENCE S.31°10'10"W, 380.48 FEET; THENCE S.88°12'04"E, 195.50 FEET; THENCE S.04°47'56"W, 280.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF GREAT LAKES CROSSING DRIVE (100 FEET WIDE) AND THE SOUTH LINE OF SAID UNIT 2; THENCE N.85°12'04"W, 108.00 FEET; THENCE 224.30 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 840.00 FEET AND A CHORD BEARING S.82°53'58"W, 222.89 FEET; THENCE S.77°00'00"W, 272.82 FEET; THENCE 145.91 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 440.00 FEET AND A CHORD BEARING S.80°30'00"W, 145.24 FEET; THENCE S.90°00'00"W, 704.45 FEET TO THE POINT OF BEGINNING. CONTAINING 721,983.44 SQ. FT. OR 16.574 ACRES, MORE OR LESS.





Date: June 9, 2017

To: Margaret Wessel Walker
Steve Cooper
Real Estate and Rights of Way
ITC Holdings Corp

From: Jessie Gruca
Line Maintenance Engineer, Asset Management
ITC Holdings Corp

Subject: Real Estate Request EEPI04927
Build a Barn in Easement Area

The Asset Management group has reviewed the request from a developer to consider their proposed plan of putting in a sports complex, including a 150-foot tall metal fence, near a tower line. This will not interfere with the overhead line maintenance crews' ability to construct, inspect, maintain, repair, and operate any work on the structures or conductors. No construction materials should be left in the METC easement to impact future maintenance activities.

This request is approved.

A handwritten signature in black ink that reads 'Jessie B. Gruca'. The signature is written in a cursive style and is positioned above a horizontal line.

Jessie B. Gruca, P.E.
Line Maintenance Engineer



June 29, 2017

To: Margaret Wessel Walker, Real Estate
ITC Holdings Corp

From: Gordie Halt, Asset Management
ITC Holdings Corp

Subject: Non-interference Request NI-054

The Technical Solutions group has reviewed this request and calculates no concerns with induced voltages or space potential effects for the proposed design and location. Proper and safe practices must be followed and clearances maintained to keep personnel safe during the construction and operation of facilities adjacent to these ITC transmission lines. Note that during construction or maintenance, if equipment taller than 13.5' is used, there could be violations of the NESC so those situations would have to be evaluated separately if they were expected to occur, i.e. using a tall crane to install poles or netting. Cranes or other equipment taller than 13.5' are not allowed to be operated within the easement. I recommend the building construction outside the easement be evaluated for violations of the N.E.S.C. as well. I did not evaluate as no information was available.

Signed,

A handwritten signature in black ink, appearing to read 'Gordie Halt', is written over a light blue circular graphic element.

Gordon Halt

Request: RE: NI 54 - EEOA04923 - Top Golf

Margaret:

Planning approves this request with the following condition. While planning has no current plans to modify the 120kV circuits adjacent to the property, ITCT needs to ensure this request does not interfere with our ability to rebuild the circuits in the future (potentially to 230kV standards).

Thanks,

John W. Andree, P.E.
Manager, ITCT/METC Planning
ITC Holdings
jandree@itctransco.com
(248)946-3371

Date: 6/30/17

To: Margaret Wessel Walker
Real Estate and Rights of Way
ITC

From: Erin M. Keeler
Design Engineering
ITC

Subject: **EEOA0175000 (NI-54)**
Request to Install Sporting Complex within Easement – Top Golf

Response: This request is approved.

The netting and supporting structures are outside of our easement. No material shall be stored within the ITC easement during construction or for future maintenance. There are no issues with the parking lot.

Approved By:



Erin M. Keeler
Principal Engineer - Design