

R/W  
3-11  
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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 Rochester Hills County of Oakland, State of Michigan and further described as follows:

The east 10 ft. of the west 130 ft. of the south 25 ft. of land in the Township of Avon, County of Oakland, State of Michigan, described as:

Part of Outlot "A" of "Golden Hills Subdivision", part of West 1/2 of Section 15, Town 3 North, Range 11 East, according to the Plat thereof as recorded in Liber 51 of Plats, Page 29, Oakland County Records, said part of Outlot "A" being described as follows: Beginning at the Northwest corner of said Outlot "A", thence North 88°25'30" East along the north line of said Outlot, 584.27 ft.; thence South 0°42' West along the east line of said Outlot "A", 266.22 ft.; thence South 88°25'30" West 210.00 ft.; thence North 0°42' East 66.22 ft.; thence South 88°25'30" West 374.39 ft. to the West line of said Outlot "A"; thence North 0°44'00" East along said west lot line, 200.00 ft. to the point of beginning.

TAX PARCEL # 15-15-151-013

51029

86 APR 14 1985

RECORDED RIGHT OF WAY NO. 36133  
OAKLAND COUNTY  
RECORDS

Witness: (Signed) Oakridge Medical Associates Limited Partnership  
A Michigan Limited Partnership  
22841 Heslip Drive  
Novi, MI 48050

John C. Greenlee  
JOHN C. GREENLEE  
Erika Rathbun

Richard Oliver  
Richard Oliver, General Partner

Prepared By:  
+ RETURN TO:  
John C. Greenlee  
Detroit Edison Company  
30400 Telegraph Rd. Suite 264  
Birmingham, MI 48010

APPROVED AS TO FORM... DATE...  
LEGAL DEPARTMENT...

STATE OF MICHIGAN )  
                                  ) SS.  
COUNTY OF OAKLAND)

On this 5 day of NOVEMBER A.D. 1985, before the undersigned, a Notary Public in and for said County, personally appeared  
RICHARD OLIVER, GENERAL PARTNER, OAKRIDGE MEDICAL ASSOCIATES LIMITED PARTNERSHIP,  
A MICHIGAN LIMITED PARTNERSHIP

known to me to be the person \_\_\_\_\_ who executed the foregoing instrument and acknowledged the same to be  
HIS free act and deed. on behalf of said limited partnership.

John Charles Greenlee  
JOHN CHARLES GREENLEE  
Notary Public, OAKLAND County, Michigan

My Commission Expires: 10-23-85

Okler

Lawyers Title Insurance Corporation

USE 8997 OR 441

Form 563 6-71  
WARRANTY DEED—INCORPORATION—Statutory Form  
C.L. 1948, 563.151 M.S.A. 26.571

KNOW ALL MEN BY THESE PRESENTS: That Golden Hills Medical Partnership, 85 58716  
a Michigan Co-partnership  
whose address is 5784 Thorny Ash Court  
Rochester, Michigan 48063  
Conveys and Warrants to Oakridge Medical Associates Limited Partnership, a  
Michigan Limited Partnership  
whose address is 22841 Heslip Drive  
Novi, Michigan 48050 City  
the following described premises situated in the Township of ROCHESTER HILLS  
County of Oakland and State of Michigan, to-wit:

See Legal Description Attached

RECORDED  
85 MAY 31 10:49

for the full consideration of Three Hundred Twenty Five Thousand and 00/100 Dollars (\$325,000.00)  
subject to easements and restrictions and any other matters of record except those  
attributable to the acts or omissions of Grantor since March 22, 1984, the date  
of the Land Contract pursuant to which this Deed is given.  
Dated this 20th day of May 19 85

Witnesses:

*[Handwritten signatures]*  
Landy Edwards

Signed and Sealed:

GOLDEN HILLS MEDICAL PARTNERSHIP, (L.S.)  
a Michigan Co-partnership  
By *William F. von Valtier*  
WILLIAM F. VON VALTIER

Its Partner

~~\_\_\_\_\_~~  
~~\_\_\_\_\_~~  
~~\_\_\_\_\_~~

RECORDED  
RIGHT OF FIRST REFUSAL  
MAY 1985

STATE OF MICHIGAN  
COUNTY OF OAKLAND

The foregoing instrument was acknowledged before me this

- (1) by William F. von Valtier
- (2) Partner in and
- (3) of Golden Hills Medical Partnership
- (4) a Michigan co-partnership

20th day of May 1985  
JANIS A'LEEN LEE  
Notary Public, Wayne County, Michigan  
My Commission Expires January 21, 1986

*Janis Aileen Lee*  
Notary Public, *Wayne* County, Michigan

Note: Insert at (1) name(s) of officer(s) (2) title(s) of officer(s) (3) name of business (4) state of business  
Instrument Drafted by *Alan C. Roeder of Couzens, Lanaky & Roeder, P.C.* Business Address *1100 American Center Southfield, Michigan 48034*

100 High School St  
431  
M. G. DRISNEY, County Treasurer  
11401

CITY TREASURER'S CERTIFICATE  
STATE OF MICHIGAN REAL ESTATE TRANSFER TAX  
Dept. of Taxation MAY 28 '85 357.50  
PB.10580

Recording Fee 7.00  
State Transfer Tax 357.50

When recorded return to  
*M. R. PELLMAN, ESQ.*  
*Grantco PC Box 2589*  
*Southfield, MI 48037*  
to Grantee

Tax Parcel # 15-18-151-013

Land in the Township of Avon, County of Oakland, State of Michigan, described as:

Part of Outlot "A" of "Golden Hills Subdivision", part of West 1/2 of Section 15, Town 3 North, Range 11 East, according to the Plat thereof as recorded in Liber 51 of Plats, Page 29, Oakland County Records, said part of Outlot "A" being described as follows: Beginning at the Northwest corner of said Outlot "A", thence North 88 degrees 25 minutes 30 seconds East along the North line of said Outlot, 584.27 feet; thence South 0 degrees 42 minutes West along the East line of said Outlot "A", 266.22 feet; thence South 88 degrees 25 minutes 30 seconds West 210.00 feet; thence North 0 degrees 42 minutes East 66.22 feet; thence South 88 degrees 25 minutes 30 seconds West 374.39 feet to the West line of said Outlot "A"; thence North 0 degrees 44 minutes 00 seconds East along said West lot line, 200.00 feet to the point of beginning. )

RECORDED RIGHT OF WAY NO.

36133

APPLICATION FOR RIGHT OF WAY

DE 983-0211, 3-7486 (MS 80)

Avon Township  
SEC. 15

PLEASE SECURE RIGHT OF WAY AS FOLLOWS.

DATE October 10, 1985

LOCATION 495 Livernois

APPLICATION NO. 0-8087

CITY OR VILLAGE City of Rochester Hills

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

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

TOWNSHIP \_\_\_\_\_ COUNTY Oakland

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

DATE BY WHICH RIGHT OF WAY IS WANTED November 1, 1985

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

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

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 A 10' recorded easement  
( see sketch )

RECORDED RIGHT OF WAY NO. 36133

PURPOSE OF RIGHT OF WAY Future underground line extension

SIGNED John Kerner /Supervisor  
Oak. Division Headquarters Service Planning  
OFFICE DEPARTMENT

REPORT OF REAL ESTATE AND RIGHTS OF WAY DEPT.

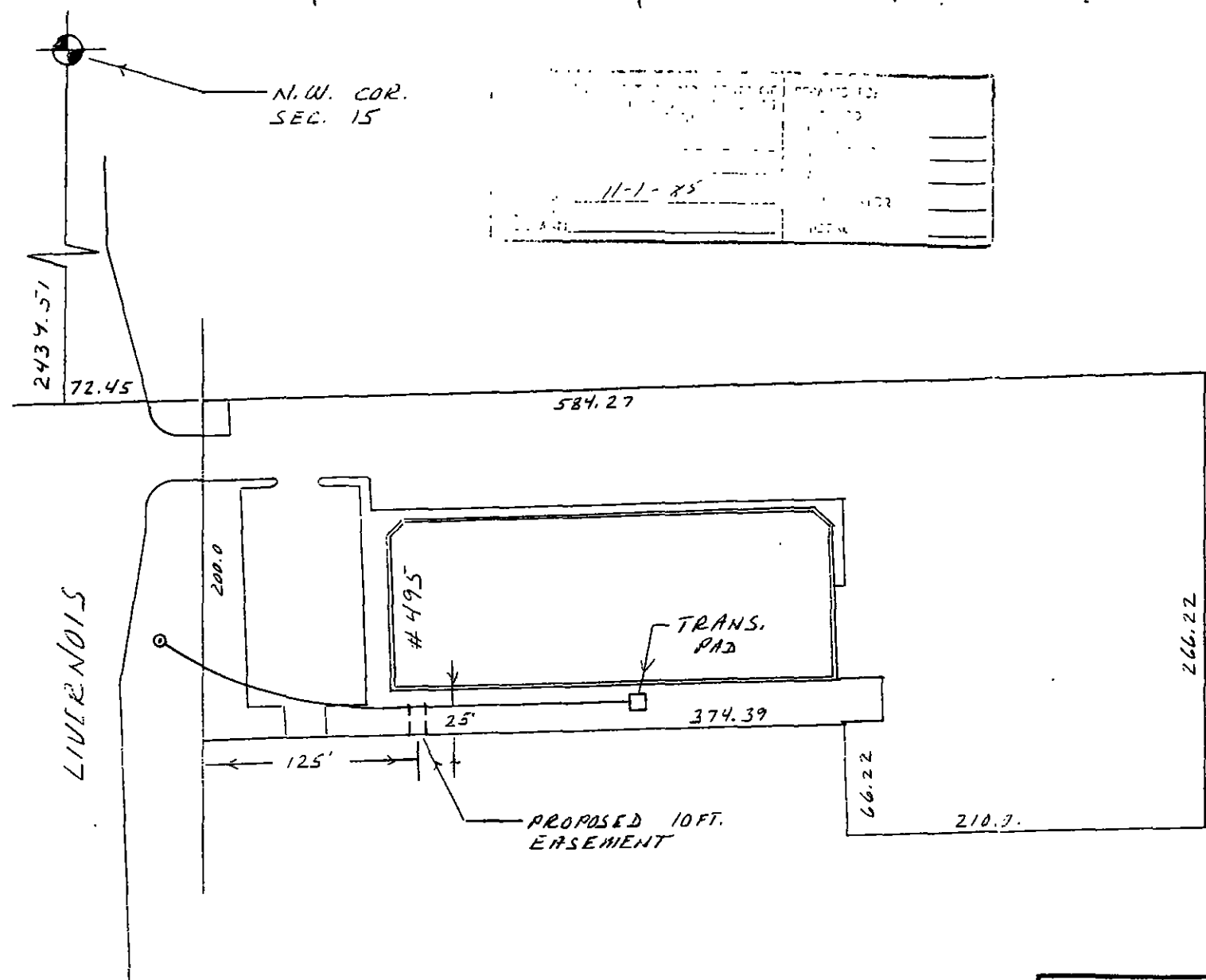
Recorded underground right of way secured as requested on the attached sketch.  
Contacts by John Greenlee, Real Estate, Rights of Way & Claims.

Ser.Pl. 1  
PERMITS IN RECORD CENTER 1 R.E. & R/W DEPT. FILE \_\_\_\_\_ GRANTOR Oakridge Medical Assc.  
Richard Oliver  
NO. OF PERMITS 1 NO OF STRUCTURES \_\_\_\_\_ NO. OF MILES \_\_\_\_\_ PERMITS TO MBT 1

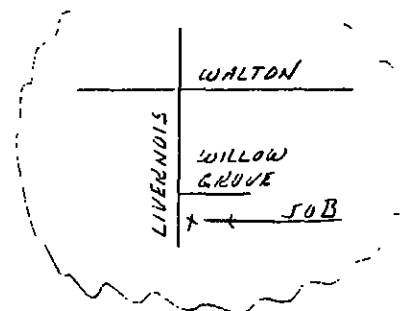
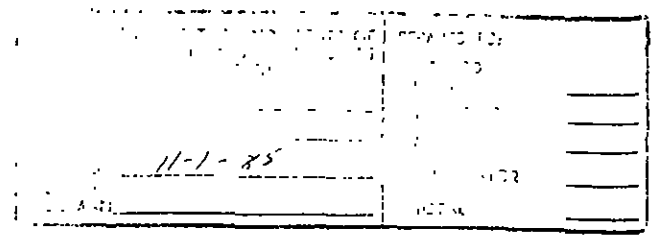
DATE April 8, 1986 SIGNED James D. McDonald  
James D. McDonald

10-14-85 WD 11-14-85

13.2  
KV



N.W. COR.  
SEC. 15



DESCRIPTION

PART OF OUTLOT "A" OF GOLDEN HILLS  
SUBDIVISION - PART OF W. 1/2 SEC. 15  
T 3N R 11E AVON TWP. OAKLAND CO.  
LIBER 51 PAGE 29

OWNERS

OAKRIDGE MEDICAL ASSOCIATES  
C/O AVANTE CONST. CO.  
22841 HESLIP DR.  
NOVI MI. 48050  
PHONE -353-1377

THE DETROIT EDISON COMPANY - SERVICE PLANNING DEPARTMENT			
<b>LEGEND</b>	CITY OR TWP.	COUNTY	QTR. & TWP. SECT. NO.
○ FOREIGN POLE	ROCK HILLS	OAK	10 1/2 15
○ EXIST. D.E. CO. POLE	MAP SECT.	TOWN	RANGE
○ PROPOSED POLE	1-316-430		
○ EXIST. ANCHOR	PROJECT NAME	JOINT R/W REQUIRED	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
○ PROPOSED ANCHOR		TEL. ENGR. & DIST.	PROJ. OR PART NO.
○ TREE			
— 120/240 V LINE	CIRCUIT		G.P.W. S.O. OR P.E. NO.
— 4000 V LINE	DC 8914 TIENKEN		
— 13,200 V LINE	REASON		BUDGET ITEM NO.
— 40,000 V LINE	EASEMENT FOR 10 FT. I.G. EXTENSION		
	PLANNER	SCALE	DATE
	D. DOHERTY		10-10-85