

WATERMAIN EASEMENT

ROCHESTER HILLS ACQUISITION GROUP, ^{LLC,} a Delaware Limited Liability Company, of 2625 Townsgate Rd, Suite 330, Westlake Village, CA 91362 grants to the CITY OF ROCHESTER HILLS, a Michigan Municipal Corporation, of 1000 Rochester Hills Drive, Rochester Hills, MI 48309, an easement for the construction, operation, maintenance, repair and/or replacement of a water main on, under through and across land more particularly described as:

See attached Exhibits A and B

Sidwell # 15-09-401-015

In connection with the grant of easement, Grantor waives and relinquishes any right, title or interest in the waterman, or the facilities incidental thereto, which may be located in the easement.

All property disturbed or altered, now or in the future, by reason of the construction, operation, maintenance, repair and/or replacement of the water main shall be restored by the City to its immediately prior condition, except to the extent permanent improvements or alterations necessary to the use and exercise of easement rights granted hereunder are made.

The easement shall be irrevocable and non-exclusive, and Grantor and Grantor's successors and assigns may use and enjoy the easement area in common with the City.

Grantor expressly reserves to Grantor and Grantor's successors and assigns, so long as there is no interference with the construction, operation, maintenance, repair and/or replacement of the water main: (a) the right of ingress and egress over, through and across the easement, and (b) the right to grant other non-exclusive easements and rights-of-way across, over, under and through the easement parcel, with the condition that prior to such a grant written consent shall be obtained from the City.

Exempt from Transfer Taxes under MCL 207.505(a) and 207.526(a).

IN WITNESS HEREOF, the undersigned have hereunto affixed their signatures on this 16th day of March, 2018.

Drafted By:

Jay Johnson, P.E.
Nowak + Frays
46777 Woodward Ave.
Pontiac, MI 48342.

ROCHESTER HILLS ACQUISITION GROUP, LLC.

[Signature]
Signature

Craig Flashner
Print Name

Manager
Title

When Recorded Return To:

Clerks Dept
City of Rochester Hills
1000 Rochester Hills Dr
Rochester Hills, MI 48309

John Starow
Approved 3/22/18

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

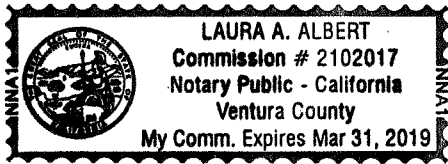
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Ventura)
On 3-16-18 before me, Laura A Albert
Date Here Insert Name and Title of the Officer
personally appeared Craig Flashner
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Laura A. Albert
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

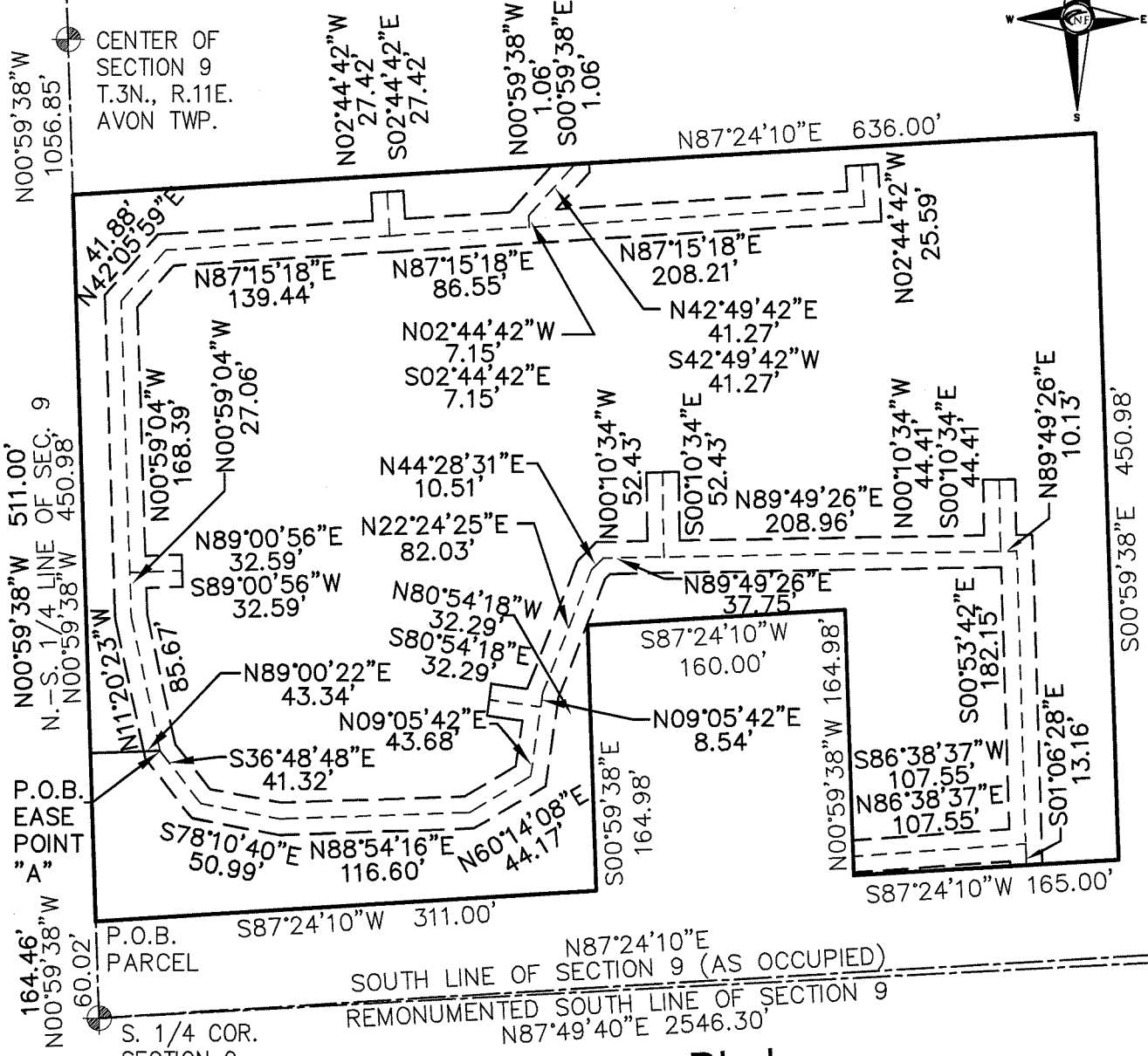
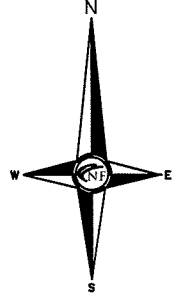
Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

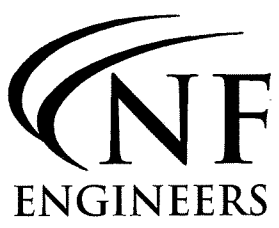
Signer's Name: _____ Signer's Name: _____
 Corporate Officer — Title(s): _____ Corporate Officer — Title(s): _____
 Partner — Limited General Partner — Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: _____ Other: _____
Signer Is Representing: _____ Signer Is Representing: _____

Exhibit A

TWENTY FOOT WIDE WATERMAIN EASEMENT



Walton Blvd.
(RCOC Jurisdiction 120' wide)



NF ENGINEERS
NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVENUE
PONTIAC, MI 46342
TEL. (248) 332-7931
FAX. (248) 332-8257

*Scott W.
Approved 3/22/18*

SCALE	DATE	DRAWN	JOB NO.	SHEET
1" = 100'	04-21-2017	N.N.	I981	1 of 1
	REV. 01-10-2018			

Exhibit B

LEGAL DESCRIPTIONS

LEGAL DESCRIPTION: TWENTY FOOT WIDE WATERMAIN EASEMENT

THE CENTERLINE OF A TWENTY (20.00) FOOT WIDE WATERMAIN EASEMENT, BEING PART OF THE SOUTHWEST 1/4 OF SECTION 9, TOWN 3 NORTH, RANGE 11, EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 9; THENCE ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 9, N. 00° 59' 38" W., 164.46 FEET; THENCE N. 89° 00' 22" E., 43.34 FEET TO POINT "A", THE POINT OF BEGINNING; THENCE N. 11° 20' 23" W., 85.67 FEET; THENCE N. 00° 59' 04" W., 27.06 FEET; THENCE N. 89° 00' 56" E., 32.59 FEET; THENCE S. 89° 00' 56" W., 32.59 FEET; THENCE N. 00° 59' 04" W., 168.39 FEET; THENCE N. 42° 05' 59" E., 41.88 FEET; THENCE N. 87° 15' 18" E., 139.44 FEET; THENCE N. 02° 44' 42" W., 27.42 FEET; THENCE S. 02° 44' 42" E., 27.42 FEET; THENCE N. 87° 15' 18" E., 86.55 FEET; THENCE N. 02° 44' 42" W., 7.15 FEET; THENCE N. 42° 49' 42" E., 41.27 FEET; THENCE N. 00° 59' 38" W., 1.06 FEET; THENCE S. 00° 59' 38" E., 1.06 FEET; THENCE S. 42° 49' 42" W., 41.27 FEET; THENCE S. 02° 44' 42" E., 7.15 FEET; THENCE N. 87° 15' 18" E., 208.21 FEET; THENCE N. 02° 44' 42" W., 25.59 FEET TO THE POINT OF ENDING.

ALSO THE CENTERLINE OF A TWENTY (20.00) FOOT WIDE WATERMAIN EASEMENT, BEGINNING AT SAID POINT "A"; THENCE S. 36° 48' 48" E., 41.32 FEET; THENCE S. 78° 10' 40" E., 50.99 FEET; THENCE N. 88° 54' 16" E., 116.60 FEET; THENCE N. 60° 14' 08" E., 44.17 FEET; THENCE N. 09° 05' 42" E., 43.68 FEET; THENCE N. 80° 54' 18" W., 32.29 FEET; THENCE S. 80° 54' 18" E., 32.29 FEET; THENCE N. 09° 05' 42" E., 8.54 FEET; THENCE N. 22° 24' 25" E., 82.03 FEET; THENCE N. 44° 28' 31" E., 10.51 FEET; THENCE N. 89° 49' 26" E., 37.75 FEET; THENCE N. 00° 10' 34" W., 52.43 FEET; THENCE S. 00° 10' 34" E., 52.43 FEET; THENCE N. 89° 49' 26" E., 208.96 FEET; THENCE N. 00° 10' 34" W., 44.41 FEET; THENCE S. 00° 10' 34" E., 44.41 FEET; THENCE N. 89° 49' 26" E., 10.13 FEET; THENCE S. 00° 53' 42" E., 182.15 FEET; THENCE S. 86° 38' 37" W., 107.55 FEET; THENCE N. 86° 38' 37" E., 107.55 FEET; THENCE S. 01° 06' 28" E., 13.16 FEET TO THE POINT OF ENDING.

LEGAL DESCRIPTION: PARCEL

LAND SITUATED IN THE CITY OF ROCHESTER HILLS, COUNTY OF OAKLAND, AND STATE OF MICHIGAN, DESCRIBED AS: PART OF THE SOUTHEAST 1/4 OF SECTION 9, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 9; THENCE ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 9, N. 00° 59' 38" W., 60.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N. 00° 59' 38" W. 450.98 FEET; THENCE N. 87° 24' 10" E., 636.00 FEET; THENCE S. 00° 59' 38" E., 450.98 FEET TO THE NORTH RIGHT OF WAY OF WALTON BOULEVARD (120 FEET WIDE); THENCE S. 87° 24' 10" W. ALONG THE NORTH RIGHT OF WAY OF WALTON BOULEVARD, 165.00 FEET; THENCE N. 00° 59' 38" W., 164.98 FEET; THENCE S. 87° 24' 10" W., 160.00 FEET; THENCE S. 00° 59' 38" E., 164.98 FEET TO THE NORTH RIGHT OF WAY OF WALTON BOULEVARD (120 FEET WIDE); THENCE S. 87° 24' 10" W. 311.00 FEET ALONG THE NORTH RIGHT OF WAY OF WALTON BOULEVARD TO THE POINT OF BEGINNING. CONTAINING 260,323 SQUARE FEET OR 5.976 ACRES.

(PARCEL I.D. # 15-09-401-015)

ENGINEERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVENUE
PONTIAC, MI 46342
TEL. (248) 332-7931
FAX. (248) 332-8257



SCALE
NONE

DATE
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N.N.

JOB NO.
I981

SHEET
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