WATER MAIN EASEMENT

Claridge Partners, LLC, a Michigan limited liability company of 43536 Galloway, Northville, Michigan 48167,

grants to the CITY OF ROCHESTER HILLS, a Michigan municipal corporation, of 1000 Rochester Hills Drive, Rochester Hills, Michigan 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 & B

Parcel ID# 15-15-101-026

In connection with the grant of easement, Grantor waives and relinquishes any right, title or interest in the water main, 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 here	eunto affixed their signatures on this day
of <u>August</u> , 2020.	- 1
d	Claridge Partners, LLC
	Signature
	Paul Fried
	Printed Name
	Managing Member
	Title
STATE OF MICHIGAN Oakland	
The foregoing instrument was acknowledged bef	fore me this 12th day of August, 2020,
	idge Partners, LLC, a Michigan limited liability company,
on behalf of the company.	
	Heralyn Petti, Notary Public Macong County, Michigan My Commission Expires: 10/24/2022
	GERACYN PETT , Notary Public My Commission Expires:
Drafted by: Stuart Frankel 1334 Maplelawn Dr Troy MI 48084 Drafted by: John Star Approved 8	av 3/18/20
ill.	Geralyn Pettit
Mile and an analysis of materials the	Notary Public, State of MI

When recorded, return to:

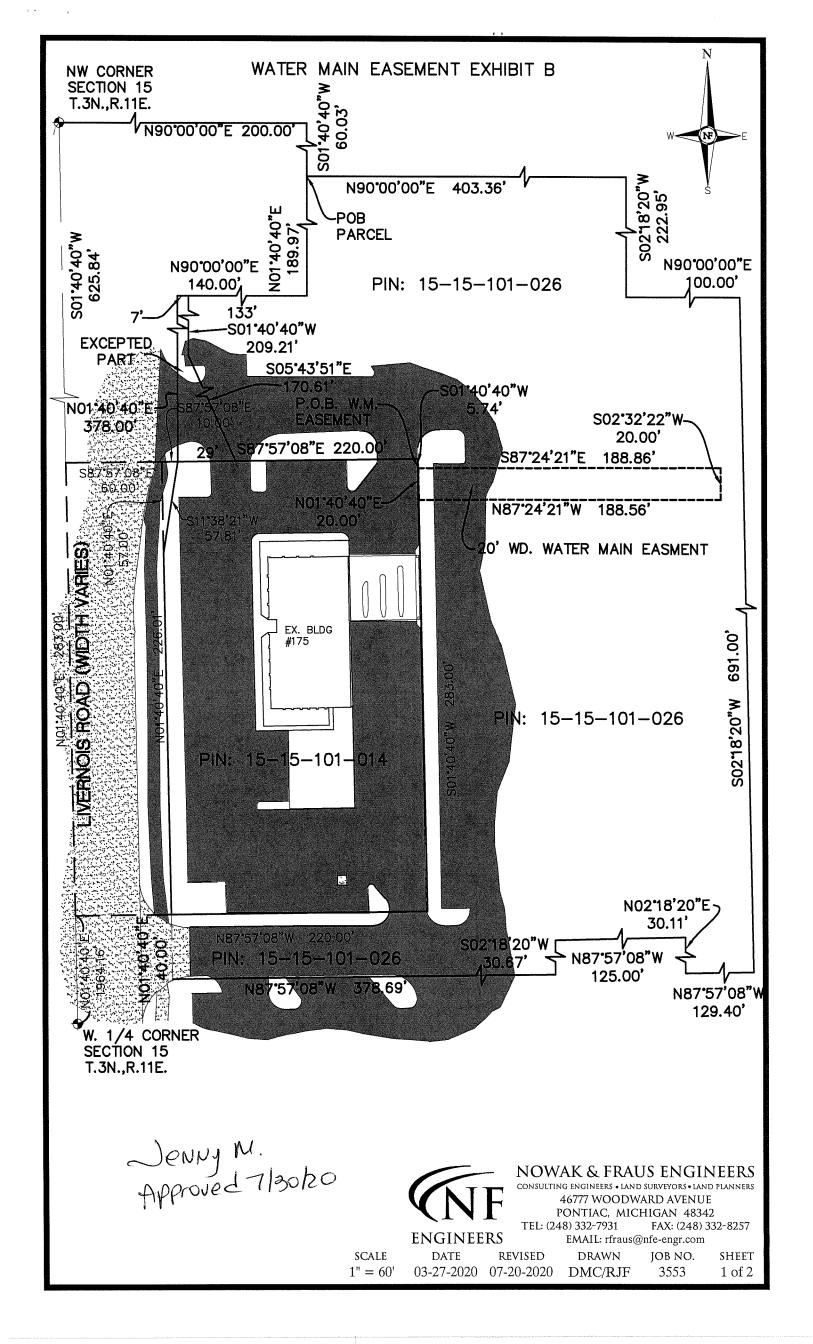
City of Rochester Hills 1000 Rochester Hills Drive Rochester Hills, MI 48309

Clerks Dept.

County of Macomb

My commission expires Oct. 24, 2022

Acting in the County of Oakland



WATER MAIN EASEMENT EXHIBIT A

LEGAL DESCRIPTION PARCEL 15-15-101-026 (Per Tax Records)

LAND SITUATED IN THE COUNTY OF OAKLAND, CITY OF ROCHESTER HILLS, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

PART OF THE NORTHWEST 1/4 OF SECTION 15, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT DISTANT EAST 200 FEET AND SOUTH 01 DEGREES 40 MINUTES 40 SECONDS WEST, 60.03 FEET FROM SAID NORTHWEST CORNER OF SECTION 15; THENCE EAST 403.36 FEET; THENCE SOUTH 02 DEGREES 18 MINUTES 20 SECONDS WEST 222.95 FEET; THENCE EAST 100.00 FEET; THENCE SOUTH 02 DEGREES 18 MINUTES 20 SECONDS WEST 691.00 FEET; THENCE NORTH 87 DEGREES 57 MINUTES 08 SECONDS WEST 129.40 FEET; THENCE NORTH 02 DEGREES 18 MINUTES 20 SECONDS EAST 30.11 FEET; THENCE NORTH 87 DEGREES 57 MINUTES 08 SECONDS WEST 125.00 FEET; THENCE SOUTH 02 DEGREES 18 MINUTES 20 SECONDS WEST 30.67 FEET; THENCE NORTH 87 DEGREES 57 MINUTES 08 SECONDS WEST 378.69 FEET; THENCE NORTH 01 DEGREES 40 MINUTES 40 SECONDS EAST 40.00 FEET; THENCE SOUTH 87 DEGREES 57 MINUTES 08 SECONDS EAST 160.00 FEET; THENCE NORTH 01 DEGREES 40 MINUTES 40 SECONDS EAST 378.00 FEET; THENCE EAST 140.00 FEET; THENCE EAST 140.00 FEET; THENCE NORTH 01 DEGREES 40 MINUTES 40 SECONDS EAST 378.00 FEET; THENCE EAST 140.00 FEET; THENCE NORTH 01 DEGREES 40 MINUTES 40 SECONDS EAST 378.00 FEET; THENCE EAST 140.00 FEET; THENCE NORTH 01 DEGREES 40 MINUTES 40 SECONDS E EAST 378.00 FEET; THENCE EAST 140.00 FEET; THENCE NORTH 01 DEGREES 40 MINUTES 40 SECONDS E EAST 378.00 FEET; THENCE EAST 140.00 FEET; THENCE NORTH 01 DEGREES 40 MINUTES 40 SECONDS E 189.97 FEET TO THE POINT OF BEGINNING.

EXCEPT BEGINNING AT A POINT DISTANT EAST 200 FEET AND SOUTH 01 DEGREE 40 MINUTES 40 SECONDS WEST 250.00 FEET AND WEST 133 FEET FROM THE NORTHWEST CORNER; THENCE SOUTH 01 DEGREE 40 MINUTES 40 SECONDS WEST 209.21 FEET; THENCE SOUTH 05 DEGREES 43 MINUTES 51 SECONDS EAST 170.61 FEET; THENCE NORTH 87 DEGREES 57 MINUTES 08 SECONDS WEST 29 FEET; THENCE NORTH 01 DEGREE 40 MINUTES 40 SECONDS EAST 378 FEET; THENCE EAST 7 FEET TO THE POINT OF BEGINNING.

TAX ID: 15-15-101-026

LEGAL DESCRIPTION WATER MAIN EASEMENT

LAND SITUATED IN THE COUNTY OF OAKLAND, CITY OF ROCHESTER HILLS, STATE OF MICHIGAN, IS DESCRIBED AS

PART OF THE NORTHWEST 1/4 OF SECTION 15, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15; THENCE SOUTH 01 DEGREES 40 MINUTES 40 SECONDS WEST 625.84 FEET; THENCE SOUTH 87 DEGREES 57 MINUTES 08 SECONDS EAST 220.00 FEET; THENCE SOUTH 01 DEGREES 40 MINUTES 40 SECONDS WEST, 5.74 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT; THENCE SOUTH 87 DEGREES 24 MINUTES 21 SECONDS EAST, 188.86 FEET; THENCE SOUTH 02 DEGREES 32 MINUTES 22 SECONDS WEST, 20.00 FEET; THENCE NORTH 87 DEGREES 24 MINUTES 21 SECONDS WEST, 188.56 FEET; THENCE NORTH 01 DEGREES 40 MINUTES 40 SECONDS EAST 20.00 FEET TO THE POINT OF BEGINNING.



NOWAK & FRAUS ENGINEERS

CONSULTING ENGINEERS • LAND SURVEYORS • LAND PLANNERS 46777 WOODWARD AVENUE PONTIAC, MICHIGAN 48342 TEL: (248) 332-7931 FAX: (248) 33 FAX: (248) 332-8257

EMAIL: rfraus@nfe-engr.com

SCALE 1'' = 60'

DATE 03-27-2020

REVISED 07-29-2020 DMC/RJF

DRAWN

JOB NO. SHEET

3553 2 of 2

CONSENT OF MORTGAGEE

Sun Life Assurance Company of Canada, a Canadian corporation, having an address care of Sun Life Assurance Company of Canada, One Sun Life Executive Park, Wellesley Hills, Massachusetts 02481, Attn:: Mortgage Investments Group, SC1307, as the mortgagee of the real property described in that certain Mortgage recorded on March 7, 2014 in Liber 46845, Page 1, Oakland County Register of Deeds ("Mortgage"), hereby consents to the Water Main Easement to which this Consent of Mortgagee is attached and agrees, on behalf of itself and its successors and assigns, that the lien of the Mortgage shall be subject and subordinate to the Water Main Easement.

	Sun Life Assurance Company of C	anada, a Canadian co	rporation
	By: Name: Title: SHAWWON PRICE Seniar Director Canad in Asset Management	By: Nar Titl	ne: KARIN BENEDETTI
	I/We	have the authority to	bind the Corporation
	CANADA Province of Ontario))ss.:	I, Angele of the City of Ontario	Margaret Palmer of Toronto, in the Province
	City of Toronto)	MAKE OA	ATH AND SAY:
Caradi	company of canada, a Can 150 King Street West, Toronto, Or 150 King Street	in the year of Ontario, person adian corporation with tario M5H 1J9, by Service on ally known to me of widuals whose names executed the same in adividuals, or the people.	ear 2013 before me, the undersigned, a nally appeared SUN LIFE ASSURANCE h a place of business in Canada being its, its, its r proved to me on the basis of are subscribed to the within instrument
	Prov City	ry Public ince of Ontario of Toronto Commission Expires:	ANGELA MARGARET PALMER, NOTARY PUBLIC, CITY OF TORONTO, LIMITED TO THE ATTESTATION OF INSTRUMENTS AND THE TAKING OF AFFIDAVITS, FOR BENTALLGREENOAK (CANADA) LIMITED PARTNERSHIP AND ITS SUBSIDIARLES, ASSOCIATED COMPANIES AND AFFILIATES. EXPIRES SEPTEMBER 4, 2022.

CONSENT OF MORTGAGEE

Huron Valley State Bank, having an address care of 130 S. Milford Road, Milford, Michigan 48381, as the mortgagee of the real property described in that certain Mortgage recorded on May 23, 2018 and recorded on June 1, 2018 in Liber 51866, Page 653, Oakland County Register of Deeds ("Mortgage"), hereby consents to the Water Main Easement to which this Consent of Mortgagee is attached and subjects and subordinates its interest, and that of its successors and assigns to the Water Main Easement.

Huron Valley State Bank,

	a State Bank
	By: Steven P. Peacock Its: Senior Vice President / Senior Lender
STATE OF Michigan) ss COUNTY OF Oalland)	JANET M. WOOSTER NOTARY PUBLIC, STATE OF MI COUNTY OF OAKLAND MY COMMISSION EXPIRES Jun 30, 2026 ACTING IN COUNTY OF DALLAND
This instrument was acknowledged by Steven f. feacock the Sanior N 57a to Bank, on behalf of said B	P Sevier lander of Huron Valley State Bank, a
	Print Name: Janet M. Wooster Notary Public, MI County, Oakland My commission expires: June 30, 2026