

**STORM SEWER EASEMENT**

THE MARKETPLACE OF ROCHESTER HILLS LLC (formerly known as Rochester Hills Corporate Center LLC), a Michigan limited liability company, of 28470 Thirteen Mile Road, Farmington Hills, Michigan 48334, 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 storm sewer on, under, through and across land more particularly described as:

See attached Exhibit "A".

Part of Sidwell # PART OF PARCEL NOS. 15-30-326-008 AND 15-30-176-001

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

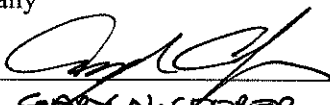
All property disturbed or altered, now or in the future, by reason of the construction, operation, maintenance, repair and/or replacement of the storm sewer shall be restored by the City to its immediately prior condition, except to the extent permanent improvements or alterations necessary to the use 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 storm sewer: (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.

Exempt from Transfer Tax under MCLA 207.526(a).

THE MARKETPLACE OF ROCHESTER HILLS LLC, a Michigan limited liability company

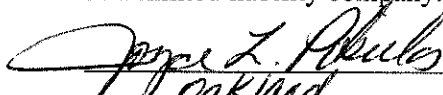
By:   
GARY N. COOPER

Its: Authorized Representative

STATE OF MICHIGAN }  
                                      } §§.  
COUNTY OF OAKLAND }

The foregoing instrument was acknowledged before me this 3rd day of October, 2006, by Gary N. Cooper, the Authorized Representative of The Marketplace of Rochester Hills LLC, a Michigan limited liability company, on behalf of said limited liability company.

Drafted By: Chris Corden  
Grand Sakwa Properties LLC  
28470 Thirteen Mile Rd., Ste 200  
Farmington Hills, MI 48334

, Notary Public  
Oakland County, Michigan  
Acting in Oakland County, Michigan  
My Commission Expires: 2-11-2007

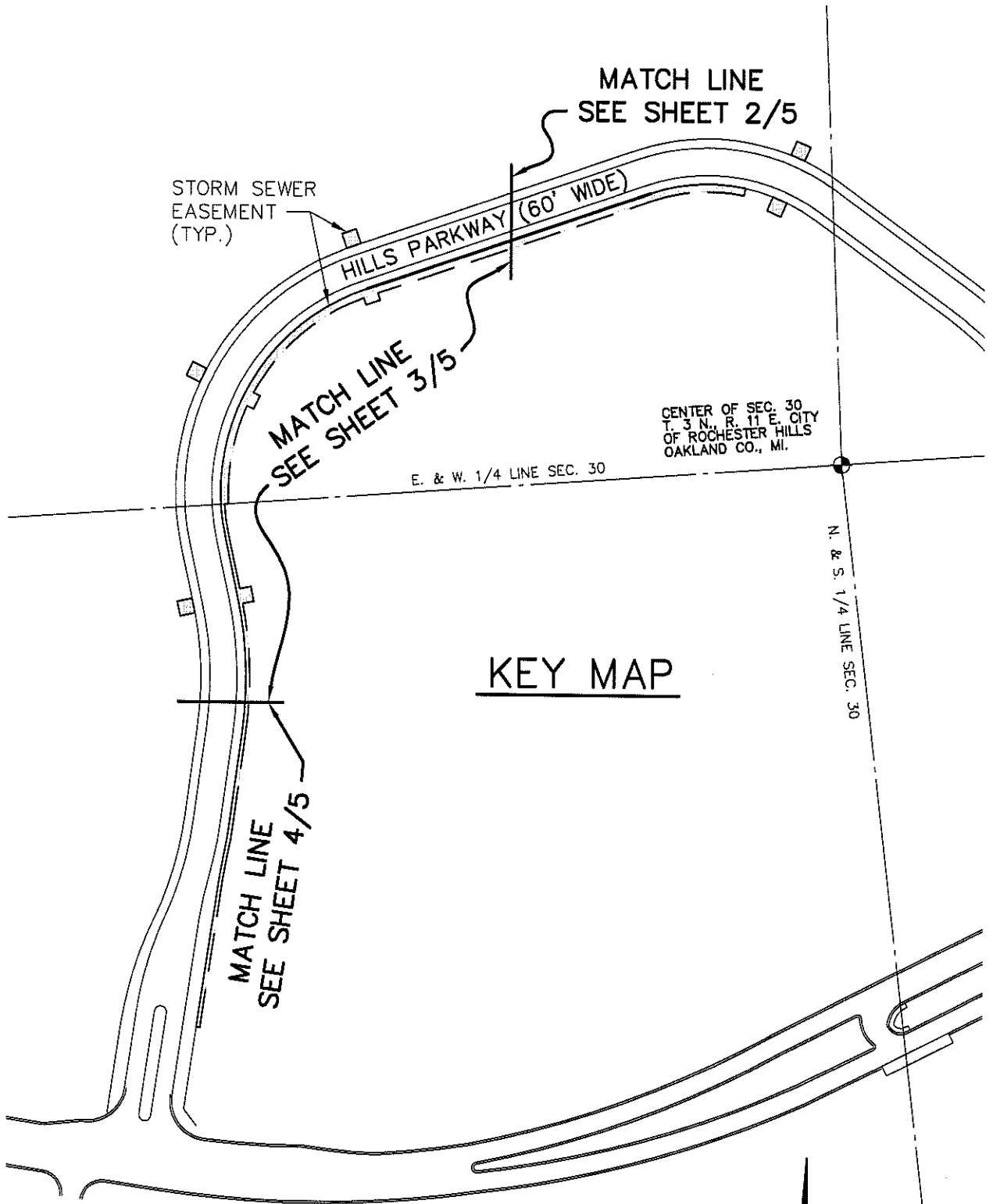
JOYCE L. PRULAS  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF OAKLAND  
MY COMMISSION EXPIRES Feb 11, 2007  
ACTING IN COUNTY OF Oakland

When recorded, return to:

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

APPROVED AS TO FORM

 10/23/06  
ROCHESTER HILLS COUNSEL



*OK M TAVAR  
10-19-06*



SCALE: 1" = 200'

REVISIONS		
ITEM	DATE	BY

**STORM SEWER EASEMENT KEY MAP**

ROCHESTER HILLS MICHIGAN

**Z E I M E T   W O Z N I A K**  
& ASSOCIATES  
Civil Engineers & Land Surveyors  
40024 GRAND RIVER AVE, SUITE 100  
NOVI, MICHIGAN 48375  
P: (248) 442-1101 F: (248) 442-1241 www.zeimetwozniak.com

DATE	SCALE
9-27-06	HOR: 1" = 200'
DESIGNED BY	FIELD BOOK NO.
DRAWN BY	JOB NO.
PTG	97144
	SHEET NO.
	1/5

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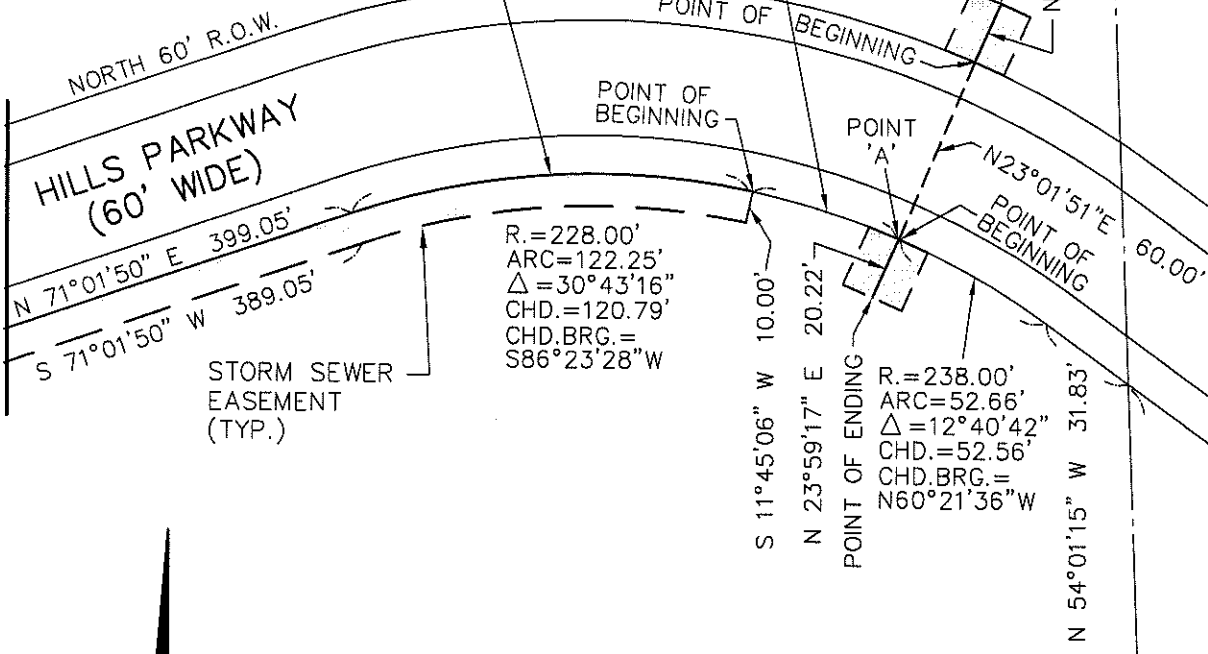
MATCH LINE SEE SHEET 3/5

R.=238.00'  
 ARC=127.61'  
 $\Delta=30^{\circ}43'16''$   
 CHD.=126.09'  
 CHD.BRG.=  
 N86°23'28"E

R.=238.00'  
 ARC=47.97'  
 $\Delta=11^{\circ}32'57''$   
 CHD.=47.89'  
 CHD.BRG.=  
 N72°28'25"W

R.=228.00'  
 ARC=122.25'  
 $\Delta=30^{\circ}43'16''$   
 CHD.=120.79'  
 CHD.BRG.=  
 S86°23'28"W

R.=238.00'  
 ARC=52.66'  
 $\Delta=12^{\circ}40'42''$   
 CHD.=52.56'  
 CHD.BRG.=  
 N60°21'36"W



SCALE: 1" = 60'

CENTER OF SEC. 30  
 T. 3 N., R. 11 E. CITY  
 OF ROCHESTER HILLS,  
 OAKLAND CO, MI.

E. & W. 1/4 LINE SEC. 30

N. & S. 1/4 LINE SEC. 30

N 02°02'50" W 307.49'

S. 1/4 LINE SEC. 30

*OK M7421F  
 10-19-06*

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REVISIONS		
ITEM	DATE	BY

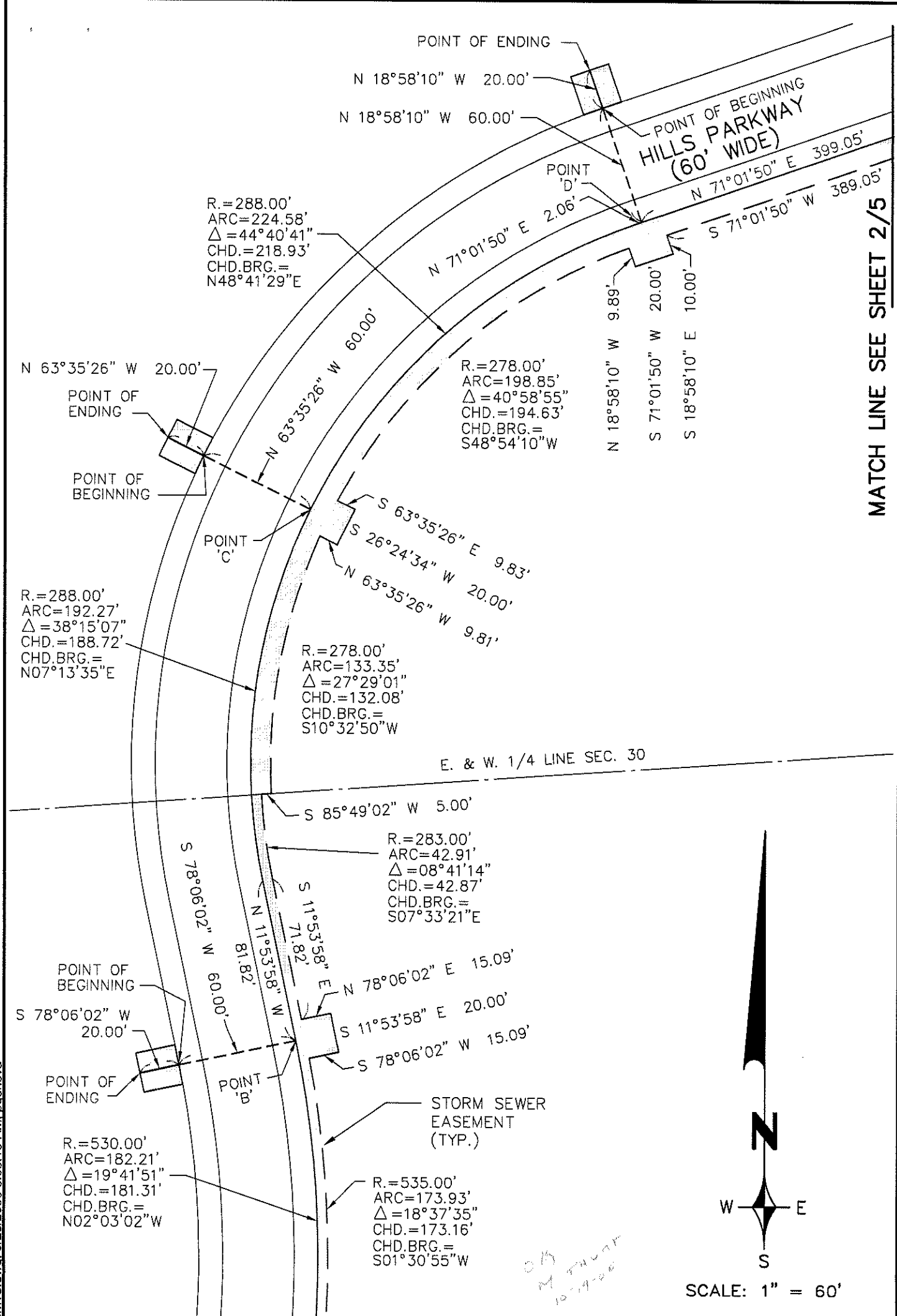
**DRAWING OF STORM  
SEWER EASEMENT**

ROCHESTER HILLS MICHIGAN

**Z E I M E T W O Z N I A K**  
 & ASSOCIATES  
 Civil Engineers & Land Surveyors  
 40024 GRAND RIVER AVE, SUITE 100  
 NOVI, MICHIGAN 48375  
 P: (248) 442-1101 F: (248) 442-1241 www.zeimetwozniak.com

DATE	9-27-06	SCALE HOR: 1" = 60' FIELD BOOK NO.
DESIGNED BY	PTG	JOB NO. <b>97144</b>
DRAWN BY	PTG	SHEET NO. <b>2/5</b>

MATCH LINE SEE SHEET 2/5



MATCH LINE SEE SHEET 4/5

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REVISIONS		
ITEM	DATE	BY

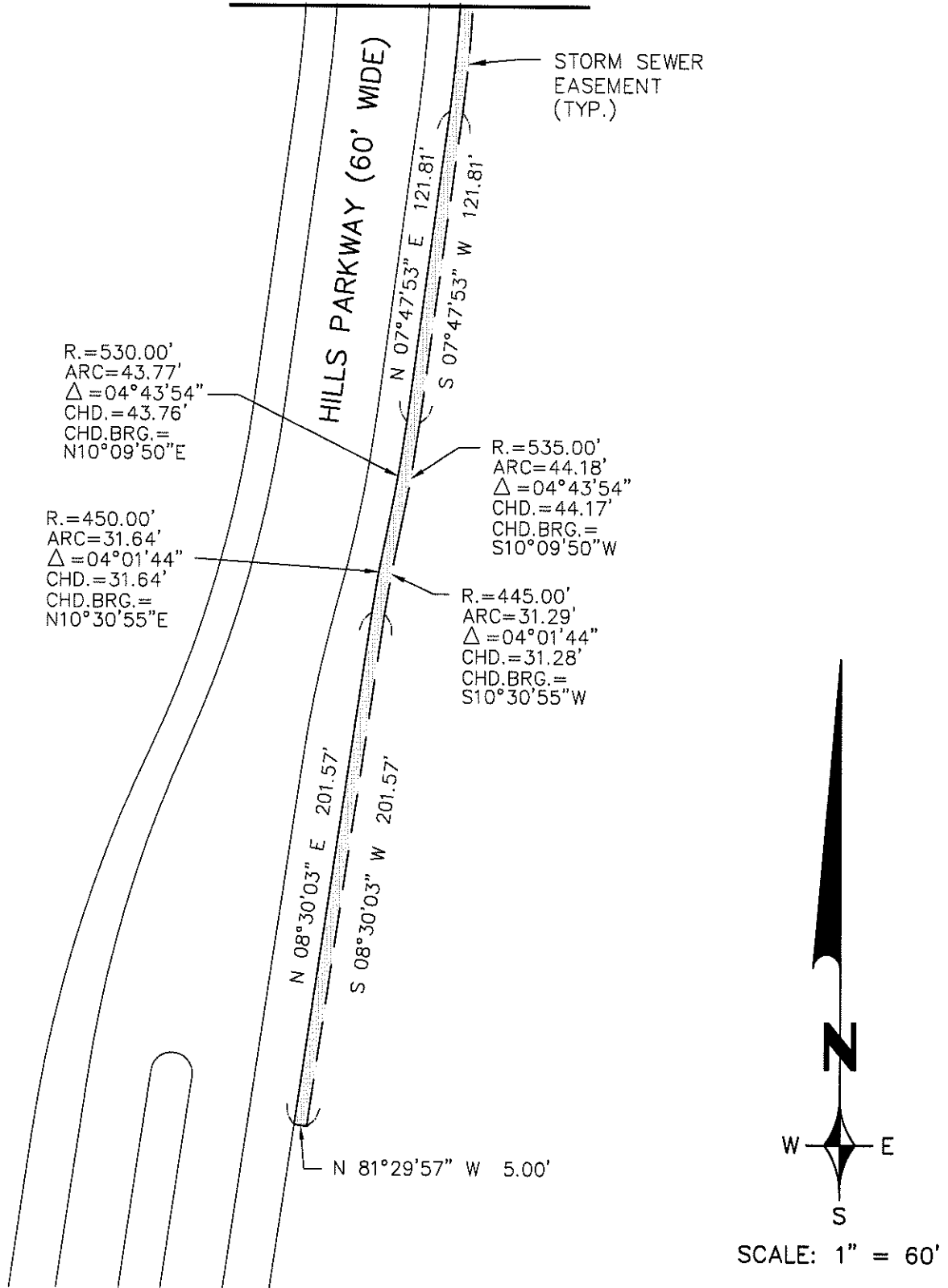
**DRAWING OF STORM SEWER EASEMENT**

ROCHESTER HILLS MICHIGAN

**ZEIMET WOZNAK**  
& ASSOCIATES  
Civil Engineers & Land Surveyors  
40024 GRAND RIVER AVE, SUITE 100  
NOVI, MICHIGAN 48375  
P: (248) 442-1101 F: (248) 442-1241 www.zeimetwozniak.com

DATE	SCALE HOR: 1" = 60'
9-27-06	FIELD BOOK NO.
DESIGNED BY	JOB NO. <b>97144</b>
DRAWN BY PTG	SHEET NO. <b>3/5</b>

MATCH LINE SEE SHEET 3/5



*OK  
M. T. Wozniak  
10-19-06*

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REVISIONS		
ITEM	DATE	BY

**DRAWING OF STORM SEWER EASEMENT**

ROCHESTER HILLS MICHIGAN

**Z EIMET W OZNI AK**  
& ASSOCIATES  
Civil Engineers & Land Surveyors  
40024 GRAND RIVER AVE, SUITE 100  
NOVI, MICHIGAN 48375  
P: (248) 442-1101 F: (248) 442-1241 www.zeimetwozniak.com

DATE	9-27-06	SCALE HOR: 1" = 60'
DESIGNED BY	PTG	FIELD BOOK NO.
DRAWN BY	PTG	JOB NO. <b>97144</b>
		SHEET NO. <b>4/5</b>

DESCRIPTION STORM SEWER EASEMENT

A DESCRIPTION OF A STORM SEWER EASEMENT LOCATED IN THE WEST 1/2 OF SECTION 30, T. 3 N., R. 11 E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE CENTER OF SAID SECTION 30 AND PROCEEDING ALONG THE NORTH AND SOUTH 1/4 LINE OF SECTION 30 N. 02°02'50" W. 307.49 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HILLS PARKWAY (60 FEET WIDE); THENCE ALONG SAID RIGHT-OF-WAY LINE N. 54°01'15" W. 31.83 FEET; THENCE 52.66 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 238.00 FEET, CENTRAL ANGLE 12°40'42" AND A CHORD THAT BEARS N. 60°21'36" W. 52.56 FEET TO THE POINT OF BEGINNING OF A 20 FOOT WIDE STORM SEWER EASEMENT CENTERLINE AND ALSO BEING POINT 'A'; THENCE S. 23°59'17" W. 20.00 FEET TO A POINT OF ENDING; THENCE FROM SAID POINT 'A' AND CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 47.97 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 238.00 FEET, CENTRAL ANGLE 11°32'57" AND A CHORD THAT BEARS N. 72°28'25" W. 47.89 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT; THENCE S. 11°45'06" E. 10.00 FEET; THENCE 122.25 FEET ALONG THE A ARC OF A CURVE TO THE LEFT, RADIUS 228.00 FEET, CENTRAL ANGLE 30°43'16" AND A CHORD THAT BEARS S. 86°23'28" W. 120.79 FEET; THENCE S. 71°01'50" W. 389.05 FEET; THENCE S. 18°58'10" E. 10.00 FEET; THENCE S. 71°01'50" W. 20.00 FEET; THENCE N. 18°58'10" W. 9.89 FEET; THENCE 198.85 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 278.00 FEET, CENTRAL ANGLE 40°58'55" AND A CHORD THAT BEARS S. 48°54'10" W. 194.63 FEET; THENCE S. 63°35'26" E. 9.83 FEET; THENCE S. 26°24'34" W. 20.00 FEET; THENCE N. 63°35'26" W. 9.81 FEET; THENCE 133.35 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 278.00 FEET, CENTRAL ANGLE 27°29'01" AND A CHORD THAT BEARS S. 10°32'50" W. 132.08 FEET TO A POINT ON THE EAST AND WEST 1/4 LINE OF SAID SECTION 30; THENCE ALONG SAID EAST AND WEST 1/4 LINE S. 85°49'02" W. 5.00 FEET; THENCE 42.91 FEET ALONG THE A ARC OF A CURVE TO THE LEFT, RADIUS 283.00 FEET, CENTRAL ANGLE 08°41'14" AND A CHORD THAT BEARS S. 07°33'21" E. 42.87 FEET; THENCE S. 11°53'58" E. 71.82 FEET; THENCE N. 78°06'02" E. 15.09 FEET; THENCE S. 11°53'58" E. 20.00 FEET; THENCE S. 78°06'02" W. 15.09 FEET; THENCE 173.93 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 535.00 FEET, CENTRAL ANGLE 18°37'35" AND A CHORD THAT BEARS S. 01°30'55" W. 173.16 FEET; THENCE S. 07°47'53" W. 121.81 FEET; THENCE 44.18 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 535.00 FEET, CENTRAL ANGLE 04°43'54" AND A CHORD THAT BEARS S. 10°09'50" W. 44.17 FEET; THENCE 31.29 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 445.00 FEET, CENTRAL ANGLE 04°01'44" AND A CHORD THAT BEARS S. 10°30'55" W. 31.28 FEET; THENCE S. 08°30'03" W. 201.57 FEET; THENCE N. 81°29'57" W. 5.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID HILLS PARKWAY; THENCE THE FOLLOWING ELEVEN (11) COURSES ALONG SAID RIGHT-OF-WAY LINE N. 08°30'03" E. 201.57 FEET AND 31.64 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 450.00 FEET, CENTRAL ANGLE 04°01'44" AND A CHORD THAT BEARS N. 10°30'55" E. 31.64 FEET AND 43.77 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 530.00 FEET, CENTRAL ANGLE 04°43'54" AND A CHORD THAT BEARS N. 10°09'50" E. 43.76 FEET AND N. 07°47'53" E. 121.81 FEET AND 182.21 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 530.00 FEET, CENTRAL ANGLE 19°41'51" AND A CHORD THAT BEARS N. 02°03'02" W. 181.31 FEET TO POINT 'B' AND N. 11°53'58" W. 81.82 FEET AND 192.27 FEET ALONG THE A ARC OF A CURVE TO THE RIGHT, RADIUS 288.00 FEET, CENTRAL ANGLE 38°15'07" AND A CHORD THAT BEARS N. 07°13'35" E. 188.72 FEET TO POINT 'C' AND 224.58 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 288.00 FEET, CENTRAL ANGLE 44°40'41" AND A CHORD THAT BEARS N. 48°41'29" E. 218.93 FEET AND N. 71°01'50" E. 2.06 FEET TO POINT 'D' AND N. 71°01'50" E. 399.05 FEET AND 127.61 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 238.00 FEET, CENTRAL ANGLE 30°43'16" AND A CHORD THAT BEARS N. 86°23'28" E. 126.09 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT 'A' N. 23°01'51" E. 60.00 FEET TO THE POINT OF BEGINNING OF A 20 FOOT WIDE STORM SEWER EASEMENT CENTERLINE; THENCE ALONG SAID CENTERLINE N. 23°59'38" E. 20.00 FEET TO A POINT OF ENDING; THENCE FROM SAID POINT 'B' S. 78°06'02" W. 60.00 FEET TO THE POINT OF BEGINNING OF A 20 FOOT WIDE STORM SEWER EASEMENT CENTERLINE; THENCE ALONG SAID CENTERLINE S. 78°06'02" W. 20.00 FEET TO A POINT OF ENDING; THENCE FROM SAID POINT 'C' N. 63°35'26" W. 60.00 FEET TO THE POINT OF BEGINNING OF A 20 FOOT WIDE STORM SEWER EASEMENT CENTERLINE; THENCE ALONG SAID CENTERLINE N. 63°35'26" W. 20.00 FEET TO A POINT OF ENDING; THENCE FROM SAID POINT 'D' N. 18°58'10" W. 60.00 FEET TO THE POINT OF BEGINNING OF A 20 FOOT WIDE STORM SEWER EASEMENT CENTERLINE; THENCE ALONG SAID CENTERLINE N. 18°58'10" W. 20.00 FEET TO THE POINT OF ENDING.

*OK  
M. J. J. J.  
12-19-06*

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REVISIONS			DESCRIPTION OF STORM SEWER EASEMENT		DATE	SCALE
ITEM	DATE	BY	ROCHESTER HILLS	MICHIGAN	9-27-06	HOR: 1" =
			<b>Z EIMET W OZNIAK</b> & ASSOCIATES Civil Engineers & Land Surveyors 40024 GRAND RIVER AVE, SUITE 100 NOVI, MICHIGAN 48375 P: (248) 442-1101 F: (248) 442-1241 www.zeimetwozniak.com		DESIGNED BY	JOB NO.
						97144
					DRAWN BY	SHEET NO.
					PTG	5/5