

HIGHWAY EASMENT

Executive Place, L.L.C., a Michigan limited liability company of 5485 Abbey Road, Rochester, MI 48306 grant (s) to the City of Rochester Hills, a Michigan municipal corporation, of 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309, an easement for all public highway purposes, including public utilities, and the construction, operation, maintenance, repair, replacement and/or public use of water main, sanitary sewer, storm sewer, sidewalks and/or pathways, in, over, under, upon, and through the following described premises situated in the City of Rochester Hills, Oakland County, Michigan:

See attached Exhibit "A" for Legal Description and Drawing, part of Tax Parcel No. 15-36-352-021 commonly known as Vacant Land.

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

All property disturbed or altered by the City by reason of construction, operation, etc., 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 itself and Grantor's successors and assigns, so long as there is no interference with the City's easement rights: (1) right of ingress and egress across the easement, and (b) right to grant other non-exclusive easements and right-of-way across, over and under the easement parcel, with the condition that prior to such a grant written consent shall be obtained from the City.

In case Grantee or Grantee's successors or assigns subsequently determine the highway easement is not necessary for the improvement of the intersection of John R and South Blvd, or if Grantee, its successor or assigns later abandon this highway easement, it shall revert back to Grantor, its successors or assigns.

Exempt from Transfer Tax under MCLA 207.526 (a), MSA 7.456 (26) (a).

IN WITNESS HEREOF, the undersigned have hereunto affixed their signatures on this 17th day of January 2005

IN THE PRESENCE OF:

Executive Place, LLC

Signature 
Gillian Malmberg


Signature

Frank D'Anna
(Print Name)


Signature 
Pietro D'Aleo

Its Member, Executive Place L.L.C.
Title

STATE OF MICHIGAN
COUNTY OF Macomb

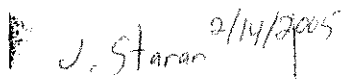
The foregoing instrument was acknowledged before me this 17th day of January, 2005, by Frank D'Anna, wh is a member of Executive Place L.L.C., A Michigan limited liability company, on behalf of the company.

This instrument drafted by:
Frank D'Anna
42500 Hayes, Ste 100
Clinton Twp., MI 48038


Notary Public
Macomb County, Michigan
My Commission expires:

WHEN RECORDED RETURN TO:
Clerks Office
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309

APPROVED AS TO FORM

 2/14/2005
ROCHESTER HILLS TOWNSHIP

DIANE M. HAYS
Notary Public, State of Michigan
County of Macomb
My Commission Expires Sep. 14, 2008
Acting in the County of Macomb

EXHIBIT "A"

SCALE: 1"=60'

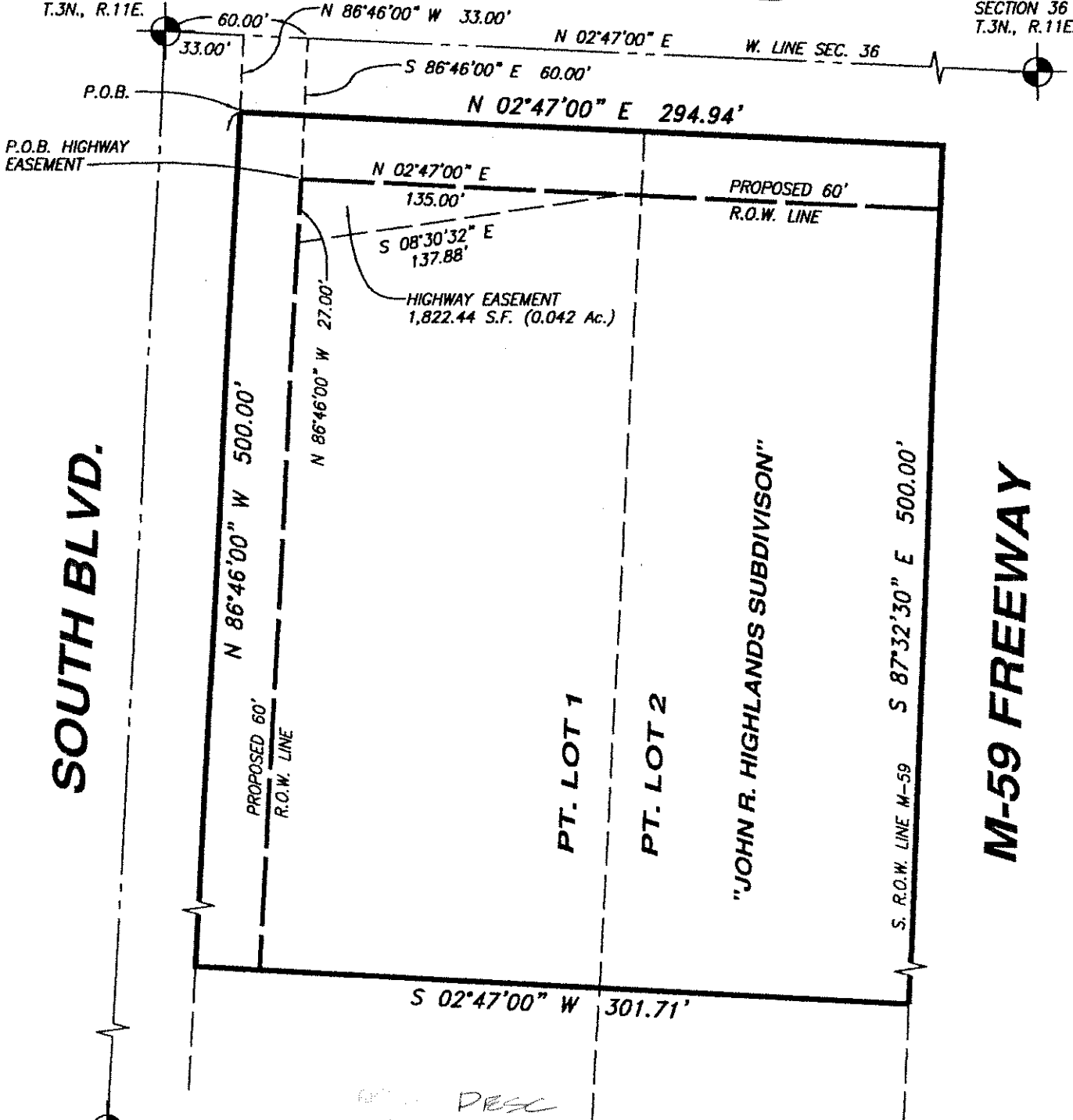


NORTH

JOHN R. ROAD

S.W. CORNER
SECTION 36
T.3N., R.11E.

W. 1/4 COR.
SECTION 36
T.3N., R.11E.



DESC
M. Taur
 02-01-05

S. 1/4 COR.
SECTION 36
T.3N., R.11E.

1/12/05 UPDATED DESC.

APEX
 ENGINEERING GROUP INC.
 CIVIL ENGINEERING & LAND PLANNING CONSULTANTS
 47745 VAN DYKE AVENUE
 SHELBY TOWNSHIP, MI 48317

PROJECT:
 HIGHWAY EASEMENT
 FOR "EXECUTIVE
 PLACE" OFFICES
 PT. OF THE S.W. 1/4 OF SEC. 36, T.3N., R.11E.,
 CITY OF ROCHESTER HILLS, OAKLAND CO., MI

CLIENT:
 EXECUTIVE PLACE L.L.C.
 42500 HAYES, SUITE 100
 CLINTON TOWNSHIP, MI 48038
 (586) 263-4030

JOB NO: 02-043
 DATE: 6/28/04
 DRAWN BY: N.P.R.
 CHECKED BY: W.F.M.

PROPERTY DESCRIPTION

PART OF LOT 1 AND LOT 2 OF "JOHN R. HIGHLANDS SUBDIVISION" PART OF THE SOUTHWEST 1/4 OF SECTION 36, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN (LIBER 52, PAGE 22 O.C.R.), COMMENCING AT THE SOUTHWEST CORNER OF SECTION 36; THENCE ALONG THE WEST SECTION LINE N.02°47'00"E, 33.00 FEET; THENCE S.86°46'00"E., 33.00 FEET TO THE POINT OF BEGINNING; THENCE N.02°47'00"E., 294.94 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF M-59; THENCE ALONG SAID LINE S.87°32'30"E., 500.00 FEET; THENCE S.02°47'00"W., 301.71 FEET; THENCE N.86°46'00"W., 500.00 FEET; TO THE POINT OF BEGINNING, CONTAINING 3.42 ACRES AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

HIGHWAY EASEMENT

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APPROVAL RESC
M. Tamm
 02-01-2005

APEX
 ENGINEERING GROUP INC.
 CIVIL ENGINEERING & LAND PLANNING CONSULTANTS

47745 VAN DYKE AVENUE
 SHELBY TOWNSHIP, MI 48317

PHONE: 586-739-5200
 FAX: 586-254-5314

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 HIGHWAY EASEMENT
 FOR "EXECUTIVE
 PLACE" OFFICES

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 CITY OF ROCHESTER HILLS, OAKLAND CO., MI

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