

HIGHWAY EASEMENT

Star-Batt, Inc. a Michigan corporation, mailing address of 1928 Star- Batt Drive Suite E, Rochester Hills, Michigan 48063 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:

Part of the NW ¼ of Section 28, T.3N., R.11E. City of Rochester Hills, Oakland County Michigan, Parcel 15-28-102-019 and being more particularly described as:

Parent Parcel: Commencing at the NW corner of said Section 28, Thence S. 01°41'06"E., along the west line of said section 28, 622.53 feet to the Point of Beginning; Thence N. 87°01'09"E., 546.23 feet; Thence S.02°59'31"E., 361.90 feet to the northerly line extended westerly of "Industroplex" a subdivision recorded in Liber 168 of Plats, Pages 14 and 15, Oakland County Records. Thence S. 87°14'15" W. along said line extended, 554.44 feet to the west line of said section 28; Thence N. 01°41'08"W. along said section line 359.88 feet to the point of beginning and containing 4.55 acres, more or less.

Highway Easement: Commencing at the NW corner of said Section 28, Thence S. 01°41'06"E., along the west line of said section 28, 739.55 feet to the Point of Beginning; Thence S.17°19'40"E., 252.20' to the north line of said "Industroplex" subdivision also being the north right of way line of Star-Batt Drive; Thence along said north Right of Way line S.88°18'54"W., 68.00 feet to the SW corner of the above described parcel and the west line of said section 28; Thence along said section line also be the west line of the above described parcel, N.01°41'08"W., 242.86 feet to the point of beginning and containing 8,262 sq ft more or less acres with a net area outside of the existing prescribed right of way of 2,188 ft sq, more or less.

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 rights-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.

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

IN THE PRESENCE OF: Star-Batt, Inc., A Michigan Corporation
BY: _____
Steve Stolaruk, President

STATE OF MICHIGAN COUNTY OF _____
The foregoing instrument was acknowledged before me this _____ day of _____, 2010,
by Steve Stolaruk, President of Star-Batt, Inc. a Michigan corporation, on behalf of the corporation.

This instrument drafted by: _____
Notary Public
Oakland County, Michigan
My Commission expires:
Roger P. Moore
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills MI 48309

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