

HIGHWAY EASEMENT

WILLIAM BEAUMONT HOSPITAL, a Michigan non-profit corporation ("Grantor"), of 3601 Thirteen Mile Road, Royal Oak, Michigan 48073 grants to the **CITY OF ROCHESTER HILLS**, a Michigan municipal corporation ("Grantee"), 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 "Overall Parcel Description" on attached Exhibit A (the "Property")
Commonly known as: Vacant land, South Boulevard
Sidwell # 15-36-452-011

The easement shall be 27 feet wide, and is more fully described under the caption "Highway Easement Description" and depicted on Exhibit A (the "Easement Area").

By granting this Easement Grantor does not assume any liability or obligation with respect to the design, installation, maintenance, repair, removal and/or replacement of the roadway, road pavement, sidewalk/safety path and/or other improvements now existing or hereafter placed within the Easement Area. Grantee shall be solely responsible for the same and for all damages arising from any injury to persons or damage to property resulting from Grantee's failure to properly design, install, maintain, repair, remove or replace any of such improvements, in accordance with the provisions of Section 2 of the Michigan Governmental Immunity Act, MCL 691.1402.

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

Any portion of the Property or any of the improvements located thereon disturbed or altered, now or in the future, by reason of the construction, operation, maintenance, repair and/or replacement of the improvements within the easement Area shall be restored by the Grantee 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. Grantee shall keep the Property free and clear of all liens and encumbrances that may arise as a result of any work performed by or for Grantee, and shall indemnify, defend and hold harmless Grantor and its successors and assigns with respect to the same.

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 Grantee's easement rights: (a) the right of ingress and egress over, through and across the Easement Area, and (b) the right to grant other non-exclusive easements and rights-of-way across, over, under and through the Easement Area, with the condition that prior to such a grant written consent shall be obtained from the Grantee.

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

IN WITNESS WHEREOF, the undersigned has hereunto affixed his signature on this 7th day of November, 2008.

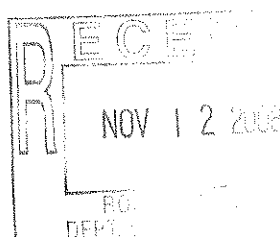
William Beaumont Hospital, a Michigan non-profit corporation

By: Eric R. Hunt

Its: Vice President, Operations,
Ambulatory Services Division

OK'd by J. S. Hunt 11-10-08

[acknowledgment on next page]



STATE OF MICHIGAN)

COUNTY OF OAKLAND)

This instrument was acknowledged before me on November 7th, 2008, by Eric R. Hunt, Vice President, Operations, Ambulatory Services Division, of William Beaumont Hospital, a Michigan non-profit corporation, on behalf of the corporation.

Gayle R. McClenahan
Oakland, notary public
County, Michigan
Acting in Oakland County
My commission expires: June 26, 2012

Drafted by:

GAYLE R. MCCLENNAN
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES JUN 26, 2012
ACTING IN COUNTY OF Oakland

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

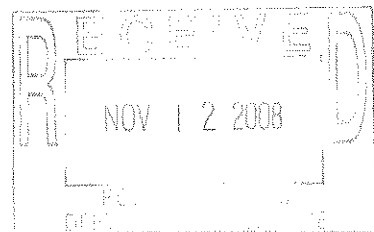
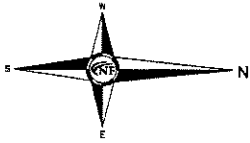
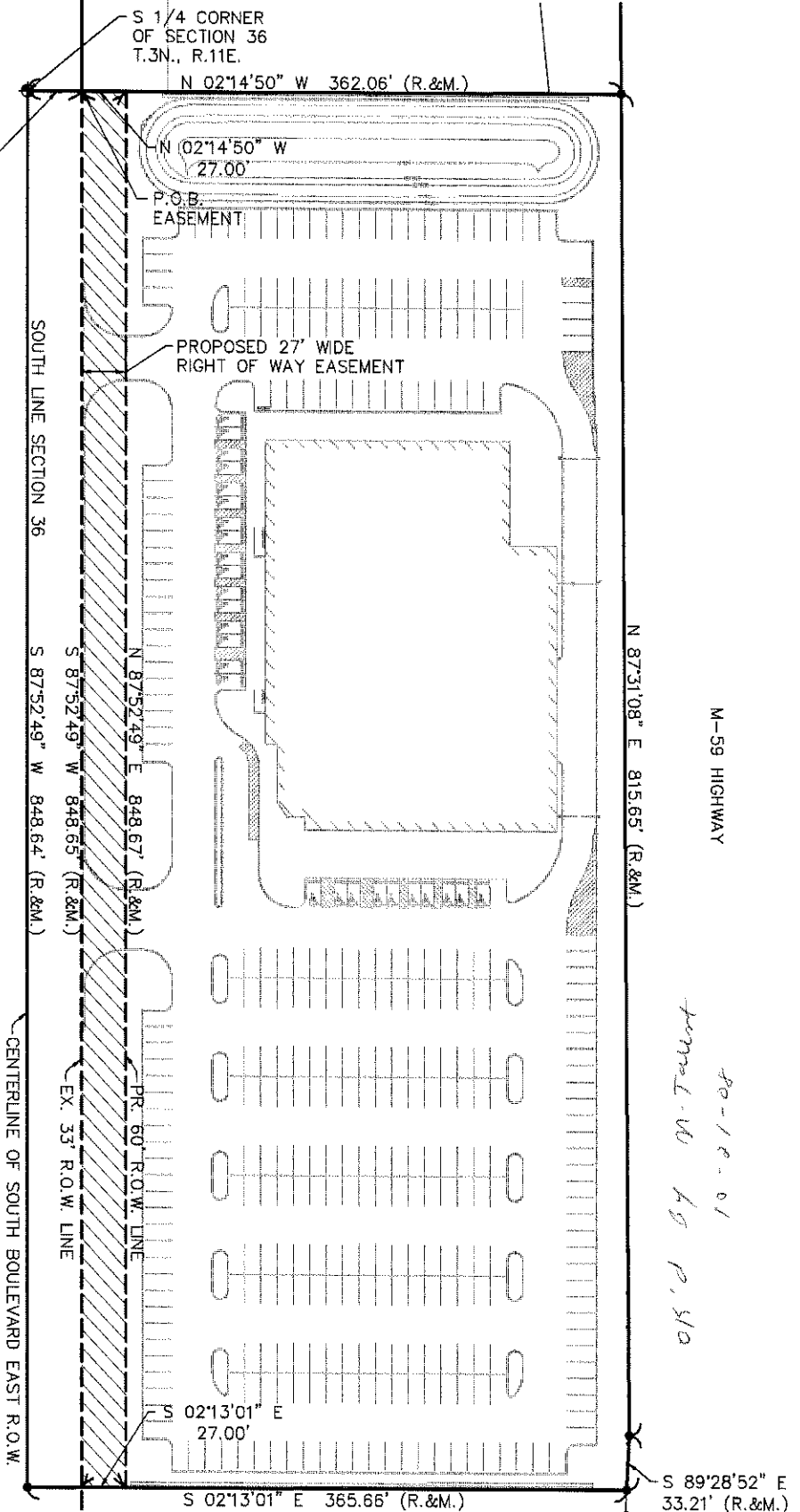


Exhibit A

HIGHWAY EASEMENT



N 02°14'50" W
33.00'



*80-10-01
T.M. Talbot
10/10/08*

RECEIVED
NOV 12 2008



NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

PREPARED FOR:
LANDMARK HEALTHCARE FACILITIES, LLC.
839 N. JEFFERSON ST.
MILWAUKEE, WI 53202

SCALE	DATE	DRAWN	JOB NO.	SHEET
1" = 100'	10-17-08	MK	C550-03	1 of 2

Exhibit A

HIGHWAY EASEMENT

OVERALL PARCEL DESCRIPTION

(PARCEL No. 15-36-452-011)

PART OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION 36; THENCE N.02°14'50"W., 362.06 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF M-59 HIGHWAY; THENCE N.87°31'08"E., 815.65 FEET; THENCE S.89°28'52"E., 33.21 FEET; THENCE S.02°13'01"E., 365.66 FEET; THENCE S.87°52'49"W., 848.64 FEET TO THE POINT OF BEGINNING. CONTAINING 7.105 ACRES, INCLUDING EXISTING RIGHT-OF-WAY.

HIGHWAY EASEMENT DESCRIPTION

A 27 FOOT WIDE EASEMENT FOR RIGHT-OF-WAY LOCATED WITHIN A PARCEL OF LAND BEING PART OF THE SOUTH 1/4 OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 11 EAST, THENCE; N.02°14'50"W., 33.00 FEET TO THE POINT OF BEGINNING OF EASEMENT; THENCE N.02°14'50"W., 27.00 FEET; THENCE N.87°52'49"E., 848.67 FEET; THENCE S.02°13'01"E., 27.00 FEET; THENCE S.87°52'49"W., 848.65 TO THE POINT OF BEGINNING.

CONTAINING 22,914 SQUARE FEET OR 0.526 ACRES.

*OK'D
09
M-T WMS
10-21-08*



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N/A	10-17-08	MK	C550-03	2 of 2