

**SANITARY SEWER EASEMENT**

SINGH CIDER MILL VILLAGE, L.L.C., a MICHIGAN limited liability company of  
7125 ORCHARD LAKE RD., STE. 200, WEST BLOOMFIELD, MI 48322

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 sanitary sewer on, under, through and across land more particularly described as:

SEE ATTACHED EXHIBIT A

Sidwell # 15-13-401-001

In connection with the grant of easement, Grantor waives and relinquishes any right, title or interest in the sanitary 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 sanitary 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 sanitary 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, 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 WITNESS HEREOF, the undersigned have hereunto affixed their signatures on this 2ND day of OCTOBER, 2003.

SINGH CIDER MILL VILLAGE, L.L.C.

IN THE PRESENCE OF:

Signature David Zaitchik  
Print or type name: DAVID ZAITCHIK

Signature Jane Dietrich  
Print or type name: JANE DIETRICH

By: Lushman S. Grewal  
Signature  
LUSHMAN S. GREWAL  
(Print Name)  
VICE PRESIDENT OF  
Title  
SINGH GENERAL CORP., A MICHIGAN CORPORATION,  
MANAGER OF SINGH CIDER MILL VILLAGE L.L.C.

STATE OF MICHIGAN  
COUNTY OF OAKLAND

The foregoing instrument was acknowledged before me this 2ND day of OCTOBER, 2003, by LUSHMAN S. GREWAL, who is a member of SINGH CIDER MILL VILLAGE L.L.C., a MICHIGAN limited liability company, on behalf of the company.

Drafted by:  
DAVE ZAITCHIK  
7125 ORCHARD LAKE RD., STE. 200  
WEST BLOOMFIELD, MI 48322

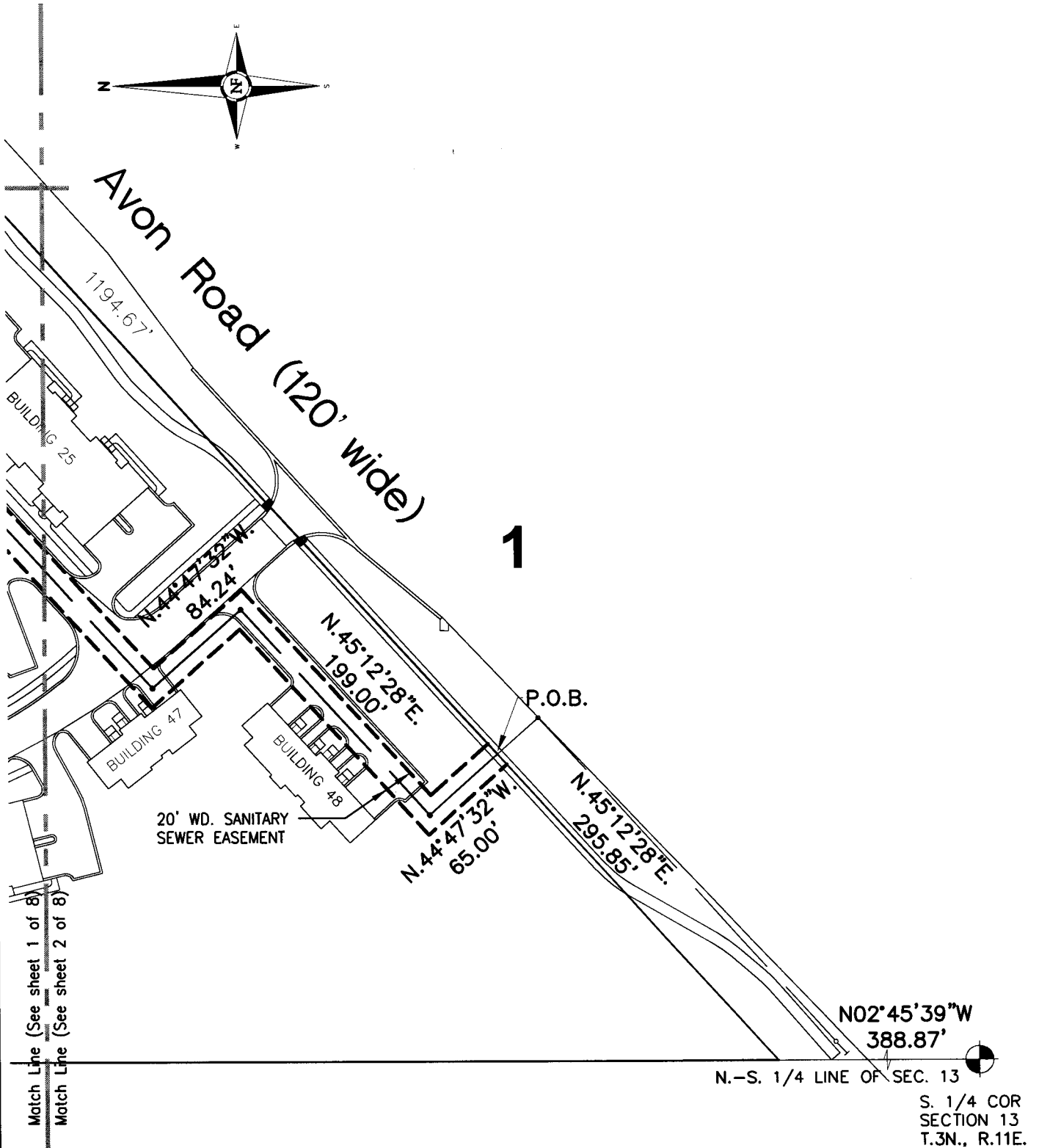
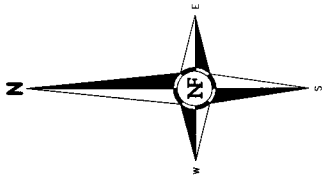
Jane E. Dietrich  
JANE E. DIETRICH, Notary Public  
OAKLAND County, Michigan  
My Commission Expires: 6-8-05

When recorded, return to:  
City of Rochester Hills  
1000 Rochester Hills Drive  
Rochester Hills, MI 48309

APPROVED AS TO FORM  
J. Staran 2/29/04  
ROCHESTER HILLS COUNTY

# Exhibit A

## 20 FOOT WIDE SANITARY SEWER EASEMENT



Match Line (See sheet 1 of 8)  
Match Line (See sheet 2 of 8)

N. - S. 1/4 LINE OF SEC. 13  
N02°45'39"W  
388.87'  
S. 1/4 COR  
SECTION 13  
T.3N., R.11E.

### NF NOWAK & FRAUS

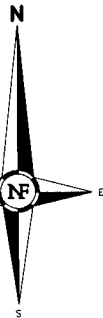
Consulting Engineers • Land Surveyors • Land Planners

1310 N. Stephenson Highway  
Royal Oak, Michigan 48067-1508

Tel. (248) 399-0886  
Fax. (248) 399-0805

RES C  
*[Signature]*  
02-12-04

SCALE 1" = 100'  
DATE 10-15-03  
DRAWN A.G.  
JOB No. B160  
SHEET 2 of 8  
REV 10-20-03; 11-04-03



CENTER OF SECTION 13  
T.3N., R.11E.

E.-W. 1/4 LINE OF SECTION 13

N89°29'01"E 1318.21'

18' WD. EASEMENT FOR SANITARY SEWER (L.5970, P.759 O.C.R.)

4

Match Line (See sheet 5 of 8)  
Match Line (See sheet 4 of 8)

20' WD. SANITARY SEWER EASEMENT (TYP)

Match Line (See sheet 3 of 8)

Match Line (See sheet 5 of 8)

3

POINT "B"

POINT "A"

5

S02°49'43"E 1449.18'

Match Line (See sheet 2 of 8)  
Match Line (See sheet 3 of 8)

Match Line (See sheet 6 of 8)  
Match Line (See sheet 5 of 8)

Match Line (See sheet 2 of 8)

Match Line (See sheet 6 of 8)

2

S70°05'58"W  
147.12'

R= 776.20  
L= 337.22  
D= 24°53'31"  
CHD. BRG.  
S57°39'13"W  
CHORD 334.57

6

Match Line (See sheet 1 of 8)  
Match Line (See sheet 2 of 8)

### Overall Exhibit A

### 20 FOOT WIDE SANITARY SEWER EASEMENT

N02°45'39"W  
388.87'  
N.-S. 1/4 LINE OF SEC. 13

S. 1/4 COR SECTION 13  
T.3N., R.11E.

*M. Taro*

02-12-04

## NF NOWAK & FRAUS

Consulting Engineers • Land Surveyors • Land Planners

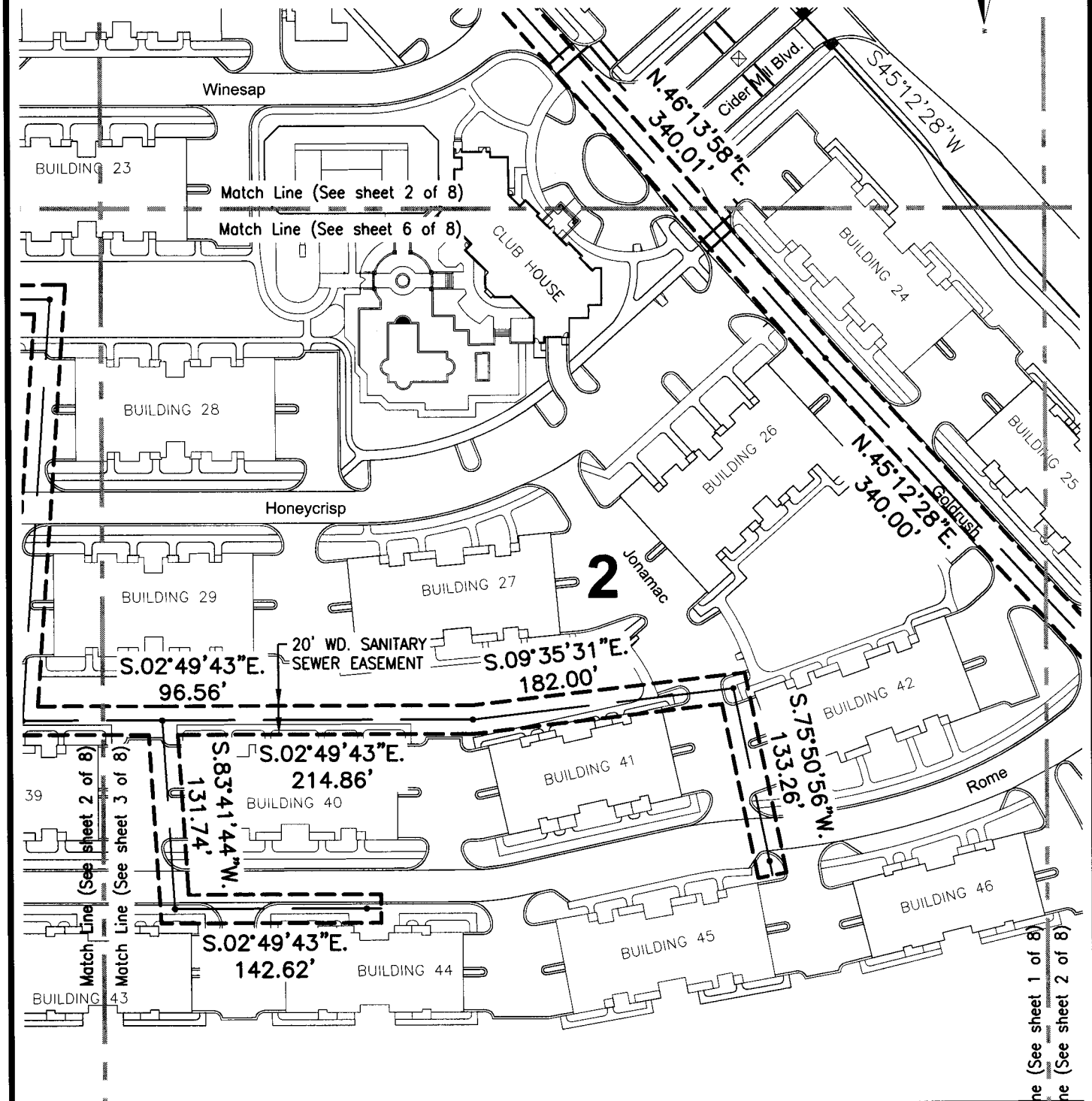
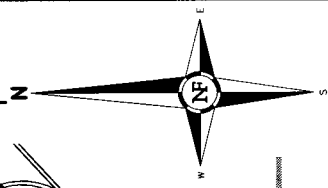
1310 N. Stephenson Highway  
Royal Oak, Michigan 48067-1508

Tel. (248) 399-0886  
Fax. (248) 399-0805

SCALE 1" = 250'  
DATE 10-15-03  
DRAWN A.G.  
JOB No. B160  
SHEET 1 of 8  
REV 10-20-03

# Exhibit A

## 20 FOOT WIDE SANITARY SEWER EASEMENT



Match Line (See sheet 2 of 8)

Match Line (See sheet 3 of 8)

Match Line (See sheet 1 of 8)

Match Line (See sheet 2 of 8)

# NF NOWAK & FRAUS

Consulting Engineers • Land Surveyors • Land Planners

1310 N. Stephenson Highway  
Royal Oak, Michigan 48067-1508

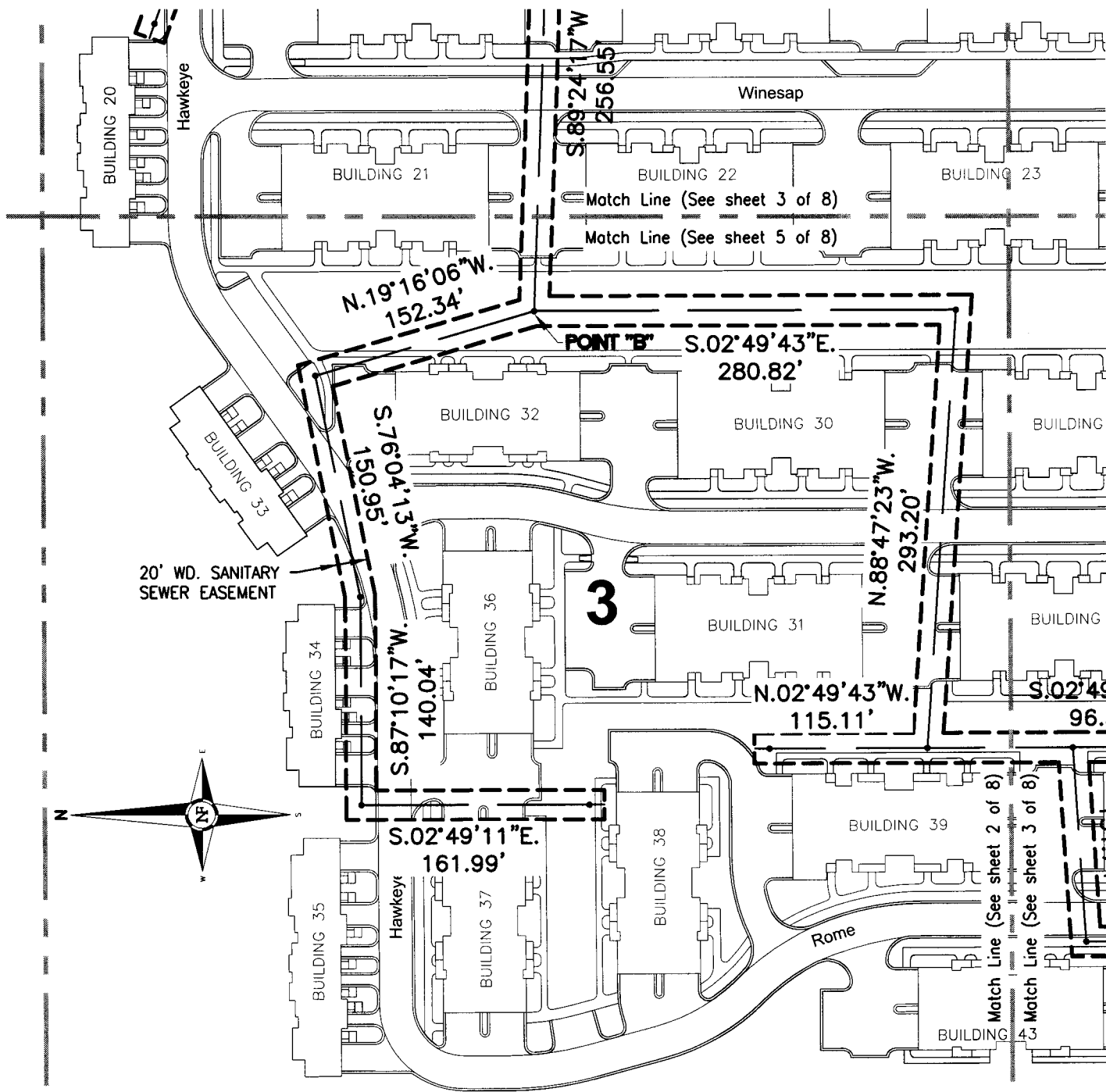
Tel. (248) 399-0886  
Fax. (248) 399-0805

*DECK*  
*M. Tava*  
02-12-04

|           |              |       |         |        |
|-----------|--------------|-------|---------|--------|
| SCALE     | DATE         | DRAWN | JOB No. | SHEET  |
| 1" = 100' | 10-15-03     | A.G.  | B160    | 3 of 8 |
|           | REV 10-20-03 |       |         |        |

# Exhibit A

## 20 FOOT WIDE SANITARY SEWER EASEMENT



$N02^{\circ}45'39''W$

# NF NOWAK & FRAUS

Consulting Engineers • Land Surveyors • Land Planners

1310 N. Stephenson Highway  
Royal Oak, Michigan 48067-1508

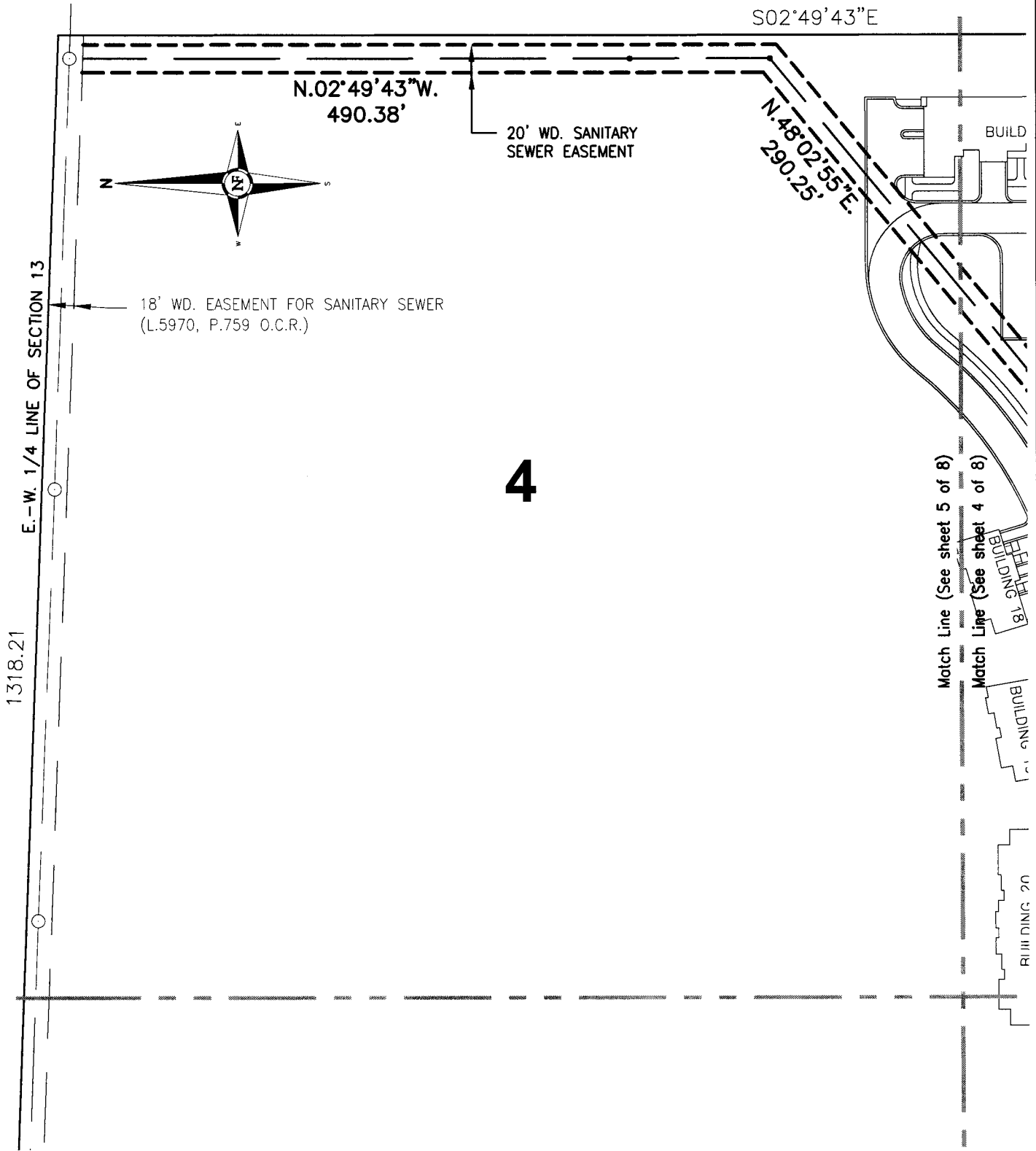
Tel. (248) 399-0886  
Fax. (248) 399-0805

APPROVED *DESC*  
*M. Fraus*  
REGISTERED PROFESSIONAL  
ENGINEERING DEPT.  
02-12-04

|              |          |       |         |        |
|--------------|----------|-------|---------|--------|
| SCALE        | DATE     | DRAWN | JOB No. | SHEET  |
| 1" = 100'    | 10-15-03 | A.G.  | B160    | 4 of 8 |
| REV 10-20-03 |          |       |         |        |

# Exhibit A

## 20 FOOT WIDE SANITARY SEWER EASEMENT



4

*DESC*  
*M. Fraus*  
 ENGINEERING DEPT  
 02-12-04

### NF NOWAK & FRAUS

Consulting Engineers • Land Surveyors • Land Planners

1310 N. Stephenson Highway  
 Royal Oak, Michigan 48067-1508

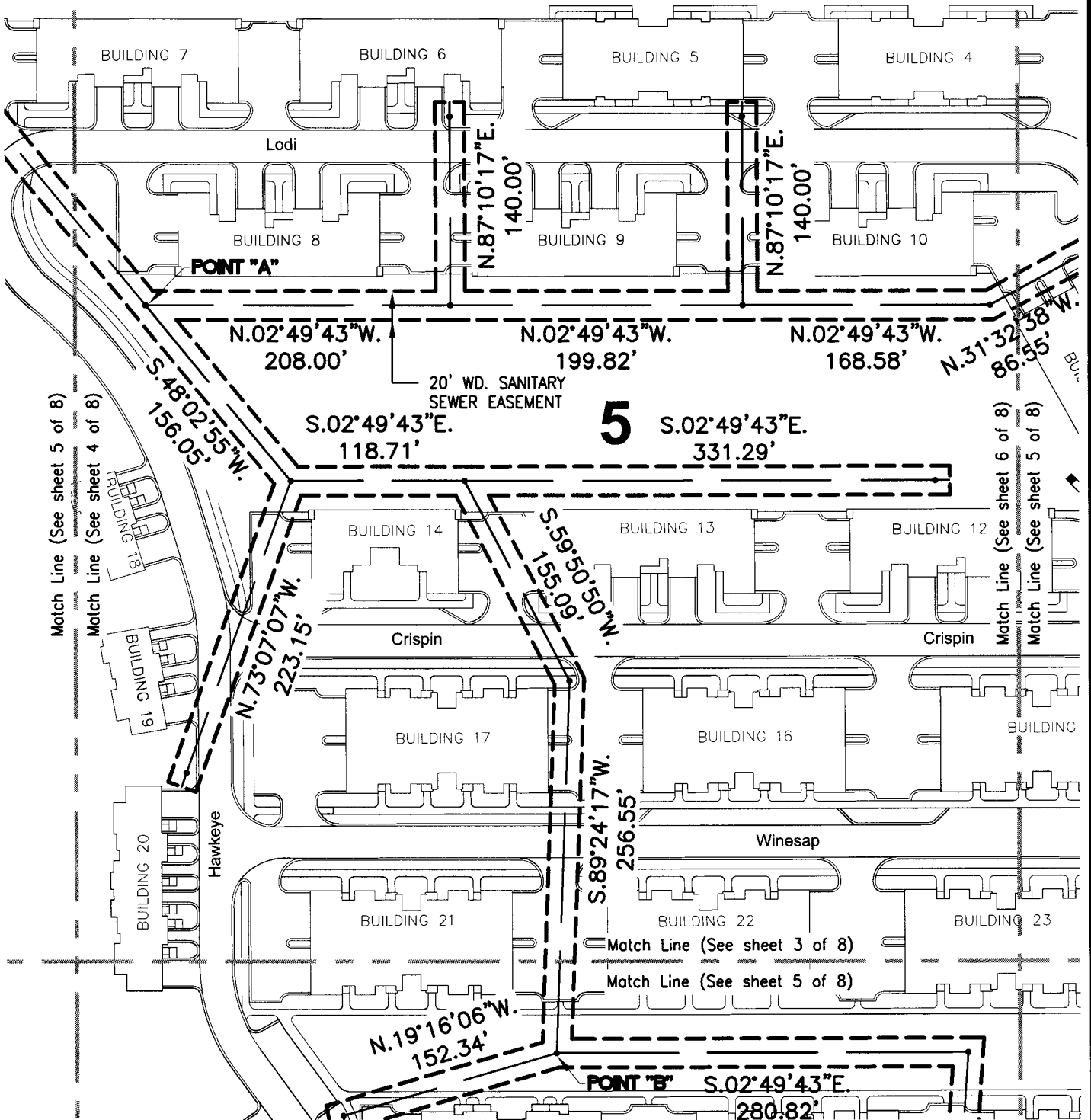
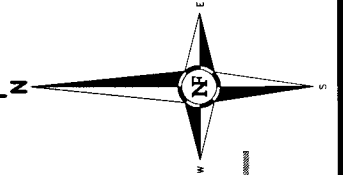
Tel. (248) 399-0886  
 Fax. (248) 399-0805

|              |          |       |         |        |
|--------------|----------|-------|---------|--------|
| SCALE        | DATE     | DRAWN | JOB No. | SHEET  |
| 1" = 100'    | 10-15-03 | A.G.  | B160    | 5 of 8 |
| REV 10-20-03 |          |       |         |        |

# Exhibit A

## 20 FOOT WIDE SANITARY SEWER EASEMENT

1449.18'



**NF NOWAK & FRAUS**

Consulting Engineers • Land Surveyors • Land Planners

1310 N. Stephenson Highway  
Royal Oak, Michigan 48067-1508

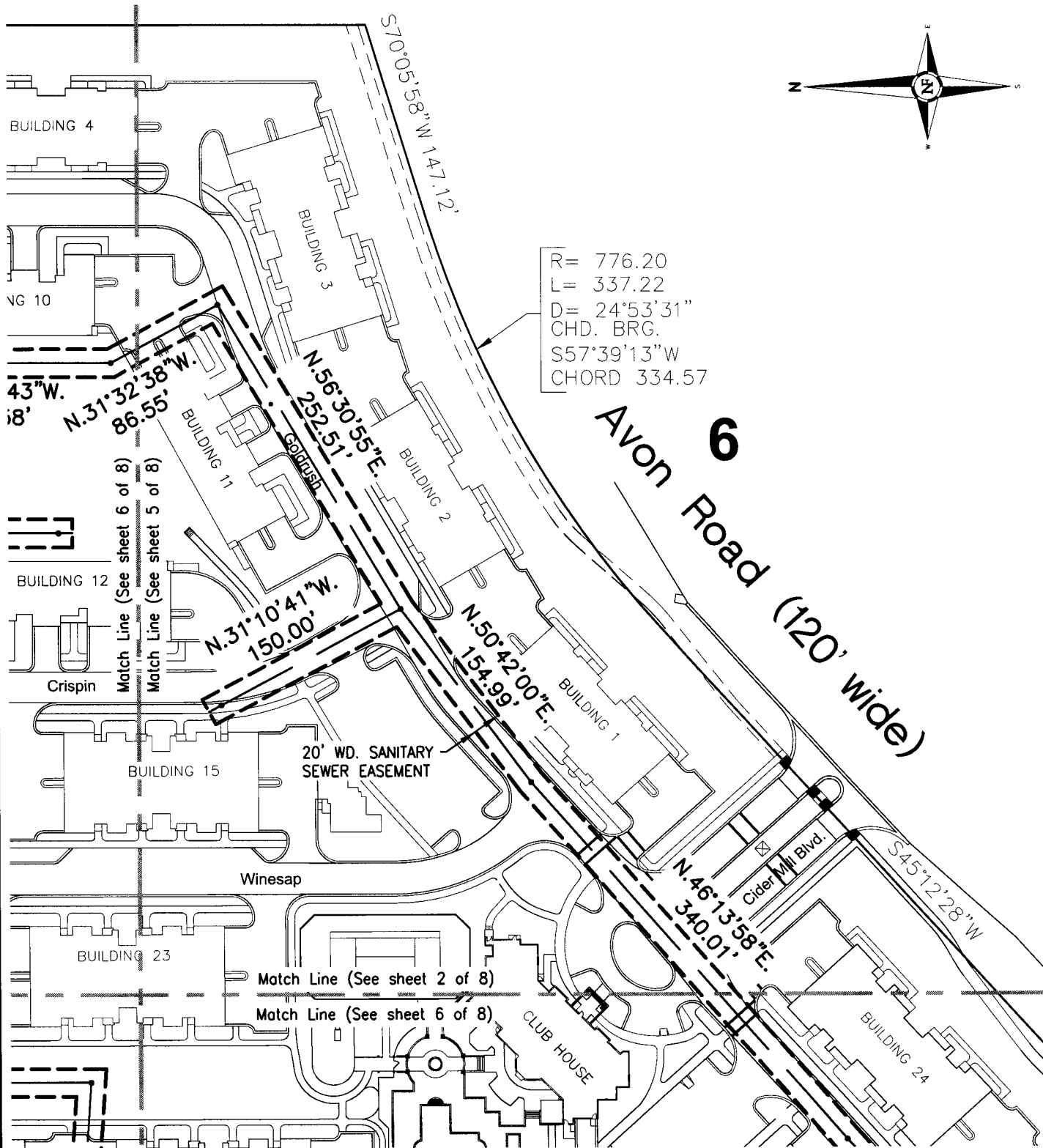
Tel. (248) 399-0886  
Fax. (248) 399-0805

*DESC*  
*MA*  
*02-12-04*

|              |          |       |         |        |
|--------------|----------|-------|---------|--------|
| SCALE        | DATE     | DRAWN | JOB No. | SHEET  |
| 1" = 100'    | 10-15-03 | A.G.  | B160    | 6 of 8 |
| REV 10-20-03 |          |       |         |        |

# Exhibit A

## 20 FOOT WIDE SANITARY SEWER EASEMENT



**NF NOWAK & FRAUS**

Consulting Engineers • Land Surveyors • Land Planners

1310 N. Stephenson Highway  
 Royal Oak, Michigan 48067-1508

Tel. (248) 399-0886  
 Fax. (248) 399-0805

APPROVED DESC  
*M. Law*  
 ROBINSON HILLS  
 ENGINEERING DEPT.  
 02-12-04

|              |          |       |         |        |
|--------------|----------|-------|---------|--------|
| SCALE        | DATE     | DRAWN | JOB No. | SHEET  |
| 1" = 100'    | 10-15-03 | A.G.  | B160    | 7 of 8 |
| REV 10-20-03 |          |       |         |        |



## Exhibit A

### 20 FOOT WIDE SANITARY SEWER EASEMENT

#### LEGAL DESCRIPTION 20' WD. SANITARY SEWER EASEMENT

A twenty (20) foot wide easement for sanitary sewer the centerline of which is described as being located in part of the W. 1/2 of the S.E. 1/4 of Section 13, T.3N., R.11E., City of Rochester Hills, Oakland County, Michigan, being more particularly described as: commencing at the S. 1/4 corner of said Section 13; thence along the North-South 1/4 line of said Section 13, N. 02° 45' 39" W., 388.87 feet to a point on the Northerly right-of-way line of Avon Road (120 feet wide) as described in Road Right-of-Way (Liber 5249, Page 337); thence along said Northerly right-of-way line, N. 45° 12' 28" E., 295.85 feet to the point of beginning; thence N. 44° 47' 32" W., 65.00 feet; thence N. 45° 12' 28" E., 199.00 feet; thence N. 44° 47' 32" W., 84.24 feet; thence N. 45° 12' 28" E., 340.00 feet; thence N. 46° 13' 58" E., 340.01 feet; thence N. 50° 42' 00" E., 154.99 feet; thence N. 31° 10' 41" W., 150.00 feet; thence S. 31° 10' 41" E., 150.00 feet; thence N. 56° 30' 55" E., 252.51 feet; thence N. 31° 32' 38" W., 86.55 feet; thence N. 02° 49' 43" W., 168.58 feet; thence N. 87° 10' 17" E., 140.00 feet; thence S. 87° 10' 17" W., 140.00 feet; thence N. 02° 49' 43" W., 199.82 feet; thence N. 87° 10' 17" E., 140.00 feet; thence S. 87° 10' 17" W., 140.00 feet; thence N. 02° 49' 43" W., 208.00 feet to a point "A"; thence N. 48° 02' 55" E., 290.25 feet; thence N. 02° 49' 43" W., 490.38 feet to the point of ending.

Also from said point "A", S. 48° 02' 55" W., 156.05 feet; thence N. 73° 07' 07" W., 223.15 feet; thence S. 73° 07' 07" E., 223.15 feet; thence S. 02° 49' 43" E., 118.71 feet; thence S. 02° 49' 43" E., 331.29 feet; thence N. 02° 49' 43" W., 331.29 feet; thence S. 59° 50' 50" W., 155.09 feet; thence S. 89° 24' 17" W., 256.55 feet to a point "B"; thence S. 02° 49' 43" E., 280.82 feet; thence N. 88° 47' 23" W., 293.20 feet; thence N. 02° 49' 43" W., 115.11 feet; thence S. 02° 49' 43" E., 115.11 feet; thence S. 02° 49' 43" E., 96.56 feet; thence S. 83° 41' 44" W., 131.74 feet; thence S. 02° 49' 43" E., 142.62 feet; thence N. 02° 49' 43" W., 142.62 feet; thence N. 83° 41' 44" E., 131.74 feet; thence S. 02° 49' 43" E., 214.86 feet; thence S. 09° 35' 31" E., 182.00 feet; thence S. 75° 50' 56" W., 133.26 feet to the point of ending.

Also from said point "B", N. 19° 16' 06" W., 152.34' feet; thence S. 76° 04' 13" W., 150.95 feet; thence S. 87° 10' 17" W., 140.04 feet; thence S. 02° 49' 11" E., 161.99 feet to the point of ending.

## **NF** NOWAK & FRAUS

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Fax. (248) 399-0805

APPROVED DEE C  
*M. Fraus*  
02-12-04

| SCALE  | DATE     | DRAWN | JOB No. | SHEET  |
|--------|----------|-------|---------|--------|
| N.T.S. | 10-15-03 | A.G.  | B160    | 8 of 8 |

REV 10-20-03; 11-04-03