

HIGHWAY EASEMENT

Elro Corporation, a Michigan corporation, of 201 W. Big Beaver Road, Suite 720, Troy, Michigan 48084, grants 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 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 Exhibits A, B, C, D attached hereto for Tee Turn Easements in Clear Creek No. 5 Part of Sidwell 15-02-200-014

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 (2) 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) and MSA 7.456(26)(a).

In witness hereof the undersigned has hereunto affixed his signature on July 25, 2005. ELRO CORPORATION

By: Graham A. Orley, President

STATE OF MICHIGAN
COUNTY OF OAKLAND

The foregoing instrument was acknowledged before me July 25, 2005, by Graham A. Orley, President of Elro Corporation, a Michigan corporation.

DRAFTED BY:

Mende Bezanovski
MCS Associates, Inc.
44444 Mound Rd., Ste 100
Sterling Hts., MI 48314

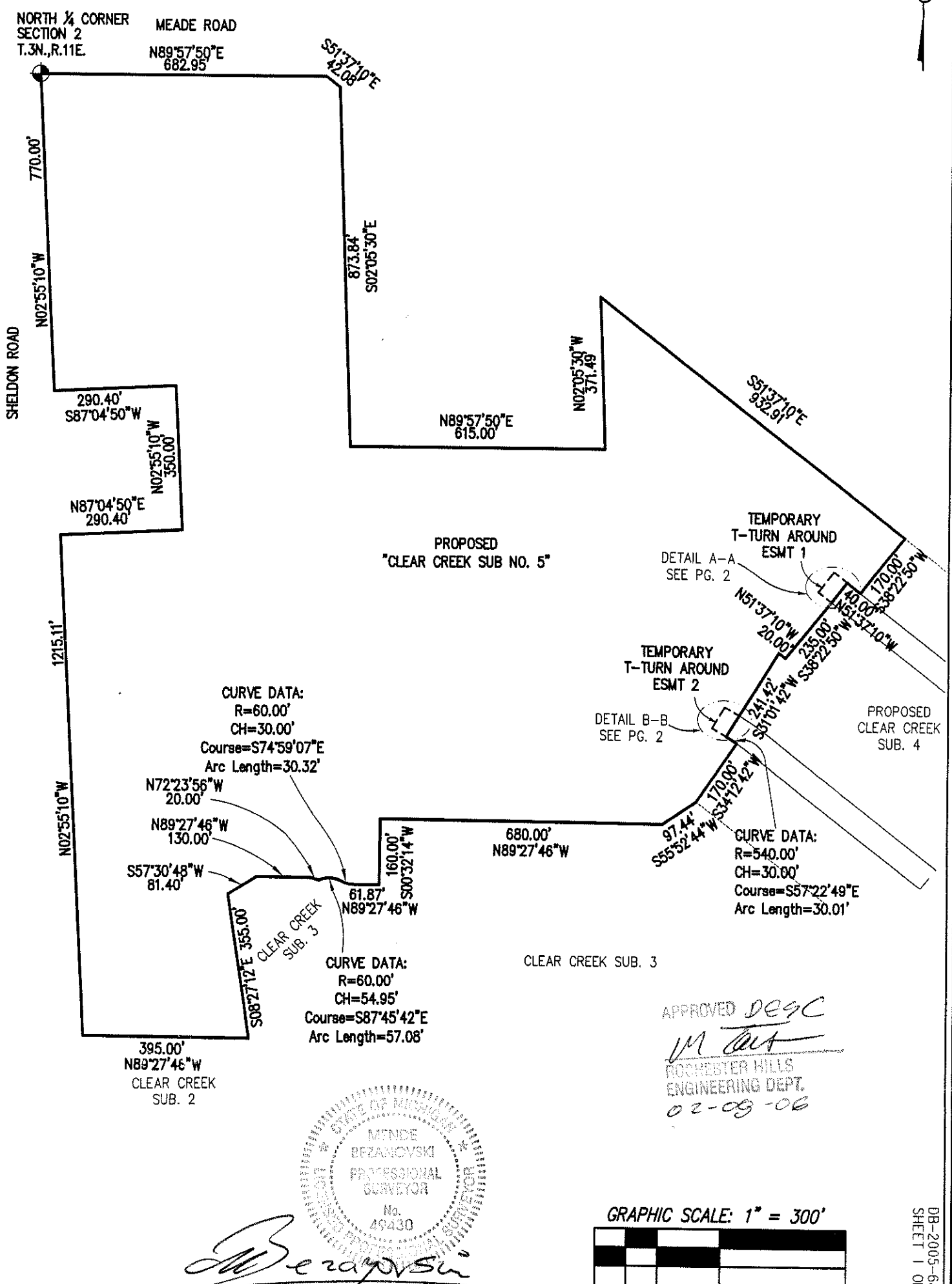
WHEN RECORDED RETURN TO:

City of Rochester Hills, Clerk's Office
1000 Rochester Hills Drive
Rochester Hills, MI 48309

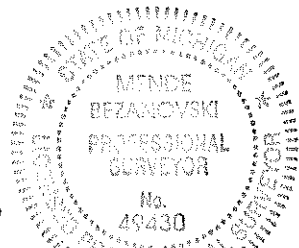
Joanne B. Jennings
Joanne B. Jennings, Notary Public
Oakland County, MI acting in Oakland County
My Commission Expires:
July 7, 2007

APPROVED AS TO FORM
J. Staran 3/30/2006
ROCHESTER HILLS COUNSEL

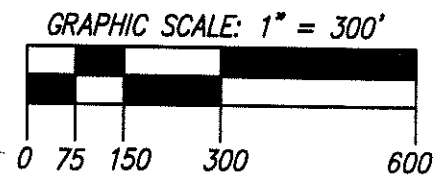
EXHIBIT A TEE TURN EASEMENT



APPROVED *DEAC*
M. C. [Signature]
 ROCHESTER HILLS
 ENGINEERING DEPT.
 02-09-06



M. Bezanovsky



DB-2005-6838
 SHEET 1 OF 4

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CLIENT: ELRO CORPORATION
 DATE: 7-13-05 PJS

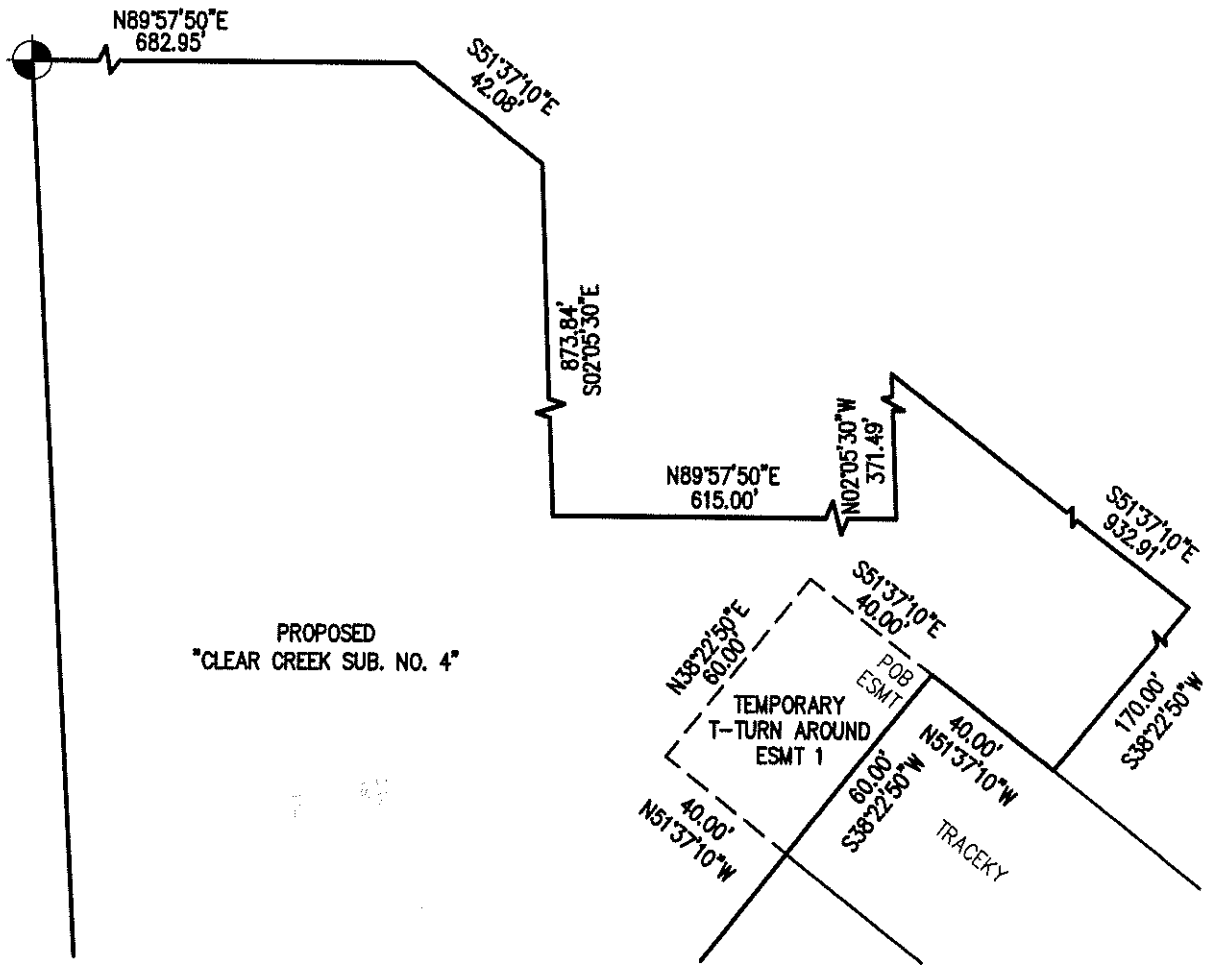
MCS ASSOCIATES, INC.
 CIVIL ENGINEERING AND SURVEYING
 44444 MOUND ROAD, SUITE 100
 STERLING HEIGHTS, MICHIGAN 48314
 TELEPHONE (586) 726-6310 FAX (586) 726-0042

EXHIBIT B TEE TURN EASEMENT



NORTH ¼ CORNER
SECTION 2
T.3N.,R.11E.

MEADE RD



PROPOSED
"CLEAR CREEK SUB. NO. 4"

DETAIL A-A
SCALE: 1" = 50'

APPROVED *PRES*

M. T. [Signature]
ROCHESTER HILLS
ENGINEERING DEPT.
02-08-06



Mende Bezanoyski

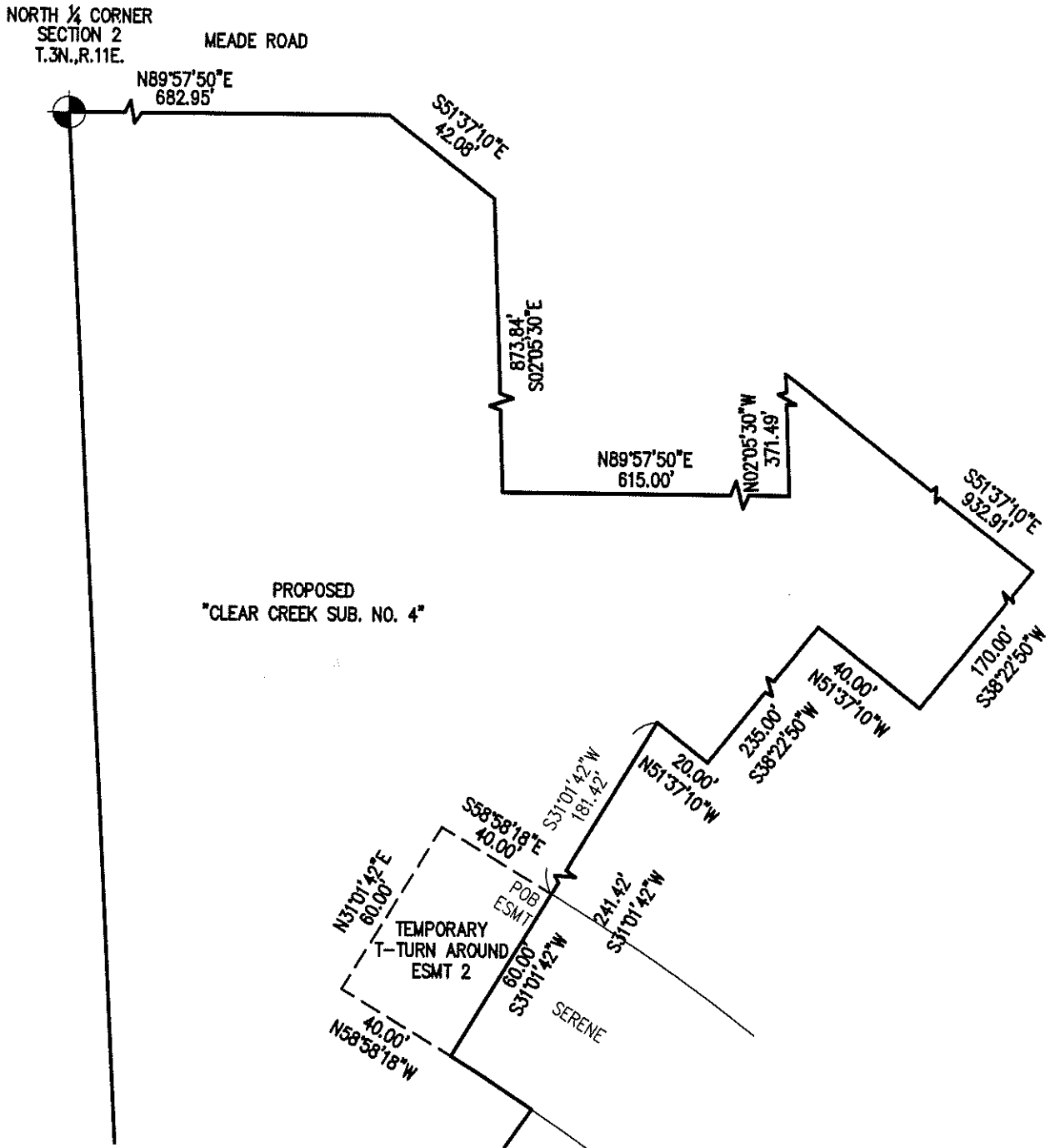
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SHEET 2 OF 4

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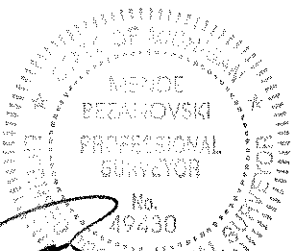
EXHIBIT C TEE TURN EASEMENT



PROPOSED
"CLEAR CREEK SUB. NO. 4"

DETAIL B-B
SCALE: 1" = 50'

APPROVED *DESC*
M. [Signature]
ROCHESTER HILLS
ENGINEERING DEPT.
02-08-06



M. Bezanovski

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SHEET 3 OF 4

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EXHIBIT D TEE TURN EASEMENT

LEGAL DESCRIPTION: (Proposed "Clear Creek No. 5")

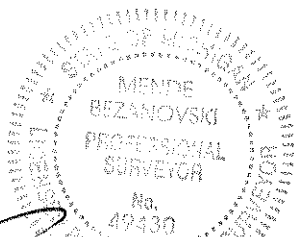
Part of the Northeast 1/4 of Section 2, T.3N., R.11E., City of Rochester Hills, Oakland County, Michigan described as follows: Beginning at the North 1/4 corner of said Section 2, thence N89°57'50"E 682.95 feet along the North line of said Section 2 said line also being the centerline of Mead Road; thence S51°37'10"E 42.08 feet; thence S02°05'30"E 873.84 feet; thence N89°57'50"E 615.00 feet; thence N02°05'30"W 371.49 feet; thence S51°37'10"E 932.91 feet; thence the following seven (7) courses along proposed Clear Creek Sub. NO. 4 S38°22'50"W 170.00 feet and N51°37'10"W 40.00 feet and S38°22'50"W 235.00 feet and N51°37'10"W 20.00 feet and S31°01'42"W 241.42 feet and 30.01 feet along the arc of a curve to the right said curve having a radius of 540.00 feet a chord of S57°22'49"E 30.00 feet and S34°12'42"W 170.00 feet; thence the following nine (9) courses along Clear Creek Sub. No. 3 as recorded in Liber 284, Pages 36-43, Oakland County Records S55°52'44"W 97.44 feet and N89°27'46"W 680.00 feet and S00°32'14"W 160.00 feet and N89°27'46"W 61.87 feet and 30.32 feet along the arc of a curve to the right said curve having a radius of 60.00 feet a chord of N74°59'07"W 30.00 feet and 57.08 feet along the arc of a curve to the left said curve having a radius of 60.00 feet a chord of N87°45'42"W 54.95 feet and N72°23'56"W 20.00 feet and N89°27'46"W 130.00 feet and S57°30'48"W 81.40 feet; thence S08°27'12"E 355.00 feet along said Clear Creek Sub No. 3 (L.284, P.36-43) and Clear Creek No. 2 (L.278, P.26-31); thence along Clear Creek Sub. No. 2 as recorded in Liber 278 Pages 26-31, Oakland County Records N89°27'46"W 395.00 feet; thence N02°55'10"W 1215.11 along the North-South 1/4 line of said Section 2 said line also being the centerline of Sheldon Road; thence N87°04'50"E 290.40 feet; thence N02°55'10"W 350.00 feet; thence S87°04'50"W 290.40 feet; thence along said centerline Sheldon Road N02°55'10"W 770.00 feet to the point of beginning.
Containing 2,451,373 square feet --- 56.276 Acres, More or Less.

LEGAL DESCRIPTION: TEMPORARY T-TURN AROUND EASEMENT 1

Part of the NE 1/4 of Section 2, T.3N., R.11E., Rochester Hills, Oakland County, Michigan, being more particularly described as follows:
Beginning at a point which is N89°57'50"E 682.95 feet and S51°37'10"E 42.08 feet and S02°05'30"E 873.84 feet and N89°57'50"E 615.00 feet and N02°05'30"W 371.49 feet and S51°37'10"E 932.91 feet and S38°22'50"W 170.00 feet and N51°37'10"W 40.00 feet from the North 1/4 corner of Section 2; thence S38°22'50"W 60.00 feet; thence N51°37'10"W 40.00 feet; thence N38°22'50"E 60.00 feet; thence S51°37'10"E 40.00 feet to the Point of Beginning.
Containing 2400 square feet --- 0.055 acres, more or less.

LEGAL DESCRIPTION: TEMPORARY T-TURN AROUND EASEMENT 2

Part of the NE 1/4 of Section 2, T.3N., R.11E., Rochester Hills, Oakland County, Michigan, being more particularly described as follows:
Beginning at a point which is N89°57'50"E 682.95 feet and S51°37'10"E 42.08 feet and S02°05'30"E 873.84 feet and N89°57'50"E 615.00 feet and N02°05'30"W 371.49 feet and S51°37'10"E 932.91 feet and S38°22'50"W 170.00 feet and N51°37'10"W 40.00 feet and S38°22'50"W 235.00 feet and N51°37'10"W 20.00 feet and S31°01'42"W 181.42 feet from the North 1/4 corner of Section 2; thence S31°01'42"W 60.00 feet; thence N58°58'18"W 40.00 feet; thence N31°01'42"E 60.00 feet; thence S58°58'18"E 40.00 feet to the Point of Beginning.
Containing 2400 square feet --- 0.055 acres, more or less.



Mende Bezanovski

APPROVED *MDESC*
M. Tavo
ROCHESTER HILLS
ENGINEERING DEPT.
02-08-06

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SHEET 4 OF 4

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