

WATERMAIN EASEMENT

Rochester Hills Corporate Center LLC, a Michigan Limited Liability Company

28470 Thirteen Mile Road, Suite 220, Farmington Hills, MI 48334

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

See Attached Exhibit "A"
Sidwell # 15-30-176-001

In connection with the grant of easement, Grantor waives and relinquishes any right, title or interest in the watermain, 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 watermain 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 watermain: (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)

IN WITNESS WHEREOF, the undersigned have hereunto affixed their signatures on this 22 day of Aug, 2006.

Rochester Hills Corporate Center LLC
a Michigan Limited Liability Company

By: [Signature]
GARY SAKWA
(Print Name)
Authorized Representative
Title

STATE OF MICHIGAN
COUNTY OF Oakland

The foregoing instrument was acknowledged before me this 22 day of Aug, 2006, by Gary Sakwa who is the Authorized Representative, of Rochester Hills Corp LLC, a Limited Liability corporation, on behalf of the corporation.

Drafted by: Chris Corden
Grand Sakwa Properties
28470 Thirteen Mi Rd., Ste 220
Farmington Hills, MI 48334
When recorded, return to:

[Signature]
JOYCE L. PIKULAS, Notary Public
Oakland County, Michigan
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
My Commission Expires: 2-11-2007
MY COMMISSION EXPIRES Feb 11, 2007
ACTING IN COUNTY OF Oakland

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

APPROVED AS TO FORM

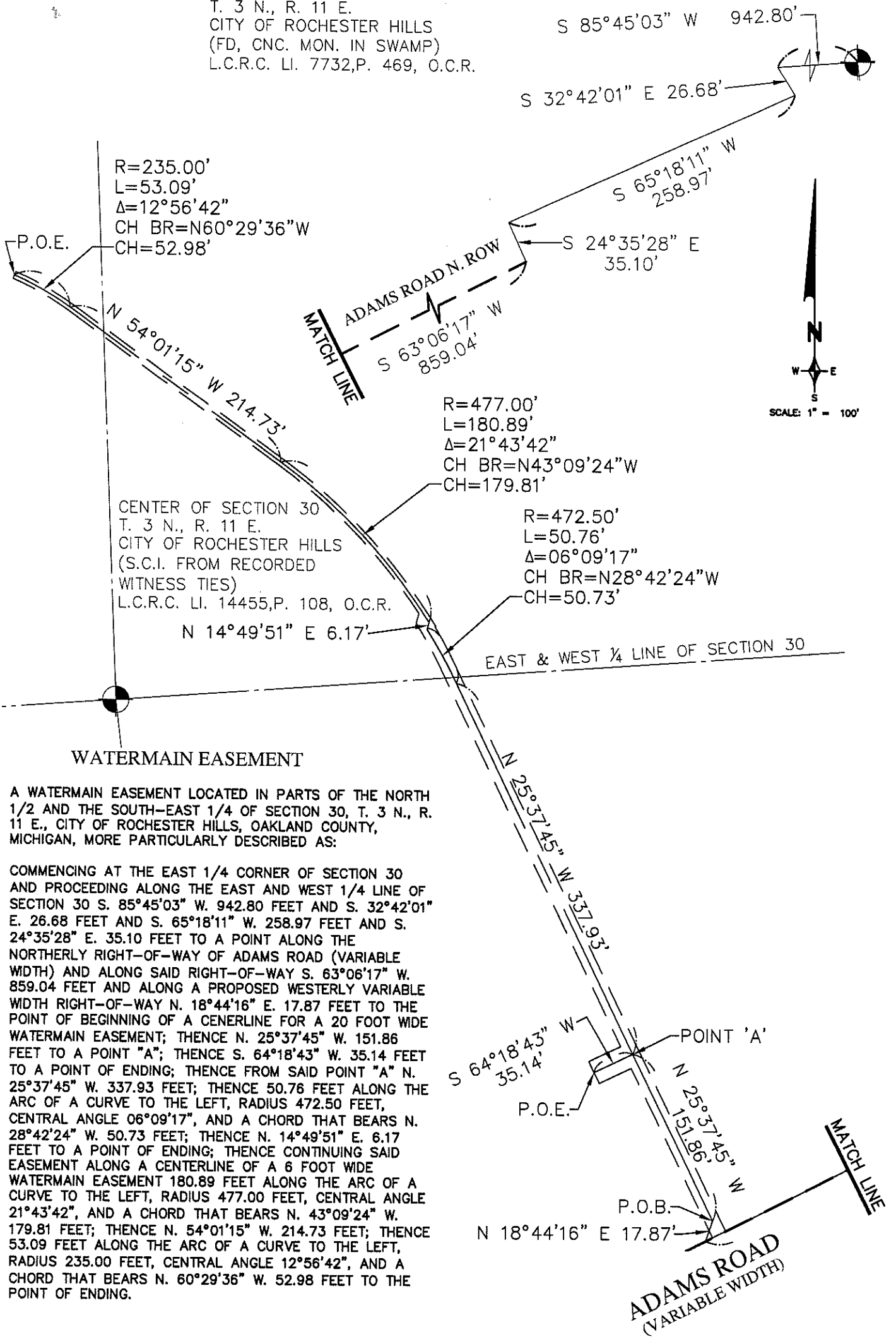
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J. Staran 8/30/06

ROCHESTER HILLS COUNSEL

E. 1/4 CORNER SECTION 30
 T. 3 N., R. 11 E.
 CITY OF ROCHESTER HILLS
 (FD, CNC. MON. IN SWAMP)
 L.C.R.C. LI. 7732, P. 469, O.C.R.

Exhibit A 10F3



WATERMAIN EASEMENT

A WATERMAIN EASEMENT LOCATED IN PARTS OF THE NORTH 1/2 AND THE SOUTH-EAST 1/4 OF SECTION 30, T. 3 N., R. 11 E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 30 AND PROCEEDING ALONG THE EAST AND WEST 1/4 LINE OF SECTION 30 S. 85°45'03" W. 942.80 FEET AND S. 32°42'01" E. 26.68 FEET AND S. 65°18'11" W. 258.97 FEET AND S. 24°35'28" E. 35.10 FEET TO A POINT ALONG THE NORTHERLY RIGHT-OF-WAY OF ADAMS ROAD (VARIABLE WIDTH) AND ALONG SAID RIGHT-OF-WAY S. 63°06'17" W. 859.04 FEET AND ALONG A PROPOSED WESTERLY VARIABLE WIDTH RIGHT-OF-WAY N. 18°44'16" E. 17.87 FEET TO THE POINT OF BEGINNING OF A CENTERLINE FOR A 20 FOOT WIDE WATERMAIN EASEMENT; THENCE N. 25°37'45" W. 151.86 FEET TO A POINT "A"; THENCE S. 64°18'43" W. 35.14 FEET TO A POINT OF ENDING; THENCE FROM SAID POINT "A" N. 25°37'45" W. 337.93 FEET; THENCE 50.76 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 472.50 FEET, CENTRAL ANGLE 06°09'17", AND A CHORD THAT BEARS N. 28°42'24" W. 50.73 FEET; THENCE N. 14°49'51" E. 6.17 FEET TO A POINT OF ENDING; THENCE CONTINUING SAID EASEMENT ALONG A CENTERLINE OF A 6 FOOT WIDE WATERMAIN EASEMENT 180.89 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 477.00 FEET, CENTRAL ANGLE 21°43'42", AND A CHORD THAT BEARS N. 43°09'24" W. 179.81 FEET; THENCE N. 54°01'15" W. 214.73 FEET; THENCE 53.09 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 235.00 FEET, CENTRAL ANGLE 12°56'42", AND A CHORD THAT BEARS N. 60°29'36" W. 52.98 FEET TO THE POINT OF ENDING.

H:\Projects\97144\dwg\CUL ROAD\Easements.dwg, 9/7/2006 12:50:45 PM, ajohnston

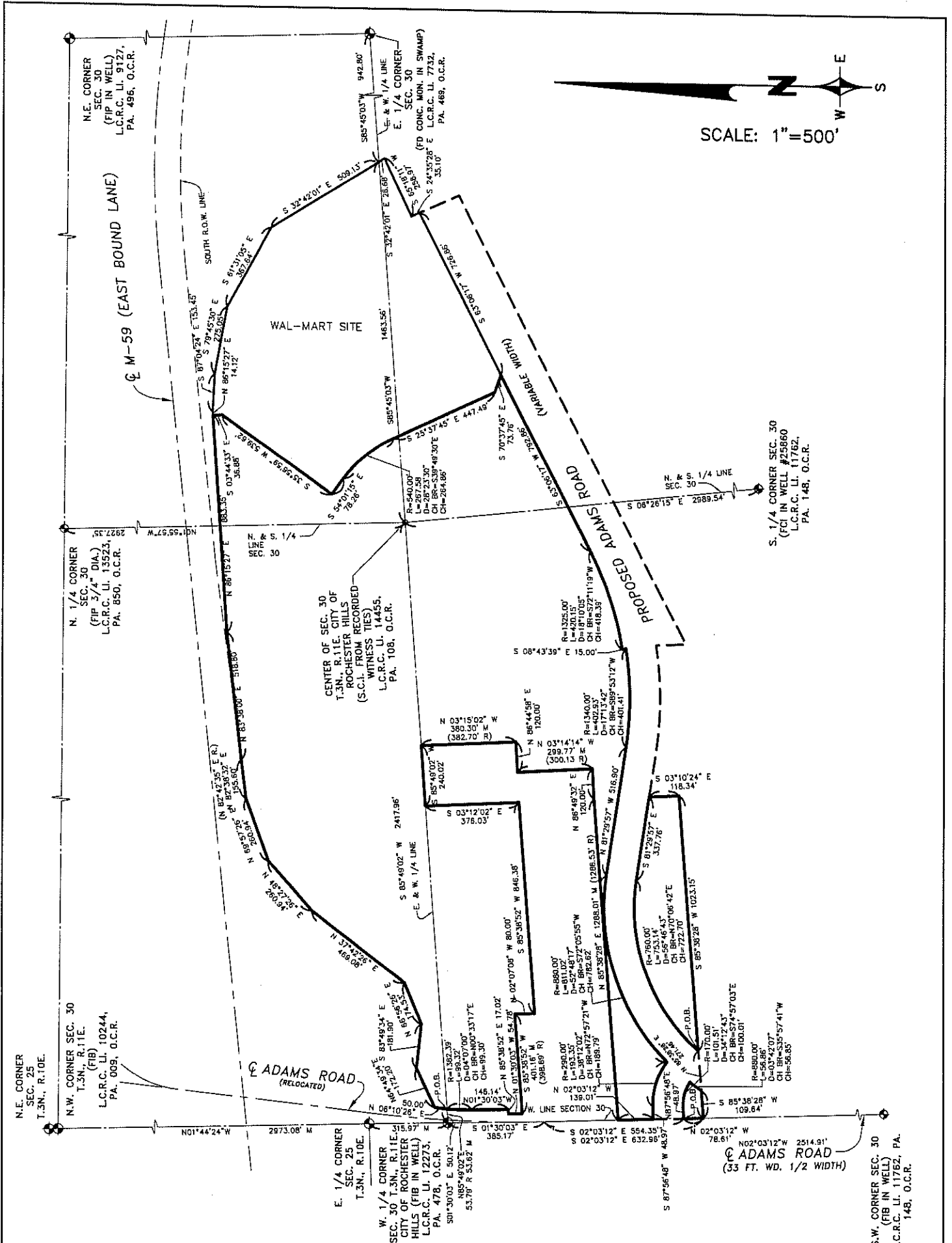
REVISIONS		
ITEM	DATE	BY
PER CITY	9/7/06	AJ

WATERMAIN EASEMENT
ADAMS RD. & M-59
 ROCHESTER HILLS, MICHIGAN

Z E I M E T W O Z N I A K
 & ASSOCIATES
 Civil Engineers & Land Surveyors
 40024 GRAND RIVER AVE, SUITE 100
 NOVI, MICHIGAN 48375
 P: (248) 442-1101 F: (248) 442-1241 www.zeimetwozniak.com

DATE	08/10/06	SCALE	HOR: 1" = 100'
DESIGNED BY	RAH	FIELD BOOK NO.	
DRAWN BY	AJ	JOB NO.	97144
		SHEET NO.	1

DESC in town 09-12-06



REVISIONS		
ITEM	DATE	BY
SECTION LINE DIST.	9/15/05	AJ

ZOMIT WOZNIAK & ASSOCIATES

**OVERALL DESCRIPTION
ADAMS ROAD AND M-59**

DATE	SCALE HOR: 1" = 500'
DESIGNED BY	FIELD BOOK NO.
DRAWN BY	JOB NO. 97144
	SHEET NO. 1 OF 2

M. Tait 09-12-06

D.B.C.

OVERALL DESCRIPTION:

EXHIBIT A 3 OF 3

A PARCEL OF LAND LOCATED IN SECTION 30, T. 3 N., R. 11 E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 30 AND PROCEEDING ALONG THE EAST AND WEST 1/4 LINE OF SECTION 30 N. 85°49'02" E. (53.79 FEET RECORD) 53.62 FEET MEASURED TO THE EASTERLY LINE OF RE-LOCATED ADAMS ROAD (100 FEET WIDE) AND POINT OF BEGINNING; THENCE THE FOLLOWING EIGHT (8) COURSES ALONG SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF M-59 HIGHWAY: N. 06°10'26" E. 50.00 FEET, N. 64°49'34" E. 172.20 FEET, S. 83°49'34" E. 181.90 FEET, N. 66°56'26" E. 174.53 FEET, N. 37°42'26" E. 469.08 FEET, N. 48°27'26" E. 260.94 FEET, N. 69°57'26" E. 260.94 FEET, N. 82°38'32" E. MEASURED (N. 82°42'35" E. RECORD) 155.60 FEET; THENCE ALONG THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF M-59 HIGHWAY N. 83°38'00" E. 518.80 FEET AND N. 86°15'27" E. 883.35 FEET; THENCE S. 03°44'33" E. 36.88 FEET; THENCE S. 35°56'59" W. 539.62 FEET; THENCE S. 54°01'15" E. 78.26 FEET; THENCE 267.58 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 540.00 FEET, CENTRAL ANGLE 28°23'30", AND A CHORD THAT BEARS S. 39°49'30" E. 264.86 FEET; THENCE S. 25°37'45" E. 447.49 FEET; THENCE S. 70°37'45" E. 73.76 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF PROPOSED ADAMS ROAD (VARIABLE WIDTH); THENCE THE FOLLOWING EIGHT (8) COURSES ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF PROPOSED ADAMS ROAD: S. 63°06'17" W. 792.86 FEET, 420.15 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 1325.00 FEET, CENTRAL ANGLE 18°10'05", AND A CHORD THAT BEARS S. 72°11'19" W. 418.39 FEET, S. 08°43'39" E. 15.00 FEET, 402.93 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 1340.00 FEET, CENTRAL ANGLE 17°13'42", AND A CHORD THAT BEARS S. 89°53'12" W. 401.41 FEET, N. 81°29'57" W. 516.90 FEET, 811.02 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 880.00 FEET, CENTRAL ANGLE 52°48'17", AND A CHORD THAT BEARS S. 72°05'55" W. 782.62 FEET, 193.35 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 290.00 FEET, CENTRAL ANGLE 38°12'02", AND A CHORD THAT BEARS N. 72°57'21" W. 189.79 FEET, AND S. 87°56'48" W. 48.97 FEET TO A POINT ALONG THE CENTERLINE OF SAID ADAMS ROAD (33 FEET WIDE, 1/2 WIDTH); THENCE ALONG SAID CENTERLINE N. 02°03'12" W. 139.01 FEET; THENCE N. 85°38'28" E. 1288.01 FEET MEASURED (1286.53 RECORD); THENCE N. 86°49'32" E. 120.00 FEET; THENCE N. 03°14'14" W. 299.77 FEET MEASURED (300.13 FEET RECORD); THENCE N. 86°44'58" E. 120.00 FEET; THENCE N. 03°15'02" W. 382.70 FEET MEASURED (382.70 FEET RECORD) TO A POINT ON THE SAID EAST AND WEST LINE OF SECTION 30; THENCE ALONG SAID EAST AND WEST LINE S. 85°49'02" W. 240.02 FEET; THENCE S. 03°12'02" E. 376.03 FEET; THENCE S. 85°38'52" W. 846.38 FEET; THENCE N. 02°07'08" W. 80.00 FEET; THENCE S. 85°38'52" W. 401.16 FEET MEASURED (398.69 FEET RECORD) TO A POINT ON THE EAST RIGHT-OF-WAY OF SAID ADAMS ROAD (33 FEET WIDE, 1/2 WIDTH); THENCE ALONG SAID EAST RIGHT-OF-WAY LINE N. 01°30'03" W. 54.78 FEET; THENCE N. 85°38'52" E. 17.02 FEET; THENCE ALONG SAID EAST RIGHT-OF-WAY OF SAID ADAMS ROAD (50 FEET WIDE, 1/2 WIDTH) N. 01°30'03" W. 146.14 FEET; THENCE ALONG SAID RIGHT-OF-WAY OF RE-LOCATED ADAMS ROAD 99.32 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 1382.39 FEET, CENTRAL ANGLE 04°07'00", AND A CHORD THAT BEARS N. 00°33'17" E. 99.30 FEET TO THE POINT OF BEGINNING, CONTAINING 69.34 ACRES OF LAND, BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

ALSO INCLUDING THE FOLLOWING PARCEL OF LAND.

A PARCEL OF LAND LOCATED IN PART OF THE SOUTHWEST 1/4 OF SECTION 30, T. 3 N., R. 11 E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 30 AND PROCEEDING ALONG THE WEST LINE OF SAID SECTION 30 (AS MONUMENTED) ALSO BEING THE CENTERLINE OF ADAMS ROAD (VARIABLE WIDTH) THE FOLLOWING TWO (2) COURSES: S. 01°30'03" E. 385.17 FEET AND S. 02°03'12" E. 554.35 FEET TO THE POINT OF BEGINNING; THENCE THE FOLLOWING THREE (3) COURSES ALONG PROPOSED ADAMS ROAD RIGHT-OF-WAY N. 87°56'48" E. 48.97 FEET, 101.51 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 170.00 FEET, CENTRAL ANGLE 34°12'43", AND A CHORD THAT BEARS S. 74°57'03" E. 100.01 FEET, 56.86 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 880.00 FEET, CENTRAL ANGLE 03°42'07", AND A CHORD THAT BEARS S. 35°57'41" W. 56.85 FEET; THENCE S. 85°38'28" W. 109.64 FEET TO A POINT ON SAID CENTERLINE OF ADAMS ROAD; THENCE ALONG SAID CENTERLINE N. 02°03'12" W. 78.61 FEET TO THE POINT OF BEGINNING, CONTAINING 0.21 ACRES OF LAND, BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

ALSO INCLUDING THE FOLLOWING PARCEL OF LAND.

A PARCEL OF LAND LOCATED IN PART OF THE SOUTHWEST 1/4 OF SECTION 30, T. 3 N., R. 11 E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 30 AND PROCEEDING ALONG THE WEST LINE OF SAID SECTION 30 (AS MONUMENTED) ALSO BEING THE CENTERLINE OF ADAMS ROAD (VARIABLE WIDTH) THE FOLLOWING TWO (2) COURSES: S. 01°30'03" E. 385.17 FEET AND S. 02°03'12" E. 632.96 FEET, AND N. 85°38'28" E. 271.46 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF PROPOSED ADAMS ROAD (VARIABLE WIDTH) SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID SOUTHERLY RIGHT-OF-WAY: 753.14 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 760.00 FEET, CENTRAL ANGLE 56°46'43", AND A CHORD THAT BEARS N. 70°06'42" E. 722.70 FEET AND S. 81°29'57" E. 337.76 FEET; THENCE S. 03°10'24" E. 118.34 FEET; THENCE S. 85°38'28" W. 1023.15 FEET TO THE POINT OF BEGINNING, CONTAINING 3.75 ACRES OF LAND, BEING SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS DRAWING IS A TRUE AND CORRECT REPRESENTATION OF EXISTING CONDITIONS. THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS THE PROPERTY EXCEPT AS MAY BE SHOWN. THE RELATIVE ERROR OF CLOSURE OF THE LATITUDES AND DEPARTURES OF THE UNADJUSTED FIELD TRAVERSE IS NOT GREATER THAN 1 PART IN 5,000. THIS SURVEY WAS PREPARED UNDER MY SUPERVISION IN ACCORDANCE WITH ACT 132 OF THE PUBLIC ACTS OF 1970.

DATE _____ RICHARD A. HOFSESS
PROFESSIONAL SURVEYOR No. 47955

REVISIONS			ZEMET WOZNAK & ASSOCIATES	DATE	SCALE HOR: 1" = 1/4"
ITEM	DATE	BY		DESIGNED BY	FIELD BOOK NO.
SECTION LINE DIST.	9/15/05	AJ		JOB NO. 97144	
			DRAWN BY	SHEET NO. 2 OF 2	
OVERALL DESCRIPTION ADAMS ROAD AND M-59					

DRSC M 04-12-06