

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

See Attached Exhibit "A"
Sidwell # 1 S-30-176-001

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)

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, a Limited Liability corporation, on behalf of the corporation.

Drafted by: Chris Gorden
Grand Sakwa Properties
28470 Thirteen Mi.
Farmington Hills, MI
When recorded, return to:
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309

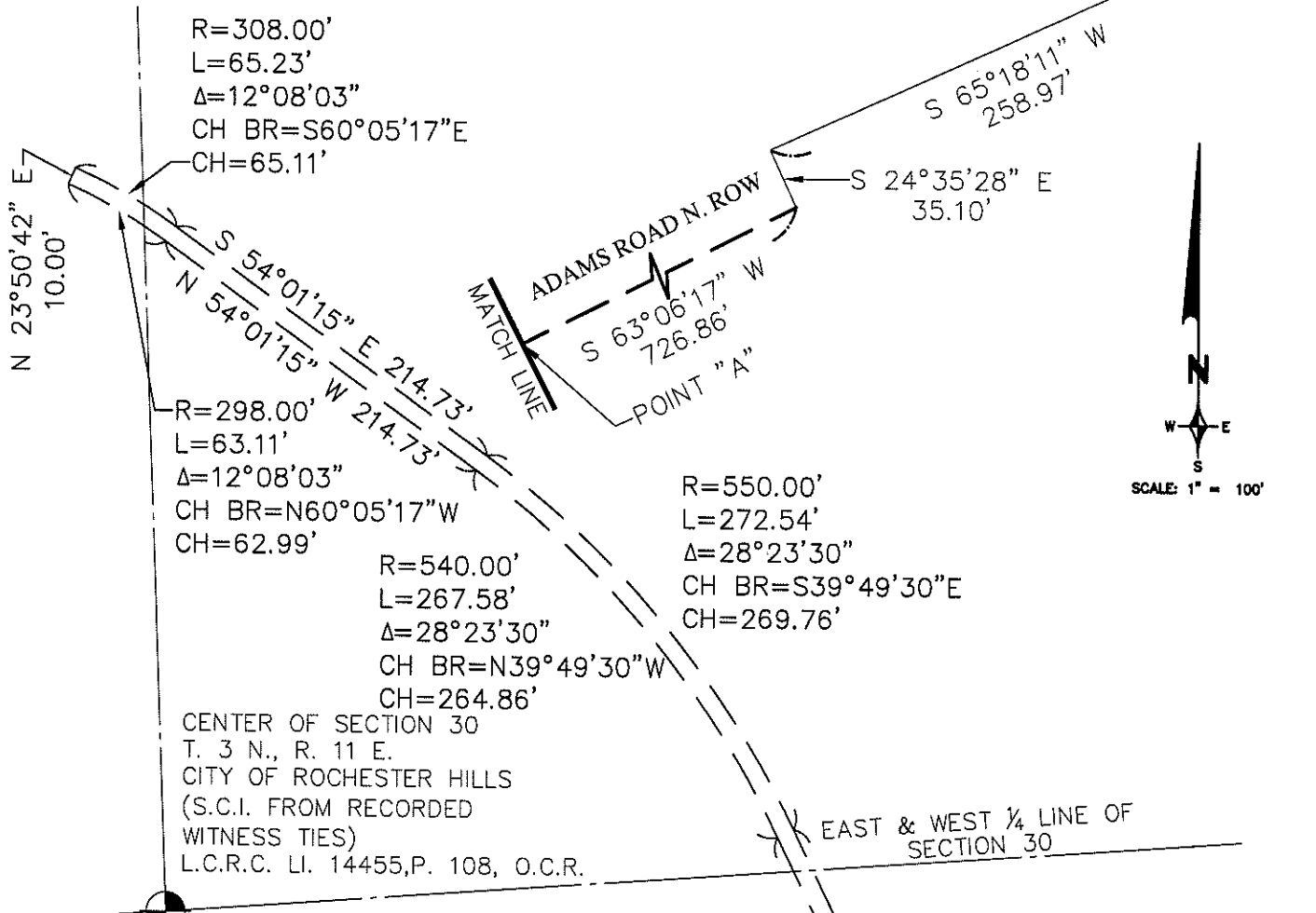
JOYCE L. PIKULAS
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
My Commission Expires Feb 11, 2007

Joyce L. Pikulas
Notary Public
Oakland County, Michigan
My Commission Expires: 2-11-2007

OK'd
J.S. Harman
8-30-06

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.

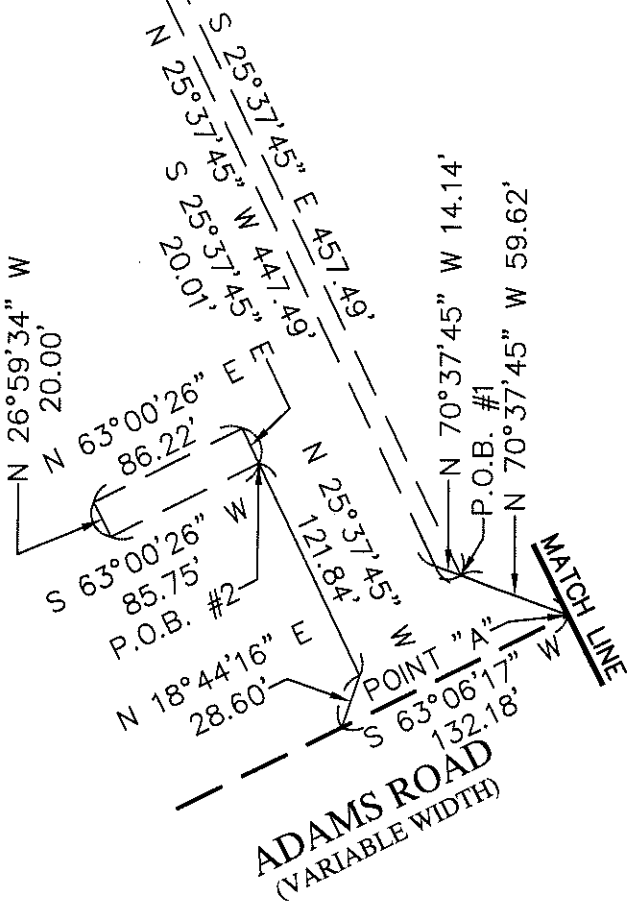
S 85°45'03" W 942.80'
 S 32°42'01" E 26.68'



SANITARY EASEMENT

A SANITARY SEWER EASEMENT LOCATED IN 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. 726.86 FEET TO A POINT "A" AND N. 70°37'45" W. 59.62 FEET TO THE POINT OF BEGINNING #1; THENCE N. 70°37'45" W. 14.14 FEET; THENCE N. 25°37'45" W. 447.49 FEET; THENCE 267.58 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 540.00 FEET, CENTRAL ANGLE 28°23'30", AND A CHORD THAT BEARS N. 39°49'30" W. 264.86 FEET; THENCE N. 54°01'15" W. 214.73 FEET; THENCE 63.11 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 298.00 FEET, CENTRAL ANGLE 12°08'03", AND A CHORD THAT BEARS N. 60°05'17" W. 62.99 FEET; THENCE N. 23°50'42" E. 10.00 FEET; THENCE 65.23 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 308.00 FEET, CENTRAL ANGLE 12°08'03", AND A CHORD THAT BEARS S. 60°05'17" E. 65.11 FEET; THENCE S. 54°01'15" E. 214.73 FEET; THENCE 272.54 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 550.00 FEET, CENTRAL ANGLE 28°23'30", AND A CHORD THAT BEARS S. 39°49'30" E. 269.76 FEET; THENCE S. 25°37'45" E. 457.49 FEET TO THE POINT OF BEGINNING; AND CONTINUING FROM SAID POINT "A" S. 63°06'17" W. 132.18 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF ADAMS ROAD (VARIABLE WIDTH) AND N. 18°44'16" E. 28.60 FEET AND N. 25°37'45" W. 121.84 FEET TO THE POINT OF BEGINNING #2; THENCE S. 63°00'26" W. 85.75 FEET; THENCE N. 26°59'34" W. 20.00 FEET; THENCE N. 63°00'26" E. 86.22 FEET; THENCE S. 25°37'45" E. 20.01 FEET TO THE POINT OF BEGINNING #2.



H:\Projects\97144\dwg\CUL ROAD\97144 Cul Road Easements.dwg, 9/7/2006 11:12:22 AM, ajohnston

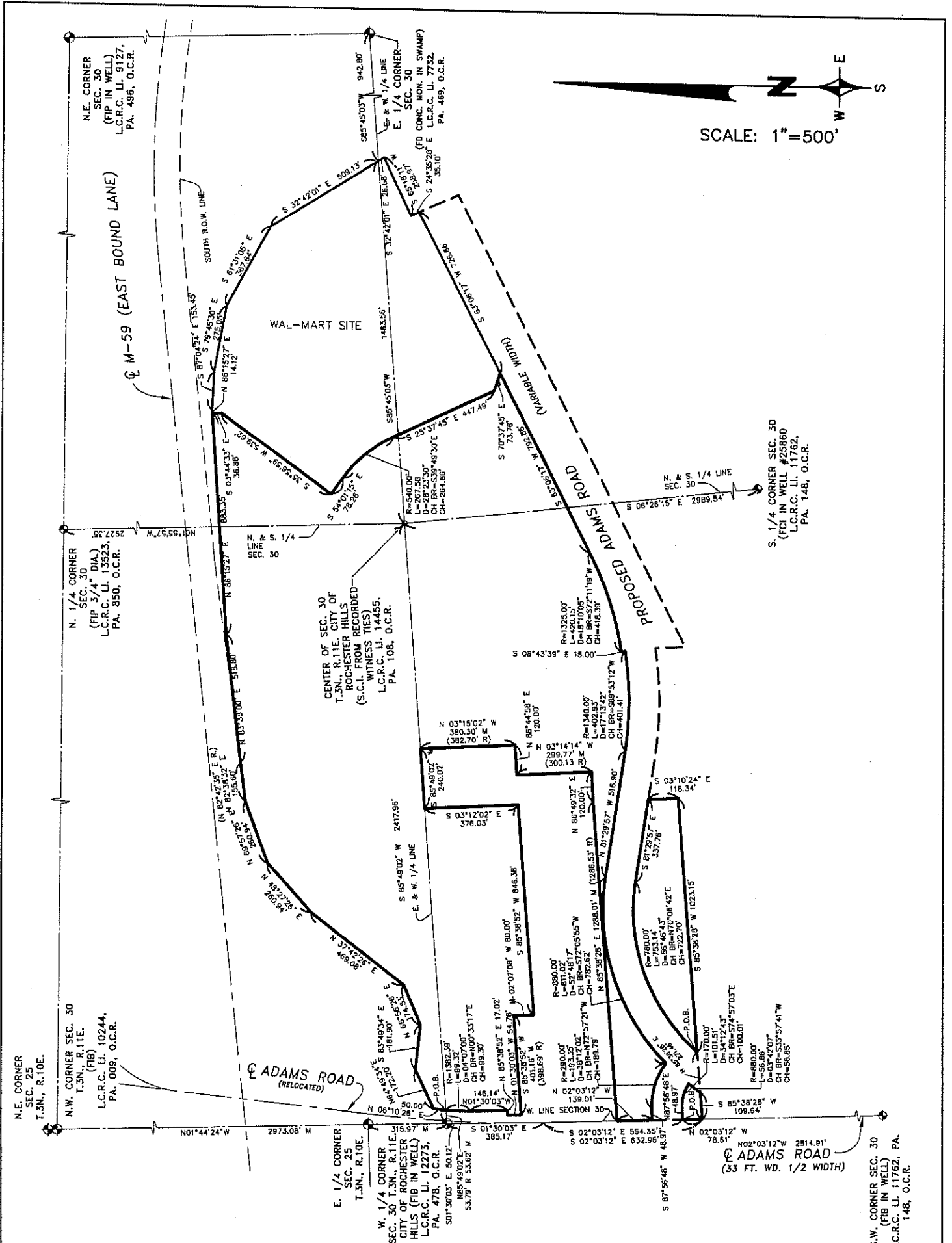
REVISIONS		
ITEM	DATE	BY

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

Z EIMET W OZNI AK
 & 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

Page
M. Teas 09-12-06



M. Tait 09-12-06
DRC

ZOMIT WOZNIAK & ASSOCIATES

REVISIONS

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

OVERALL DESCRIPTION
ADAMS ROAD AND M-59

REVISIONS

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

OVERALL DESCRIPTION:

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. 380.30 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				DATE	SCALE HOR: 1" = N/A
ITEM	DATE	BY		DESIGNED BY	FIELD BOOK NO.
SECTION LINE DIST.	9/15/05	AJ		JOB NO. 97144	
				SHEET NO. 2 OF 2	
			OVERALL DESCRIPTION ADAMS ROAD AND M-59		

Handwritten: R.A.H. 11/15/05 04-12-06