

SANITARY SEWER EASEMENT

Grand/Sakwa Adams Parcel I LLC, a limited liability ^{company} ~~corporation~~, of
28470 13 Mile Rd., Ste 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~~" & "B"

Sidwell # 15-30-276-003

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.

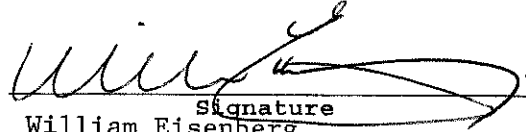
All property disturbed or altered, now or in the future, by reason of the
construction, operation, maintenance, repair and/or replacement of the sanitary sewer
shall be restored by the City to its immediately prior condition, except to the
extent permanent improvements or alterations necessary to the 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.

Grand/Sakwa Adams Parcel I LLC

Exempt from Transfer Tax under MCLA 207.526(a)



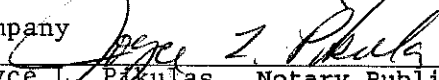
Signature
William Eisenberg
(Print Name)
Authorized Representative
Title

Signature
(Print Name)
Title

STATE OF MICHIGAN
COUNTY OF Oakland

The foregoing instrument was acknowledged before me this 10 day of July,
2006, by William Eisenberg who is the Authorized Representative, of
Grand/Sakwa Adams Parcel I LLC, a limited liability ~~corporation~~, on behalf of the corporation.

Drafted by: Suzanne Lindsay liability company
Atwell-Hicks
500 Avis Dr., Ste 100
Ann Arbor, MI 48108



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

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

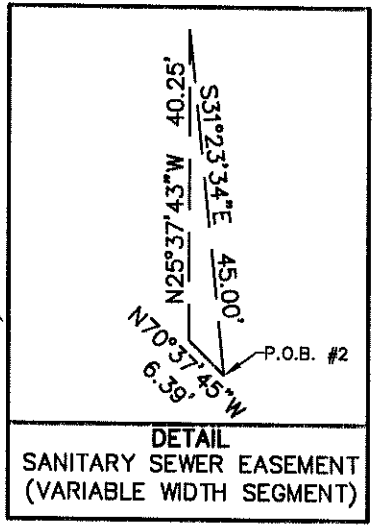
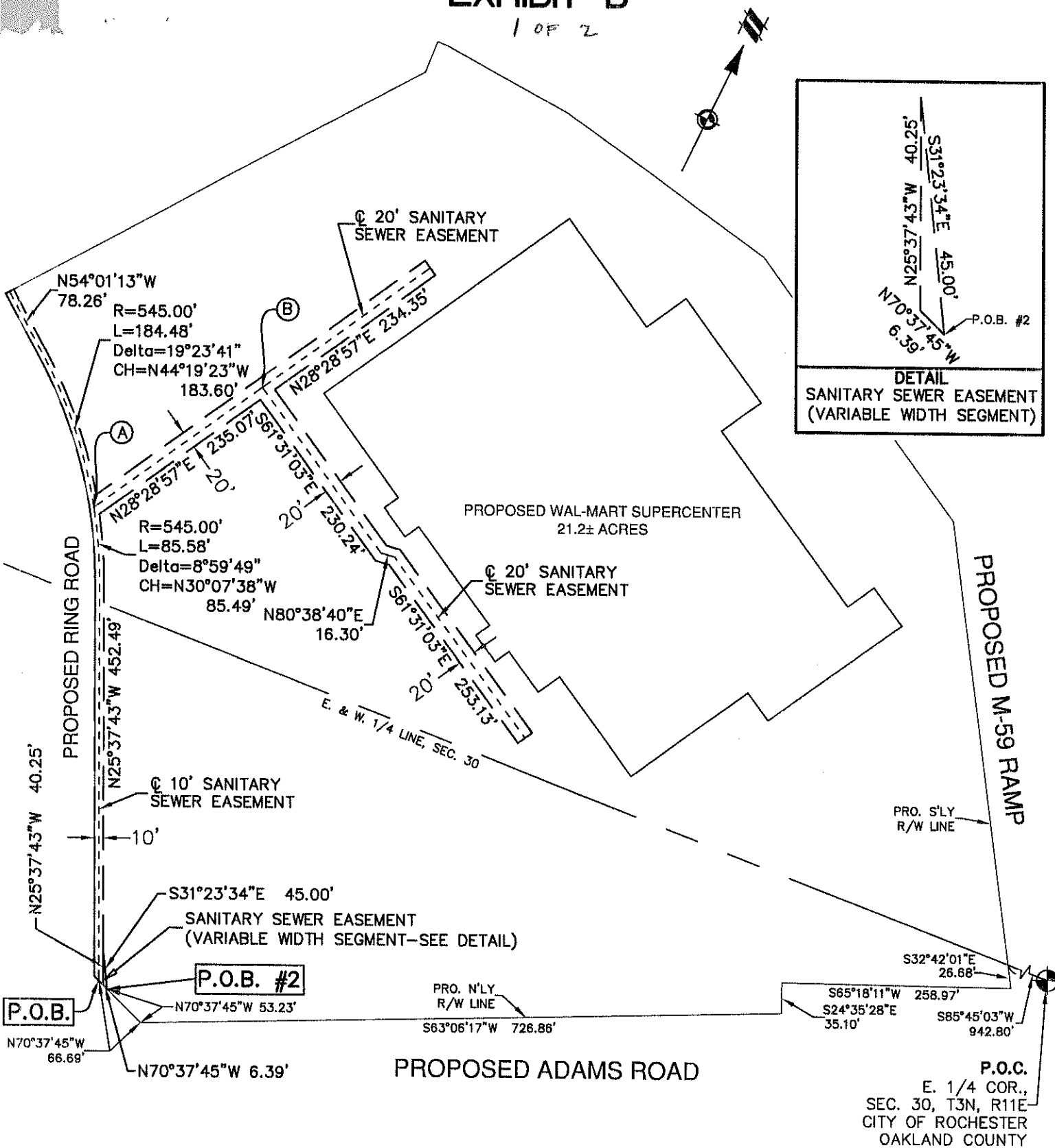
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JOYCE L. PIKULAS
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Feb 11, 2007
ACTING IN COUNTY OF Oakland

*OK per J. Starnan
8-6-06*

EXHIBIT "B"

1 OF 2

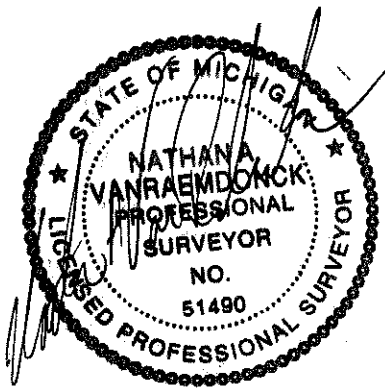


*PREP
M. T. J.
02-07-2006*

REVISED: 7/5/06

SEE SHEET 2 FOR EASEMENT LEGAL DESCRIPTION.

CLIENT WAL-MART STORES, INC.	JOB: 100637.12	CAD: 100637EA02
	DR. TJR	CH. OW
EXHIBIT "B" VARIABLE WIDTH SANITARY SEWER EASEMENT	BOOK	PG.
	SHEET 1 OF 2	DATE: 3/8/06
SECTION 30 TOWN 3 NORTH, RANGE 11 EAST CITY OF ROCHESTER HILLS OAKLAND COUNTY	FILE NO. 543-295	
SCALE: 1 INCH = 150 FEET	ATWELL-HICKS	
	Engineering • Surveying • Planning Environmental • Water/Wastewater	
	866 850 4200 www.atwell-hicks.com	
	AI MICHIGAN ILLINOIS OHIO FLORIDA	



LEGAL DESCRIPTION OF A VARIABLE WIDTH SANITARY SEWER EASEMENT

A 10.00 foot wide segment of Sanitary Sewer easement being part of the East 1/2 of Section 30, T3N, R11E, City of Rochester Hills, Oakland County, Michigan, whose centerline is described as follows:

Commencing at the East 1/4 corner of said Section 30; thence S85°45'03"W 942.80 feet along the East - West 1/4 line of said Section 30; thence S32°42'01"E 26.68 feet along the proposed southerly right-of-way line of M-59 Highway; thence S65°18'11"W 258.97 feet; thence S24°35'28"E 35.10 feet; thence S63°06'17"W 726.86 feet along the Northerly right-of-way line of proposed Adams Road (150 feet wide); thence N70°37'45"W 66.69 feet for a **PLACE OF BEGINNING**; thence N25°37'43"W 452.49 feet; thence 85.58 feet along a 545.00 foot radius circular curve to the left, with a chord bearing N30°07'38"W 85.49 feet to Reference Point "A"; thence 184.48 feet along a 545.00 foot radius circular curve to the left, with a chord bearing N44°19'23"W 183.60 feet; thence N54°01'13"W 78.26 feet to the PLACE OF ENDING;

Also, a 20.00 foot wide segment of Sanitary Sewer easement BEGINNING at Reference Point "A"; thence N28°28'57"E 235.07 feet to Reference Point "B"; thence S61°31'03"E 230.24 feet; thence N80°38'40"E 16.30 feet; thence S61°31'03"E 253.13 feet to the PLACE OF ENDING;

Also, BEGINNING at Reference Point "B"; thence N28°28'57"E 234.35 feet to the PLACE OF ENDING;

Also, a Variable Width segment of Sanitary Sewer easement whose perimeter is described as follows:

Commencing at the East 1/4 corner of said Section 30; thence S85°45'03"W 942.80 feet along the East - West 1/4 line of said Section 30; thence S32°42'01"E 26.68 feet along the proposed southerly right-of-way line of M-59 Highway; thence S65°18'11"W 258.97 feet; thence S24°35'28"E 35.10 feet; thence S63°06'17"W 726.86 feet along the Northerly right-of-way line of proposed Adams Road (150 feet wide); thence N70°37'45"W 53.23 feet for a PLACE OF BEGINNING; thence N70°37'45"W 6.39 feet; thence N25°37'43"W 40.25 feet; thence S31°23'34"E 45.00 feet to the PLACE OF BEGINNING.

REVISED: 7/5/06

CLIENT WAL-MART STORES, INC.	JOB: 100637.12	CAD 100637EA02
	DR. TJR	CH. OW
EXHIBIT "B" VARIABLE WIDTH SANITARY SEWER EASEMENT	BOOK	PG.
	SHEET 2 OF 2	DATE: 3/8/06
SECTION 30 TOWN 3 NORTH, RANGE 11 EAST CITY OF ROCHESTER HILLS OAKLAND COUNTY	FILE NO. 543-295A	
SCALE: N/A	ATWELL-HICKS Engineering • Surveying • Planning Environmental • Water/Wastewater 866 850 4200 www.atwell-hicks.com MICHIGAN ILLINOIS OHIO FLORIDA	

REC
M. Tava
09-01-2009