HIGHWAY EASEMENT

KNOW ALL PERSONS that Bedient Land Development, L.L.C., a Michigan limited liability company ("Grantor"), whose address is 2573 Leach Rd., Rochester Hills, MI 48309-3556, hereby grants to the City of Rochester Hills, a Michigan municipal corporation, (City), a public body corporate, located at 1000 Rochester Hills Dr., Rochester Hills, MI 48309 for and in consideration of the sum of \$1.00 an easement for all public highway purposes ("Highway Easement") and to construct, operate, maintain, repair, and/or replace roadways, utilities, and other infrastructure improvements in, over, under, upon, and through the following described premises ("Property") situated in the City of Rochester Hills, County of Oakland, State of Michigan.

> Commonly known as: 2710 Leach Rd. (Part of) Tax Parcel No.: 15-30-451-016

SEE ATTACHED EXHIBITS BOTH OF WHICH ARE INCORPORATED BY REFERENCE HEREIN

This Highway Easement includes, but is not limited to, the consent of the Grantor to the removal of any trees, shrubs, and/or vegetation, to grading, to the occupancy of the Property by public utilities, and to other matters which, in the sole discretion of the City, may be necessary in connection with all public highway purposes and the construction, operation, maintenance, repair, and/or replacement of roadways, utilities, and other infrastructure improvements in, over, under, upon, and through the Property. .

This Highway Easement runs with the land and shall bind the Grantor and the Grantor's heirs, representatives, successors, and assigns. The Highway Easement contains the entire understanding of the Grantor and the City, and there are no other verbal promises between the Grantor and the City except as shown herein.

Bedient Land Development, L.L.C., a Michigan limited liability company By: (L.S.) By: (L.S.) By: (L.S.) Print name in black ink Its: Its: Again its print name in black ink On this oday of Annary 2023 by of Dodient its executed the foregoing document before me and, being duly sworn, stated that he/she/fley are acting on behalf of Bedient Land Development, L.L.C., a Michigan limited liability company and that he/she/fley executed the foregoing document on behalf of said company with its full authority and as its free act and deed. Notary Public Print name in black ink executed the foregoing document on behalf of Bedient Land Development, L.L.C., a Michigan limited liability company and that he/she/fley executed the foregoing document on behalf of said company with its full authority and as its free act and deed. Notary Public Print name in black ink executed the foregoing document on behalf of Bedient Land Development, L.L.C., a Michigan limited liability company and that he/she/fley executed the foregoing document on behalf of said company with its full authority and as its free act and deed. Notary Public Print name in black ink Notary Public - State of Michigan Acting in the County of Lapeer Ay Commission Expires July 2027 Arcting in the County of Arcting in th	WITNESS WHEREOF, the undersigned hereunto affixe 2023.	d their signatures this 15th day of \sumuland \text{London}
Print name in black ink Its: Its:		
STATE OF MICHIGAN On this 5 day of January 2023 by of Jacket and executed the foregoing document before me and, being duly sworn, stated that he/sket/hey are acting on behalf of Bedient Land Development, L.L.C., Michigan limited liability company and that he/sket/hey executed the foregoing document on behalf of said company with its full authority and as its free act and deed. Notary Public Print name in black ink DEIDRE D CYNOWA Notary Public - State of Michigan County of Lapeer Ay Commission expires: County of Lapeer Ay Commission Expires John Acting in the County of Arcting in the C		Jeff Bedront
On this day of January 2023 by of January its executed the foregoing document before me and, being duly sworn, stated that he/she/finey are acting on behalf of Bedient Land Development, L.L.C., a Michigan limited liability company and that he/she/finey executed the foregoing document on behalf of said company with its full authority and as its free act and deed. Notary Public Print name in black ink My commission expires: County, Michigan Acting in the County of Acting in the	Its:	Agent
On this day of January 2023 by cf Jacob , its executed the foregoing document before me and, being duly sworn, stated that he/slue/they are acting on behalf of Bedient Land Development, L.L.C., a Michigan limited liability company and that he/slue/they executed the foregoing document on behalf of said company with its full authority and as its free act and deed. Notary Public Print name in black ink DEIDRE D CYNOWA Notary Public - State of Michigan County of Lapeer My Commission Expires Jun 19, 2027 Acting in the County of Co		
Print name in black ink My commission expires: County, Michigan County, Michigan County of Acting in the County of Prepared by: City of Rochester Hills County of Laber Muchigan limited liability company and that he/she/finey executed the foregoing document and the standard properties and deed. Delore D CYNOWA Notary Public - State of Michigan County of Lapeer My Commission Expires Jun 19, 2027 Acting in the County of Co	On this John day of January	//
Development, L.L.C., a Michigan limited liability company and that he/she/fhey executed the foregoing document on behalf of said company with its full authority and as its free act and deed. Notary Public Print name in black ink My commission expires: County, Michigan Acting in the County of DEIDRE D CYNOWA Notary Public - State of Michigan County of Lapeer My Commission Expires Jun 19, 2027 Acting in the County of Acting in the		
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	My commission expires: County, Michigan Wy Commission	ublic - State of Michigan ounty of Lapeer sion Expires Jun 19, 2027
	Prepared by: City of Rochester Hills Assisted by: Stephen R. Jacobi. P.S.	When recorded return to: City Clerk City of Rochester Hills

1000 Rocester Hills Drive

Rochester Hills, MI 48309

Hubbell Roth & Clark Inc.

555 Hulet Dr., Bloomfield Hills MI, 48303

SKETCH OF EASEMENT

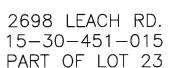
EXHIBIT 'A'

NOTE: NO FIELD WORK PERFORMED. DESCRIPTION TAKEN FROM RECORD. ONLY PART OF PROPERTY SHOWN.



SCALE: 1" = 30

LEACH ROAD (VARIABLE WIDTH R.O.W.)



292.81'

10' WD. HIGHWAY **EASEMENT**

2710 LEACH RD. 15-30-451-016 LOT 22

291.16

LOT 21

2740 LEACH RD.

15-30-451-037

LOT 20

JOB NO. 20230110 DATE 10/16/23



PHONE: (248) 454-6300 FAX (1st. Floor): (248) 454-6312 FAX (2nd. Floor): (248) 454-6359 WEB SITE: www.hrcengr.com

SHEET NO. 1

2

555 HULET DRIVE BLOOMFIELD HILLS, MICH.

P.O. BOX 824

EXHIBIT 'A1'

DESCRIPTION OF PROPERTY (TAKEN FROM RECORD 15-30-451-016)

LOT 22 OF "AUBURN HIGHLANDS" PART OF THE S.E. 1/4 OF SECTION 30, AVON TOWNSHIP (NOW CITY OF ROCHESTER HILLS), OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 40 OF PLATS, PAGE 19, OAKLAND COUNTY RECORDS.

SUBJECT TO RESERVATIONS, RESTRICTIONS AND EASEMENTS OF RECORD, IF ANY.

ALSO KNOW AS SIDWELL NO. 15-30-451-016,

DESCRIPTION OF HIGHWAY EASEMENT

THE EAST 10.00 FEET OF LOT 22 OF "AUBURN HIGHLANDS" PART OF THE S.E. 1/4 OF SECTION 30, AVON TOWNSHIP (NOW CITY OF ROCHESTER HILLS), OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 40 OF PLATS, PAGE 19, OAKLAND COUNTY RECORDS. CONTAINING 684 SQUARE FEET, OR 0.02 ACRES, MORE OR LESS.

> JOB NO 20230110 DATE 10/16/23



555 HULET DRIVE BLOOMFIELD HILLS, MICH. P.O. BOX 824 48303 - 0824

2

SHEET NO.

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2