

PEDESTRIAN PATHWAY EASEMENT

KEBM, L.L.C., a Michigan limited liability company of
1800 W. Auburn Road, Rochester Hills, MI 48309

For and in consideration of the sum of: Six Thousand, Five Hundred and no/100 Dollars (\$6,500.00)
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 pedestrian pathway on, under, through and across land more particularly described as:

See Exhibit A
Sidwell #15-28-300-020

In connection with the grant of easement, Grantor waives and relinquishes any right, title or interest in the pedestrian-
bicycle pathway, 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 pedestrian-bicycle pathway 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 pedestrian-bicycle pathway: (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 Taxes under MCL 207.505(a) and 207.526(a).

IN WITNESS HEREOF, the undersigned have hereunto affixed their signatures on this 11TH day of OCTOBER,
2016.

KEBM, L.L.C.

Signature: _____

Print or Type Name: _____

Title: _____

Signature: _____

Print or Type Name: _____

Title: _____

[Handwritten Signature]
GREGORY J. MANSOUR, DDS
OWNER / Managing Member

STATE OF MICHIGAN
COUNTY OF OAKLAND

The foregoing instrument was acknowledged before me this 11TH day of OCTOBER, 2016, by
GREGORY J. MANSOUR, DDS, Managing Member of KEBM, L.L.C. a Michigan limited liability company, on
behalf of the company.

[Handwritten Signature]
PATRICIA A. PETITTO, Notary Public
Acting in OAKLAND County, Michigan
My Commission Expires: 12-31-2019

Drafted by:
Barbara J. Smith
1000 Rochester Hills Drive
Rochester Hills, MI 48309

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

Approved as to Form
By John Starow 1/31/17

EXHIBIT A

Parcel Description:

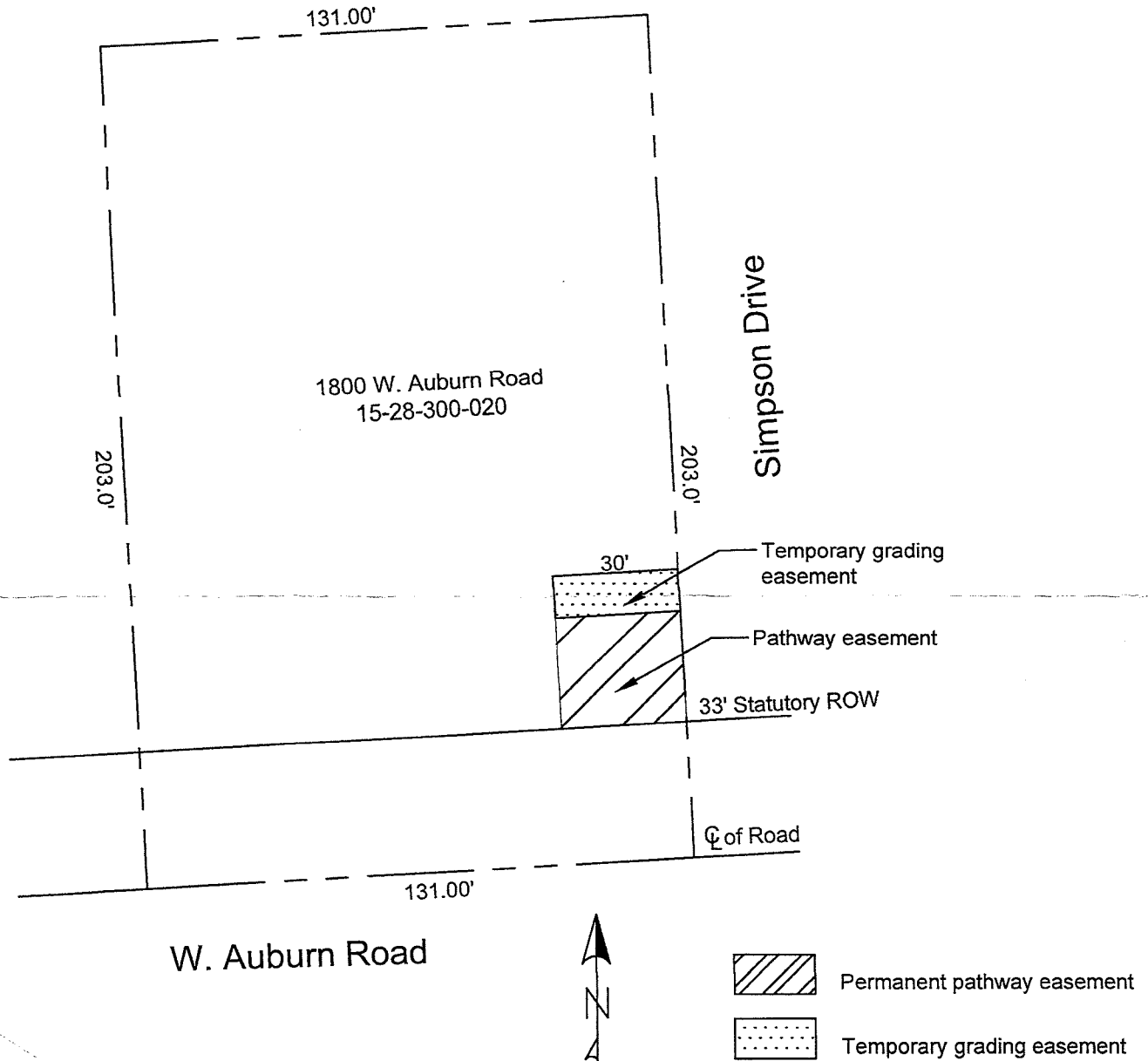
A parcel of land situated in the City of Rochester Hills, County of Oakland, State of Michigan, T.3N., R.11E., described as follows: Part of the Southwest 1/4 of Section 28 beginning at a point distant East 943 feet from the Southwest Section corner; thence N.00°27'20"E., 203 feet; thence East 131 feet; thence S.00°27'20"W., 203 feet; thence West 131 feet to the point of beginning.

Pathway Easement Description:

A permanent easement described as the East 30 feet of the South 60 feet of the above described parcel, the most Southerly 33 feet of which are currently being used for roadway purposes and containing 809.89 square feet (0.019 acres).

Temporary Grading Easement:

A temporary grading easement consisting of the strip of land 10 feet wide running parallel to and adjoining the north edge of the above described Permanent Pathway Easement which extends 30 feet from the West property line.



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

PATHWAY AND GRADING EASEMENT
 1800 W. Auburn Road
 15-28-300-020

SCALE: 1" = 40'
DATE: 8/10/2016
SHEET 1 OF 1