

WATERMAIN EASEMENT

SINGH IV LIMITED PARTNERSHIP, a MICHIGAN LIMITED PARTNERSHIP corporation, of

7125 ORCHARD LAKE RD., STE. 200, WEST BLOOMFIELD, MI 48322

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 EXHIBIT ~~A~~ B

Sidwell # 15-10-226-043

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 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 HEREOF, the undersigned have hereunto affixed their signatures on this 18TH day of AUGUST, 2004.

IN THE PRESENCE OF:

Signature David Zaitchik  
Print or type name: DAVID ZAITCHIK

Signature Jane Dietrich  
Print or type name: Jane Dietrich

Signature \_\_\_\_\_  
Print or type name: \_\_\_\_\_

Signature \_\_\_\_\_  
Print or type name: \_\_\_\_\_

SINGH GENERAL CORP., A MICHIGAN CORPORATION,  
GENERAL PARTNER OF SINGH IV LIMITED PARTNERSHIP,  
A MICHIGAN LIMITED PARTNERSHIP

Lushman S. Grewal  
Signature

LUSHMAN S. GREWAL  
(Print Name)

VICE PRESIDENT  
Title

Signature \_\_\_\_\_

(Print Name) \_\_\_\_\_

Title \_\_\_\_\_

STATE OF MICHIGAN  
COUNTY OF OAKLAND

The foregoing instrument was acknowledged before me this 18th day of AUGUST, 2004, by LUSHMAN S. GREWAL who is the VICE PRESIDENT, of SINGH GENERAL CORP., a MICHIGAN corporation, on behalf of the corporation, GENERAL PARTNER OF SINGH IV LIMITED PARTNERSHIP, A MICHIGAN LIMITED PARTNERSHIP.

Drafted by:

LARRY KILGORE  
7125 ORCHARD LAKE RD., STE. 200  
WEST BLOOMFIELD, MI 48322

When recorded, return to:

Jane Dietrich  
Notary Public  
Oakland county, Michigan  
My Commission Expires: 06/08/2005

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

**EXHIBIT A**

**LEGAL DESCRIPTION**


**WALTONWOOD AT MAIN**

Land situated in the City of Rochester Hills, Oakland County, Michigan described as:

A part of the Northeast 1/4 of Section 10, Town 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan; more particularly described as commencing at the Northeast Corner of said Section 10; thence South 01°00'00" West, 825.23 feet, along the East Line of said Section 10 and the Centerline of Rochester Road, to the point of beginning; thence continuing South 01°00'00" West, 322.78 feet, along the East Line of said Section 10 and the centerline of said Rochester Road; thence North 89°10'00" West, 716.13 feet, to a point on the Easterly line of "North Hill Subdivision", as recorded in Liber 78 of Plats, on Pages 36 and 37, Oakland County Records; thence North 01°37'57" East, 323.20 feet, along the Easterly line of the platted right-of-way of Pine Street and the Easterly Line of Lot 61, of said "North Hill Subdivision" (recorded as South 01°30'40" West), to the Northeast corner of said Lot 61; thence South 89°08'07" East, 712.56 feet, along the Southerly Line of Lot 60 and Lot 1 of said "North Hill Subdivision" and an extension thereof (recorded as North 89°10' West), to the point of beginning. All of the above containing 5.296 Acres, all of the above being subject to the rights of the public in Rochester Road and Pine Street.

Property Tax I.D. Number: 15-10-226-043

OK'd by  
J. Storan  
10-27-04

APPROVED  
  
ROCHESTER HILLS  
ENGINEERING DEPT.  
10-13-04



# EXHIBIT B

2 OF 2

July 30, 2004  
Job. No. 95-026  
Waltonwood at Main

## 20' WIDE EASEMENT FOR WATER MAIN LEGAL DESCRIPTION

A 20' wide easement for water main being a part of the Northeast 1/4 of Section 10, Town 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan; said easement being more particularly described as commencing at the Northeast Corner of said Section 10; thence South 01°00'00" West, 825.23 feet, along the East line of said Section 10 and the centerline of Rochester Road, to the Northeast corner of the Subject Parcel; thence South 89°08'07" East, 542.41 feet, along the Northerly line of the Subject Parcel, to the POINT OF BEGINNING; thence South 00°03'14" East, 31.72 feet; thence North 89°56'46" East, 187.23 feet; thence North 44°56'46" East, 15.56 feet; thence North 89°56'46" East, 74.30 feet; thence South 45°03'14" East, 15.56 feet; thence North 89°56'46" East, 127.33 feet; thence South 42°32'06" East, 75.51 feet; thence South 47°27'54" West, 5.84 feet; thence North 88°51'53" West, 19.58 feet; thence North 42°32'06" West, 53.18 feet; thence South 89°56'46" West, 126.81 feet; thence North 45°03'14" West, 15.56 feet; thence South 89°56'46" West, 57.73 feet; thence South 44°56'46" West, 15.56 feet; thence South 89°56'46" West, 76.57 feet; thence South 00°03'14" East, 15.59 feet; thence South 89°56'46" West, 14.34 feet; thence North 00°03'14" West, 4.00 feet; thence South 89°56'46" West, 5.66 feet; thence North 00°03'14" West, 11.59 feet; thence South 89°56'46" West, 121.64 feet; thence South 44°56'46" West, 14.75 feet; thence South 00°50'00" West, 9.87 feet; thence South 89°10'00" East, 88.67 feet; thence South 00°50'00" West, 20.00 feet; thence North 89°10'00" West, 88.67 feet; thence South 00°50'00" West, 103.27 feet; thence South 51°32'18" East, 144.58 feet; thence South 89°00'00" East, 76.76 feet; thence South 66°30'00" East, 33.06 feet; thence South 23°30'00" West, 20.00 feet; thence North 66°30'00" West, 29.08 feet; thence North 89°00'00" West, 79.57 feet; thence North 51°32'18" West, 161.19 feet; thence North 00°50'00" East, 7.14 feet; thence North 89°10'00" West, 113.85 feet; thence North 45°03'06" West, 9.51 feet, to the Westerly line of the Subject Parcel; thence North 01°37'57" East, 27.49 feet, along the Westerly line of the Subject Parcel; thence South 45°03'06" East, 20.26 feet; thence South 89°10'00" East, 105.74 feet; thence North 00°50'00" East, 123.95 feet; thence North 44°56'46" East, 31.14 feet; thence North 89°56'46" East, 10.98 feet; thence North 00°03'14" West, 32.04 feet, to the Northerly line of the Subject Parcel; thence South 89°08'07" East, 20.00 feet, along the Northerly line of the Subject Parcel, to the POINT OF BEGINNING.

APPROVED DESC  
*M. Tait*  
ENGINEERING U.S.A.  
10-13-04