SANITARY SEWER EASEMENT

S.E. MICHIGAN LAND HOLDING LLC, a Michigan limited liability company of 51237 Danview Technology Court, Shelby Township, MI 48315 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, thru and across land more particularly described as:

See Attached Exhibit "A" Sidwell #15-27-151-003

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, thru and across the easement, and (b) the right to grant other nonexclusive easements and rights-of-way across, over, under and thru 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 MCL 207.505(a) and 207.526(a).

Exempt from Transfer Tax under MCL 207.505(a) and 207.526(a).			
IN WITNESS HEREOF, the undersigned have hereunto affixed their signatures	s on this Zo⁷	_day of APRIL , 201.	5.
	A Michigan limite	N LAND HOLDING LL	C,
	Anthony Long	bardo, Its Manager	

STATE OF MICHIGAN)			
) ss			
COUNTY OF MACOMB)			
The foregoing instrument was acknowledged before me	e this 20^{ns} day of	APRII	2015 by ANTHONY
I OMPADDO who is manager of C.E. MICHICANI	AND HOLDING LLC	Mi -l.: 1:: -	, 2015, by ANTHON
LOMBARDO who is manager of S.E. MICHIGAN L	LAND HOLDING LLC	, a Michigan limite	d liability company, on behalf of the
company.			
		-1/1	
Drafted by:		Mark 1	Paul Voebuck
Lombardo Homes			, Notary Public
Wendy Fuhrman		Macomb County.	Michigan
51237 Danview Technology Court		My Commission	Michigan Expires: 7/8/2017
Shelby Township, MI 48315	Mark Paul Roebuck	,	

When recorded, return to: City of Rochester Hills 1000 Rochester Hills Drive Rochester Hills, MI 48309 Mark Paul Roebuck
Notary Public, State of Michigan, County of Macomb
My Commission Expires: July 8, 2017
Acting in the County of Macomb

John Staran Approved SIIVIIS

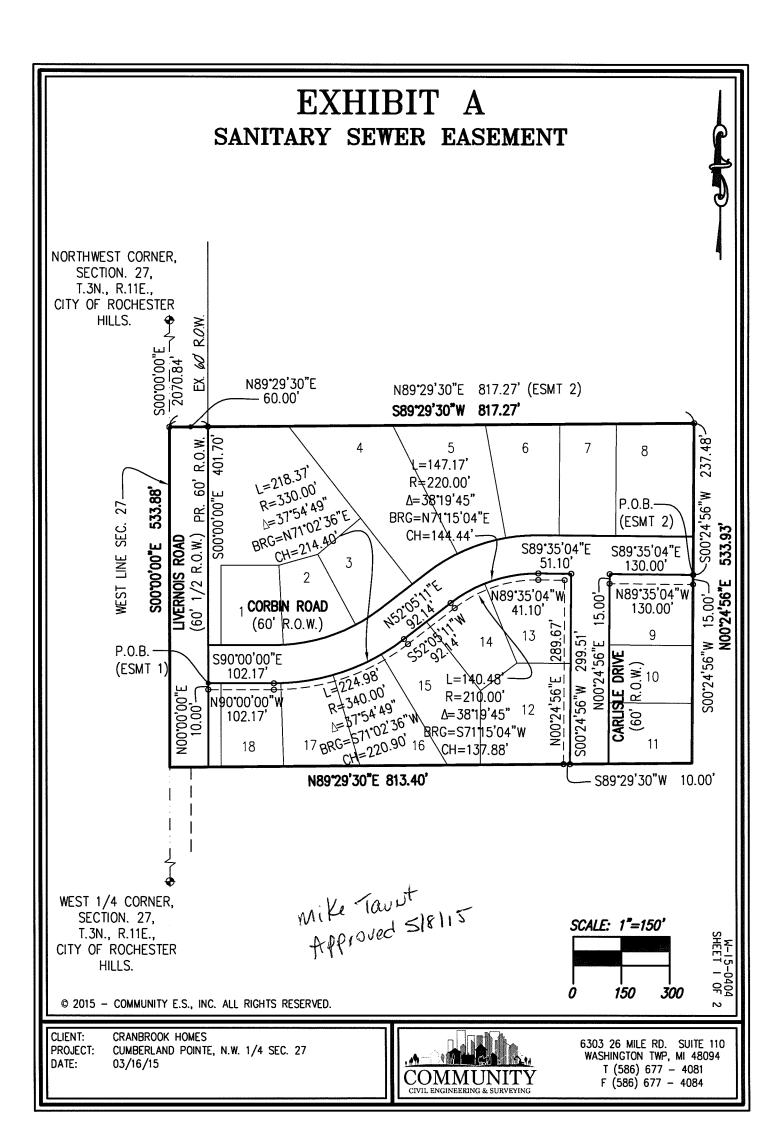


EXHIBIT A

LEGAL DESCRIPTION: TOTAL PARCEL

PART OF THE NORTHWEST 1/4 OF SECTION 27, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN. BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27, THENCE S00°00'00"E 2070.84' ALONG THE WEST LINE OF SAID SECTION 27 TO THE POINT OF BEGINNING; THENCE PROCEEDING S00°00'00"E 533.88' ALONG THE WEST LINE OF SAID SECTION 27 TO A POINT; THENCE N89°29'30"E 813.40' TO A POINT ON THE WEST LINE OF "CUMBERLAND HILLS SUB. NO. 3" A PLAT RECORDED IN LIBER 107 OF PLATS, ON PAGES 40–43 OF OAKLAND COUNTY RECORDS; THENCE N00°24'56"E 533.93' ALONG THE WEST LINE OF SAID "CUMBERLAND HILLS SUB. NO. 3" TO A POINT; THENCE S89°29'30"W 817.27' TO THE POINT OF BEGINNING.

CONTAINING 9.993 ACRES (GROSS) --- 9.257 ACRES (NET)

RESERVED THEREFROM ALL EASEMENTS AND RIGHT OF WAYS OF RECORD.

(LEGAL DESCRIPTION FROM A CERTIFICATE OF SURVEY BY HOUSTON KENNEDY, 1/19/2004)

PARCEL SIDWELL NUMBER: 15-27-151-003

LEGAL DESCRIPTION: SANITARY SEWER EASEMENT 1

PART OF THE NORTHWEST 1/4 OF SECTION 27, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN. BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27, THENCE S00°00'00"E 2070.84' ALONG THE WEST LINE OF SAID SECTION 27; AND N89°29'30"E 60.00'; AND S00°00'00"E 401.70' TO THE POINT OF BEGINNING; THENCE S90°00'00"E 102.17'; THENCE 218.37' FEET ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS OF 330.00,' CENTRAL ANGLE OF 37°54'49", LONG CHORD BEARS N71°02'36"E 214.40'); THENCE N52°05'11"E 92.14; THENCE 147.17' FEET ALONG THE ARC OF A CURVE TO THE RIGHT (RADIUS OF 220.00,' CENTRAL ANGLE OF 38°19'45", LONG CHORD BEARS N71°15'04"E 144.44'); THENCE S89°35'04"E 51.10'; THENCE S00°24'56"W 299.51'; THENCE S89°29'30"W 10.00'; THENCE N00°24'56"E 289.67'; THENCE N89°35'04"W 41.10'; THENCE 140.48' FEET ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS OF 210.00,' CENTRAL ANGLE OF 38°19'45", LONG CHORD BEARS S71°15'04"W 137.88'); THENCE S52°05'11"W 92.14'; THENCE 224.98' FEET ALONG THE ARC OF A CURVE TO THE RIGHT (RADIUS OF 340.00', CENTRAL ANGLE OF 37°54'49", LONG CHORD BEARS S71°02'36"W 220.90'); THENCE N90°00'00"W 102.17'; THENCE N00°00'00"E 10.00' TO THE POINT OF BEGINNING.

CONTAINING 9,005 SQUARE FEET --- 0.207 ACRES

RESERVED THEREFROM ALL EASEMENTS AND RIGHT OF WAYS OF RECORD.

LEGAL DESCRIPTION: SANITARY SEWER EASEMENT 2

PART OF THE NORTHWEST 1/4 OF SECTION 27, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN. BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27, S00°00'00"E 2070.84" ALONG THE WEST LINE OF SAID SECTION 27; AND N89°29'30"E 817.27" TO A POINT ON THE WEST LINE OF "CUMBERLAND HILLS SUB. NO. 3" A PLAT RECORDED IN LIBER 107 OF PLATS, ON PAGES 40–43 OF OAKLAND COUNTY RECORDS; AND S00°24'56"W 237.48" ALONG THE WEST LINE OF SAID "CUMBERLAND HILLS SUB. NO. 3" TO A POINT; ALSO BEING THE POINT OF BEGINNING; THENCE S00°24'56"W 15.00'; THENCE N89°35'04"W 130.00'; THENCE N00°24'56"E 15.00'; THENCE S89°35'04"E 130.00' TO THE POINT OF BEGINNING.

CONTAINING 1,950 SQUARE FEET --- 0.045 ACRES

RESERVED THEREFROM ALL EASEMENTS AND RIGHT OF WAYS OF RECORD.



W-15-0404 SHEET 2 OF 2

CLIENT: PROJECT:

DATE:

CRANBROOK HOMES

CUMBERLAND POINTE, N.W. 1/4 SEC. 27

03/16/15



6303 26 MILE RD. SUITE 110 WASHINGTON TWP, MI 48094 T (586) 677 - 4081 F (586) 677 - 4084