

WATERMAIN EASEMENT

TJ REALVEST, LLC, a Michigan limited liability company of 54153 Deer Ridge Court, Rochester, MI 48307, 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 attached Exhibits A and B
Sidwell Nos. 70-15-02-102-023 and 70-15-02-177-001

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

IN WITNESS HEREOF, the undersigned have hereunto affixed their signatures on this 30th day of June, 2016.

TJ Realvest, LLC, a Michigan limited liability company,

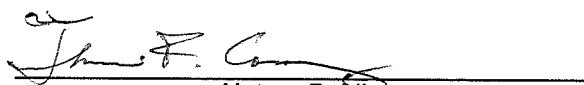

JBK Development Co., Member
By: Jaroslaw B. Kisil, President

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 30th day of June, 2016, by Jaroslaw B. Kisil, President of JBK Development Co., a Michigan corporation, as Member of TJ Realvest, LLC, a Michigan limited liability company, on behalf of the company.

Drafted by:
Jaroslaw B. Kisil
54153 Deer Ridge Court
Rochester, MI 48307

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


Notary Public
County, Michigan



THOMAS ROBERT COONEY
Notary Public, State of Michigan
County of Macomb
My Commission Expires Dec. 05, 2018
Acting in the County of Macomb

My Commission Expires: 12-05-18

John Staran
Approved 7/21/16

EXHIBIT A

LEGAL DESCRIPTION – PARCEL 15-02-177-001

Part of the Northwest 1/4 of Section 2, T.3N.,R.11E, City of Rochester Hills, Oakland County, being more particularly described as follows: Beginning at the West 1/4 Corner of said Section 2; thence N02°09'30"E 821.50 ft. along the West line of said Section 2 (Rochester Road); thence S88°16'53"E 1383.39 ft. to a Concrete Monument at the Southwest corner of "Hillwood Subdivision" as recorded in Liber 58, Page 7 of Plats, Oakland County Records; thence S01°08'06"W 802.76 ft. to a point on the East-West 1/4 Line of said section 2, said point also being on the North Line of "Cross Creek Sub. No. 2", as recorded in Liber 217, Pages 26 through 33 of plats, Oakland County Records; thence N89°03'01"W 1398.00 ft. along the East-West 1/4 Line of said Section 2 and following the North Line of said "Cross Creek Sub. No. 2" and the North Line of "Cross Creek Sub. No 1" as recorded in Liber 198, Pages 24-28 of Plats, Oakland County Records to the Point of Beginning.

Containing 25.93 Acres.

Subject to the rights of the public in Rochester Road.

LEGAL DESCRIPTION – PARCEL 15-02-102-023

Part of the Northwest 1/4 of Section 2, T.3N.,R.11E, City of Rochester Hills, Oakland County, being more particularly described as follows:

Commencing at the West 1/4 Corner of said Section 2; thence N02°09'30"E 821.50 ft. along the West line of said Section 2 (Rochester Road) to the Point of Beginning; continuing along said line N02°09'30"E 322.60 ft.; thence S88°16'53"E 620.00 ft.; thence S02°00'30"W 322.00 ft.; thence N88°16'53"W 620.00 ft. to the point of beginning.

Containing 4.59 Acres.

Subject to the rights of the public in Rochester Road.

EASEMENT DESCRIPTION – CENTERLINE OF 20 FT. WIDE WATER MAIN EASEMENT

Part of the NW 1/4 of Section 2, T.3N., R.11E., City of Rochester Hills, Oakland County, Michigan, being more particularly described as follows:

Commencing at the West 1/4 corner of Section 2; thence S89°03'01"E 60.02 feet and N02°09'30"E 463.32 feet to the Point of Beginning;

thence S87°50'30"E 6.12 feet; thence S42°50'30"E 14.14 feet; thence S87°50'30"E 125.10 feet; thence N76°28'49"E 44.97 feet to Point "A"; thence S14°17'45"E 57.47 feet; thence S24°46'11"E 135.07 feet; thence S36°01'11"E 34.87 feet; thence S47°16'11"E 27.03 feet; thence S24°46'11"E 17.17 feet; thence S02°16'11"E 22.49 feet; thence S20°13'49"W 19.22 feet; thence S42°43'49"W 15.70 feet; thence S65°13'49"W 19.03 feet; thence S87°43'49"W 22.86 feet; thence N69°46'11"W 19.74 feet; thence N47°16'11"W 19.33 feet; thence N24°46'11"W 18.80 feet; thence N02°16'11"W 22.02 feet to a Point of Ending.

Also beginning at above described "Point A"; thence N76°28'49"E 23.15 feet; thence N65°13'49"E 370.88 feet; thence N76°28'49"E 10.97 feet to Point "B"; thence N13°00'51"W 116.60 feet; thence N20°06'20"W 85.22 feet; thence N42°36'20"W 38.45 feet; thence N02°23'40"E 15.83 feet to a Point of Ending.

Also beginning at above described "Point B"; thence N76°28'49"E 35.40 feet; thence N87°43'49"E 50.45 feet; thence S78°58'49"E 259.62; thence S68°51'42"E 157.53 feet; thence N89°20'28"E 225.03 feet to a Point of Ending.

Mike Tavant
Approved 8/17/16

JJ-16-737
SHEET 1 OF 1



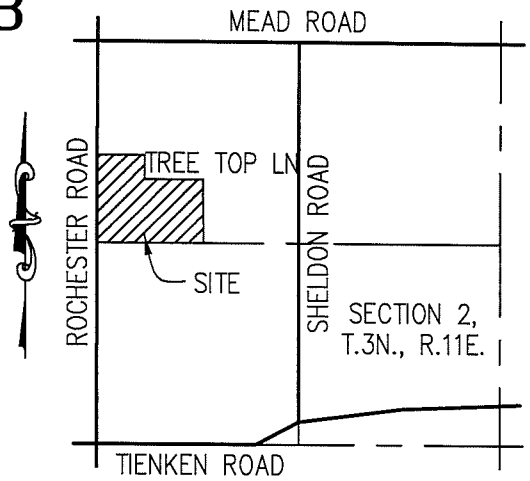
1055 South Boulevard E., Suite 200
Rochester Hills, Michigan 48307
Telephone: (586) 726-9111
Fax: (248) 852-7707
Website: www.jjassociates.net

CLIENT: TJ REALVEST
DATE: 02/08/16 JS

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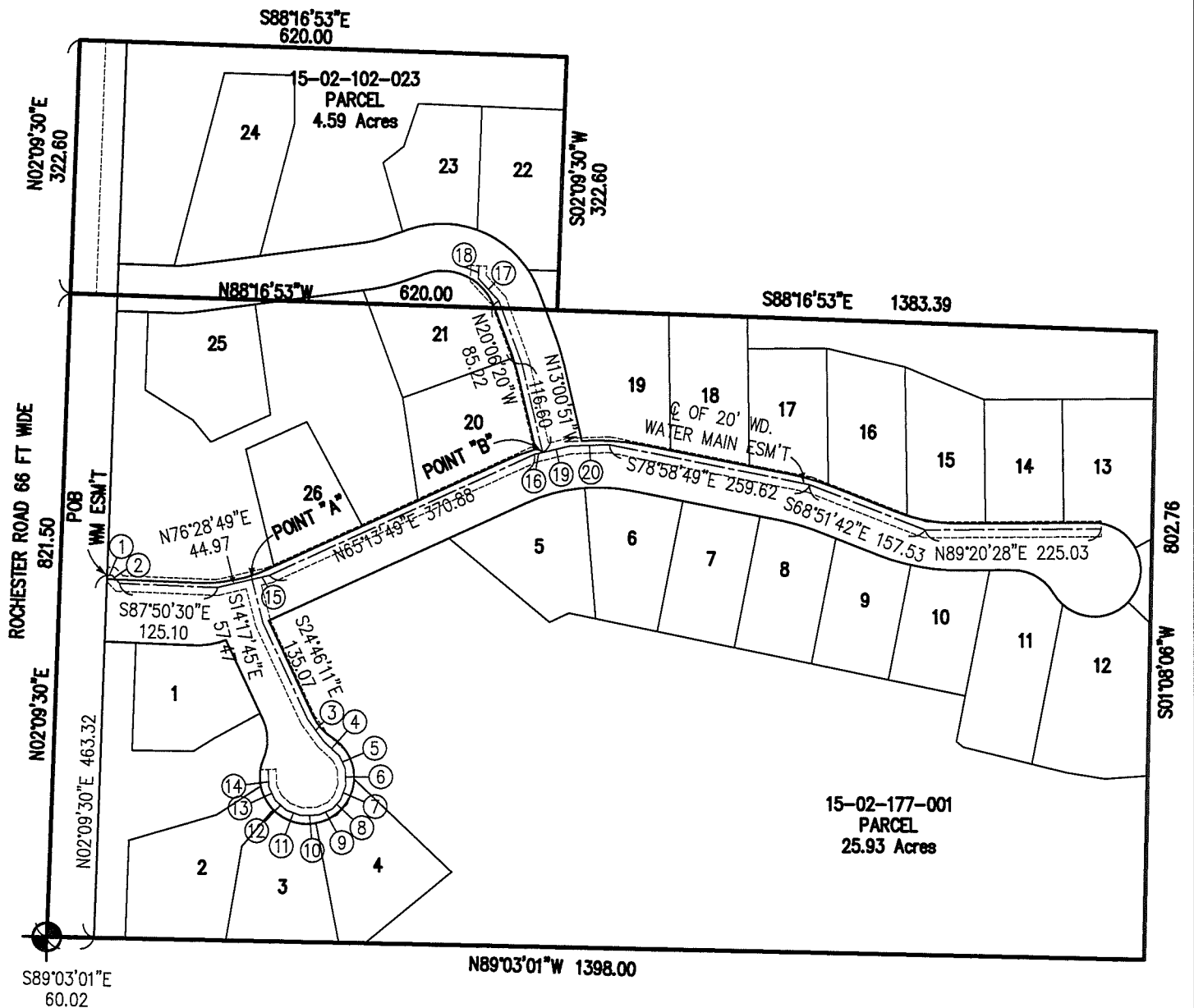
EXHIBIT B

LINE TABLE		
LINE	BEARING	LENGTH
1	S87°50'30"E	6.12
2	S42°50'30"E	14.14
3	S36°01'11"E	34.87
4	S47°16'11"E	27.03
5	S24°46'11"E	17.17
6	S02°16'11"E	22.49
7	S20°13'49"W	19.22
8	S42°43'49"W	15.70
9	S65°13'49"W	19.03
10	S87°43'49"W	22.86
11	N69°46'11"W	19.74
12	N47°16'11"W	19.33
13	N24°46'11"W	18.80
14	N02°16'11"W	22.02
15	N76°28'49"E	23.15
16	N76°28'49"E	10.97
17	N42°36'20"W	38.45
18	N02°23'40"E	15.83
19	N76°28'49"E	35.40
20	N87°43'49"E	50.45



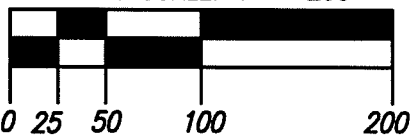
LOCATION MAP

NOT TO SCALE



W 1/4 CORNER
SECTION 2
T.3N., R.11E

GRAPHIC SCALE: 1" = 200'



JJ-16-737
SHEET 1 OF 1



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