

WATER MAIN EASEMENT

Claridge Partners, LLC, a Michigan limited liability company of 43536 Galloway, Northville, Michigan 48167, 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 water main on, under through and across land more particularly described as:

See attached Exhibits A & B

Parcel ID# 15-15-101-026

In connection with the grant of easement, Grantor waives and relinquishes any right, title or interest in the water main, 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 water main 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 water main: (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 12th day of August, 2020.

Claridge Partners, LLC

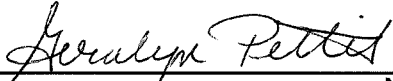

Signature
Paul Fried

Printed Name
Managing Member

Title

STATE OF MICHIGAN
COUNTY OF Oakland

The foregoing instrument was acknowledged before me this 12th day of August, 2020, by Paul Fried who is a managing member of Claridge Partners, LLC, a Michigan limited liability company, on behalf of the company.



GERALYN PETTIT, Notary Public
MACOMB County, Michigan
My Commission Expires: 10/24/2022

Drafted by:
Stuart Frankel
1334 Maplelawn Dr
Troy MI 48084

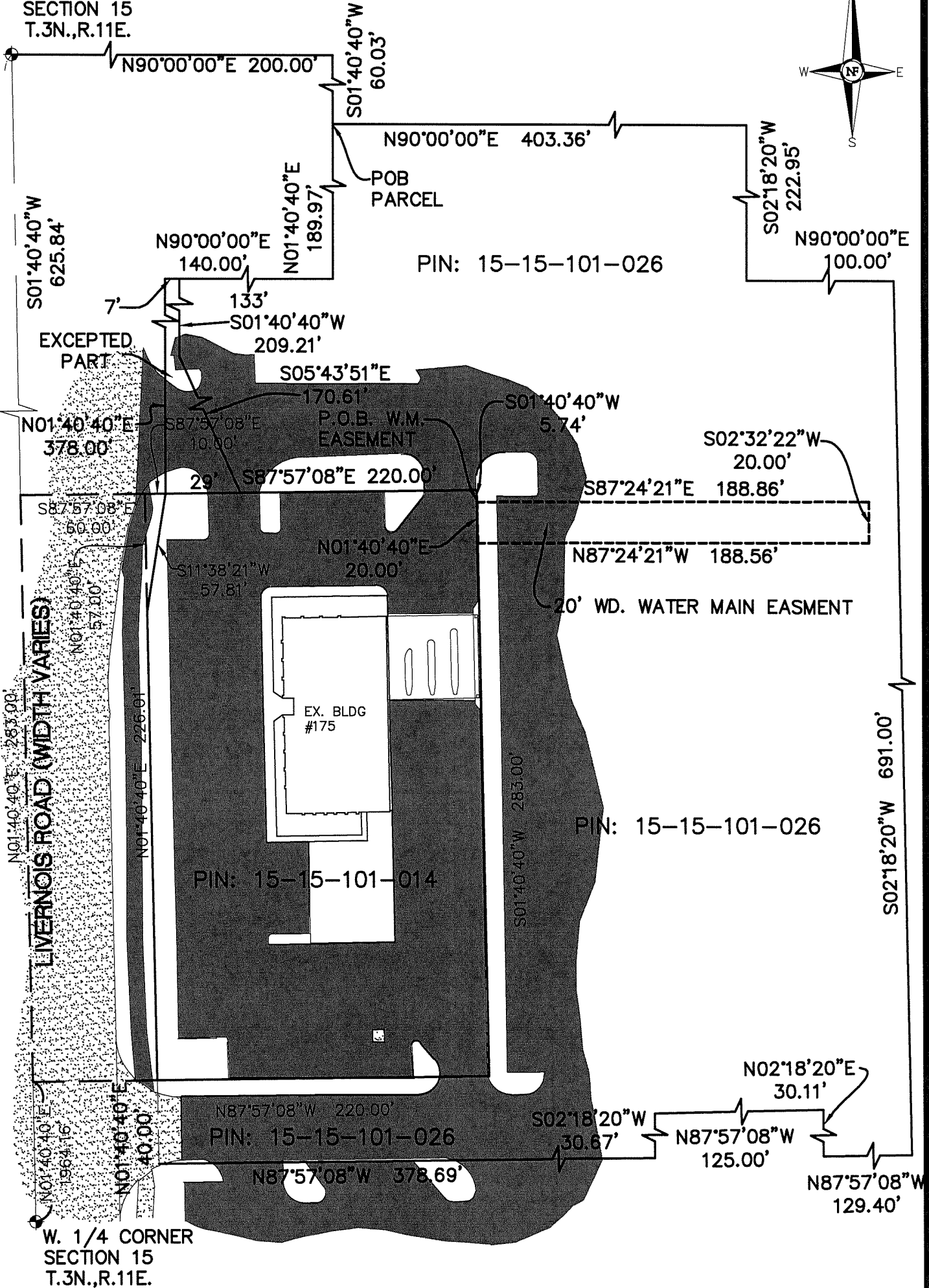
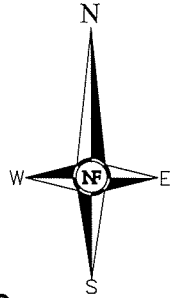
John Staran
Approved 8/18/20

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

Geralyn Pettit
Notary Public, State of MI
County of Macomb
My commission expires Oct. 24, 2022
Acting in the County of Oakland

NW CORNER
SECTION 15
T.3N.,R.11E.

WATER MAIN EASEMENT EXHIBIT B



*Jenny M.
Approved 7/30/20*



NOWAK & FRAUS ENGINEERS
CONSULTING ENGINEERS • LAND SURVEYORS • LAND PLANNERS
46777 WOODWARD AVENUE
PONTIAC, MICHIGAN 48342
TEL: (248) 332-7931 FAX: (248) 332-8257
EMAIL: rfraus@nfe-engr.com

SCALE	DATE	REVISED	DRAWN	JOB NO.	SHEET
1" = 60'	03-27-2020	07-20-2020	DMC/RJF	3553	1 of 2

WATER MAIN EASEMENT EXHIBIT A

LEGAL DESCRIPTION PARCEL 15-15-101-026 (Per Tax Records)

LAND SITUATED IN THE COUNTY OF OAKLAND, CITY OF ROCHESTER HILLS, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

PART OF THE NORTHWEST 1/4 OF SECTION 15, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT DISTANT EAST 200 FEET AND SOUTH 01 DEGREES 40 MINUTES 40 SECONDS WEST, 60.03 FEET FROM SAID NORTHWEST CORNER OF SECTION 15; THENCE EAST 403.36 FEET; THENCE SOUTH 02 DEGREES 18 MINUTES 20 SECONDS WEST 222.95 FEET; THENCE EAST 100.00 FEET; THENCE SOUTH 02 DEGREES 18 MINUTES 20 SECONDS WEST 691.00 FEET; THENCE NORTH 87 DEGREES 57 MINUTES 08 SECONDS WEST 129.40 FEET; THENCE NORTH 02 DEGREES 18 MINUTES 20 SECONDS EAST 30.11 FEET; THENCE NORTH 87 DEGREES 57 MINUTES 08 SECONDS WEST 125.00 FEET; THENCE SOUTH 02 DEGREES 18 MINUTES 20 SECONDS WEST 30.67 FEET; THENCE NORTH 87 DEGREES 57 MINUTES 08 SECONDS WEST 378.69 FEET; THENCE NORTH 01 DEGREES 40 MINUTES 40 SECONDS EAST 40.00 FEET; THENCE SOUTH 87 DEGREES 57 MINUTES 08 SECONDS EAST 160.00 FEET; THENCE NORTH 01 DEGREES 40 MINUTES 40 SECONDS EAST 283.00 FEET; THENCE NORTH 87 DEGREES 57 MINUTES 08 SECONDS WEST 160.00 FEET; THENCE NORTH 01 DEGREES 40 MINUTES 40 SECONDS EAST 378.00 FEET; THENCE EAST 140.00 FEET; THENCE NORTH 01 DEGREES 40 MINUTES 40 SECONDS E 189.97 FEET TO THE POINT OF BEGINNING.

EXCEPT BEGINNING AT A POINT DISTANT EAST 200 FEET AND SOUTH 01 DEGREE 40 MINUTES 40 SECONDS WEST 250.00 FEET AND WEST 133 FEET FROM THE NORTHWEST CORNER; THENCE SOUTH 01 DEGREE 40 MINUTES 40 SECONDS WEST 209.21 FEET; THENCE SOUTH 05 DEGREES 43 MINUTES 51 SECONDS EAST 170.61 FEET; THENCE NORTH 87 DEGREES 57 MINUTES 08 SECONDS WEST 29 FEET; THENCE NORTH 01 DEGREE 40 MINUTES 40 SECONDS EAST 378 FEET; THENCE EAST 7 FEET TO THE POINT OF BEGINNING.

TAX ID: 15-15-101-026

LEGAL DESCRIPTION WATER MAIN EASEMENT

LAND SITUATED IN THE COUNTY OF OAKLAND, CITY OF ROCHESTER HILLS, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

PART OF THE NORTHWEST 1/4 OF SECTION 15, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15; THENCE SOUTH 01 DEGREES 40 MINUTES 40 SECONDS WEST 625.84 FEET; THENCE SOUTH 87 DEGREES 57 MINUTES 08 SECONDS EAST 220.00 FEET; THENCE SOUTH 01 DEGREES 40 MINUTES 40 SECONDS WEST, 5.74 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT; THENCE SOUTH 87 DEGREES 24 MINUTES 21 SECONDS EAST, 188.86 FEET; THENCE SOUTH 02 DEGREES 32 MINUTES 22 SECONDS WEST, 20.00 FEET; THENCE NORTH 87 DEGREES 24 MINUTES 21 SECONDS WEST, 188.56 FEET; THENCE NORTH 01 DEGREES 40 MINUTES 40 SECONDS EAST 20.00 FEET TO THE POINT OF BEGINNING.



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CONSENT OF MORTGAGEE

Huron Valley State Bank, having an address care of 130 S. Milford Road, Milford, Michigan 48381, as the mortgagee of the real property described in that certain Mortgage recorded on May 23, 2018 and recorded on June 1, 2018 in Liber 51866, Page 653, Oakland County Register of Deeds ("Mortgage"), hereby consents to the Water Main Easement to which this Consent of Mortgagee is attached and subjects and subordinates its interest, and that of its successors and assigns to the Water Main Easement.

Huron Valley State Bank,
a State Bank

By: [Signature]
STEVEN P. PEACOCK

Its: Senior Vice President / Senior Leader

STATE OF Michigan)
) SS
COUNTY OF Oakland)

JANET M. WOOSTER
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Jun 30, 2026
ACTING IN COUNTY OF Oakland

This instrument was acknowledged before me on May 07, 2020,
by Steven P. Peacock the Senior VP / Senior leader of Huron Valley State Bank, a
State Bank, on behalf of said BANK.

Janet M. Wooster / [Signature]
Print Name: Janet M. Wooster
Notary Public, MI County, Oakland
My commission expires: June 30, 2026